MINUTES

COUNCIL MEETING

Wednesday 26 April 2023
6:00 pm

Geelong West Town Hall
153 Pakington Street, Geelong West

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COUNCIL:

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

CITY OF GREATER GEELONG

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

Also Present: K Phyland (Acting Chief Executive Officer), G Smith (Director City Planning and Economy), R Stevens (Director Community Life), D Greaves (Acting Director City Services), B Prosser (Acting Director Customer & Corporate Services), V Allan (Chief Legal Counsel, Governance & Risk Officer), P Digby (Municipal Monitor-Virtual)

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, present and emerging. We acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

1.2. Apologies

Cr Moloney (Leave of Absence)

1.3. Leaves of Absence

Nil

1.4. Presentations

Councillors Cadwell, Kontelj and Murrihy presented the meeting with a snapshot of activities and projects in the Brownbill Ward.

1.5. Declarations of Conflicts of Interest

Cr Nelson declared a Conflict of Interest in Agenda Item 2.2 Amendment C434ggee Geelong Saleyards Precinct – Consideration of Panel Report and Adoption in that Cr Nelson's partner is employed at Gateways Support Services.

Cr Kontelj declared a Conflict of Interest in Agenda Item 5.2 Tender T2200033 – Residential Kerbside Waste and Recycling Collection (Confidential) in that the successful tender submission is a customer of the business of which Cr Kontelj is a Director.

Cr Asher declared a Conflict of Interest in Agenda Item 5.4 Council Business Report (Confidential) in that Cr Asher's Management Consultancy has an interest in providing services to the organization.

1.6. Confirmation of Minutes

Cr Aitken moved. Cr Murrihy seconded –

That the Minutes of the Council Meeting held on 28 March 2023 be confirmed.

Carried

1.7. Public Question and Submission Time

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

1. Malcolm Fisher – Tree Management
2. Jenny Knox – St Leonards Growth Area 2 Outline Development Plan 2015
3. Steve O'Brien – Advisory Committees
4. Teagan Mitchell – Youth Input to Council
5. Diane Cunningham – Advisory Committees and Rates
6. Lachie Chomley – Greater Geelong Biodiversity Strategy
7. Helen Clarke – Proposed Amendment to Rippleside Planning Scheme
8. Julie Hannan-Smith – Traffic Management in Rippleside/Balmoral Quay
9. George Appleby – Urban Forest Strategy and Tree Management
10. Felicity Dales – Smart Cities
11. Gary Oraniuk – Fee Waivers and Geelong West Saleyards
12. Vanessa Whittem Geelong Growth Areas Strategic Assessment Report
13. Stuart McCallum – Northern and Western Geelong Growth Areas (NWGGA)
14. Jeanne Nel De Koker – Tree Management Policy – Tree Removal
15. Louis De Koker – Planning Scheme – Tree Management

Malcolm Fisher asked the following:

Question 1:
With the 1 million trees initiative progress not yet available (Sustainability Performance Report 2022) and with a net 1460 trees planted (Our Community Plan Quarterly Report - December 2022), can you please advise the total number of trees lost due to CoGG planning decisions for both new builds/renovations for infill sites and new development sites (including new housing and commercial developments)?

Question 2:
Please advise what percentage of the 2516 advanced trees that were planted by CoGG, (Our Community Plan Quarterly report December 2022) were required to be planted by developers as part of their planning permit?

Thanks for the questions, Malcolm.

Response Question 1:
In 2022, 15 Council owned or managed trees were removed under a permit application, with new trees being planted in accordance with the Public Tree Management Policy. Council does not record the total number of trees removed and/or planted on private land.

Response Question 2:
In the 2022 planting season 94 trees were planted in streets and reserves as part of the Tree Canopy contribution for the 15 Council owned, or managed trees that were removed due to development. This comprises 3% of Councils total planting number for the 2022 planting season.

Jenny Knox asked the following:

In the CoGG Planning Scheme for the St Leonards Growth Area 2 Outline Development Plan 2015, Ibbotson Street between Murradoc Road and Bluff Road was to be discontinued and established as a greenway. Can you please advise when this will be actioned, and if the Ibbotson Street and Bluff Road verge conservation areas have been relinquished to the St Leonards Lifestyle Village Company to manage?

Thank you for your questions, Jenny.

Both Ibbotson Street and Bluff Road are government roads and their status remains unchanged.

As part of the Lifestyle village development, additional private land containing vegetation along the edge of both roads will be given to Council to manage. Land in the completed section of the village, facing Ibbotson Street, has already been transferred to Council. The remaining sections will be transferred as development progresses.

The process to discontinue Ibbotson Street is governed by the Local Government Act 1989. Once development of the St Leonards Growth Area 2 is complete, all vehicle access will be internal to the growth area, and there will be no access to or from Ibbotson Street.

Currently there is legal and practical vehicle access to rural private property on the west side of Ibbotson Street. The City will engage with these landowners to secure alternative access arrangements prior to discontinuing the road.

Steve O'Brien's comments were noted by the Mayor and taken on notice for a written response.

Teagan Mitchell asked the following:

I would love to hear about how the City of Greater Geelong wants to effectively continue the involvement of youth (18-25) in development of our community. There seems to be a lack of direction from Council on this, and would love to see them work with people who are actually in this age category to make our city a better place. What are your plans to do this?

Thank you for your question, Teagan.

The Youth Development Unit (YDU) works with Geelong's youth community to create and enrich connections, participation, and wellbeing. Their work increases the relevance of, interest in, and confidence to engage with the City's services and planning, within a key demographic of our community. The aim across the programs delivered by the YDU is to build social capital, improve health and wellbeing, create a youth enabling environment, instill lifelong interest in civic participation and increase the likelihood of future engagement with the City.

The City's Youth Development Unit's business plan outlines over 40 youth and evidence informed projects and activities available to young people 12-25. The Youth Development Unit have three 'Youth Voice' specific programs that enable young people to influence decision making internally, via Youth Council and Youth Advisory Board programs and externally through the City's innovative 'Youth on Board' initiative.

The City are currently recruiting for members to join the 'Youth Advisory Boards' via the City's "Have Your Say" page. These place-based Boards will help inform Council on the infrastructure, programs and activities that are needed by young people across the City.

The Advisory Boards are co-chaired by ward-based Youth Council members to ensure the advice feeds into Youth Council reports and presentations delivered by the Junior Mayor in these Chambers, ensuring all young people are able to have a have a say on matters of importance for young people.

Details relating to these and other programs are available via the City's website and youth development social media pages.

Diane Cunningham asked the following:

Question 1:
An article from the Geelong Times 31/3/23, announced a new lgbtqia+ "advisory committee" to the Geelong City Council, with an accompanying council member to chair their monthly meetings. Geelong Council's Trent Sullivan said the committee will give this group an Official "voice" and align it with Council's "desire" for a diverse, healthy and socially connected community.

According to Trent Sullivan, this "advisory committee" will play an important role in guiding Council to address and reduce any homophobia, biphobia, transphobia and other forms of sex and gender-based discrimination in our community". This type of favouritism is similar to our Victorian State Governments giving funding of $11.3m to "support the full delivery of reforms" for the reintroduction of the once illegal sex workers in Geelong. $5m of this funding went to Victoria's 'Work-safe' to implement a workplace safety program for prostitutes and $1m went to 'community awareness'. The rest of the funding distribution is unknown.

Sec Workers also receive "Free legal support". Given Council commits significant funds to this group already, and considering the Council already suggested increasing our rates to pay for the 2026 Geelong Commonwealth Games, how does our Council plan to fund this "Advisory Committee" and the nominated accompanying Councillor?

Question 2:
In relation to potentially increasing our rates/charging rates - The ATO classes Local Governments and Councils as ABN Trading Companies. Fair Work Act Sec 35 … "If you have an ABN and you employ people, you are a Company". Companies require a written contract with full disclosure to do business with anyone. If a State Government tries to establish a local Government (ABN Company), that ABN company is automatically regarded as a private corporation and it, therefore, cannot be Government.

I would therefore like to ask how a Private Corporation/ABN Trading company is able to act unlawfully as a level of Govt (local) and impose Fines/Taxes on the people ie. Council Rates, when in 3 Referendums (1974, 1988 & 1999) the electors voted overwhelmingly against (that's a big no) "Altering the Constitution to recognize local Government"?

Thank you for your questions, Diane.

Response Question 1:

The City of Greater Geelong has a number of plans and policies that inform the work we do in relation to the LGBTIQA+ community and all our diverse communities. Council's guiding document developed with the community is the Clever and Creative Future, where the vision incorporates the diversity of the people and their commitment.

The City's Social Equity Framework 2022-25 adopted by Council on 24 May 2022, sets out what Council needs to consider in terms of the principles of social justice, equity, diversity, inclusion and human rights in every service and program the City delivers, and every space and place the City manages.

As a community group within the wider community the LGBTIQA+ today still faces discrimination, issues of safety and inequal access to opportunities and services. Due to these issues, people whom do identify in this community have much higher risk of anxiety, depression and suicide, hence it is important the City works with this community.

The City has multiple Advisory Committees that address issues of diversity, inclusion and social justice in which the LGBTIQA+ Advisory Committee is just one of these. Others include:

- *Access and Inclusion Advisory Committee;*
- *Aging Well Advisory Committee;*
- *Kilangitj (Kareenga) Aboriginal Advisory Committee;*
- *Women in Community Life Advisory Committee; and*
- *Youth Council.*

Council's commitment to this advisory committee per year is $20,000 maximum annually with ten community members and the Councillor volunteering their time. By supporting and coordinating the LGBTIQA+ Advisory Committee, it is not a form of favouritism but necessary and important work towards equity and inclusion.

Response Question 2:

Council derives the power to impose rates and charges from the Local Government Act 1989. Local Government Victoria has produced a fact sheet that may assist with your understanding.

Lachie Chomley asked the following:

Renowned physicist and ecologist, Dr Vandana Shiva, holds that 'Cultivating and conserving diversity is no luxury in our times: it is a survival imperative.' How we manage our landscapes is of critical importance to all earth communities in these times. The NW growth areas are a great opportunity to bring abundant life back to Geelong's North-West, by cultivating and conserving biodiversity. However, the current EPBC Plan does not mention restoration. Despite giving insufficient consideration to preserving the remaining biodiversity of the growth areas, the plan does not reflect any attempts to reverse the declining conservation values of this landscape.

Question 1:
The targets for biodiversity included in the Greater Geelong Biodiversity Strategy (p 15) include 'an application of net gain concept to areas undergoing redevelopment'. How does the absence of restoration in the current EPBC plan align with the stated biodiversity target?

Question 2:
The Biodiversity Strategy (p 14) also reflects a commitment to lead 'by example in the protection and enhancement of biodiversity'. What steps will the Geelong council take to ensure regeneration of biodiversity is prioritized in the planning and delivery of the NW growth zones?

Thank you for your questions, Lachie.

Response Question 1:
The draft Plan, strategic assessment report and supporting documentation have not been released. These documents will be subject to a decision by Council before being released for formal consultation. Public consultation is part of the process to prepare the Plan and we'd welcome your feedback on the commitments and measures in the plan when it is released.

The strategic assessment report must address how impacts to biodiversity will be avoided, mitigated, and offset, to ensure long-term protections are consistent with state and council objectives for biodiversity. Restoration of biodiversity within the strategic conservation sections of the growth areas is a key priority of the strategy.

Response Question 2:
The City is leading a strategic assessment for the growth areas that will consider the impacts of the growth areas on biodiversity, rather than the ad hoc consideration of impacts by proponents for individual development applications. This has never been done before by a local government.

Helen Clarke asked the following:

Question 1:
Can Council please advise if the Minister for Planning has approved the release of the proposed amendment to Rippleside planning scheme and, if so, whether the May timeframe still applies?

Question 2:
Ensuring broad, informed and considered community input on such significant changes to community expectations will understandably require time and effort. Council has a strong history of community consultation and engagement to satisfy fairness and for community to absorb and understand the impact of any changes to where they live. Any change to the Rippleside Comprehensive Development Plan or Urban Design Guidelines will mean an impact on Rippleside as a community and as a village. The outcome seriously affects many residents' lifestyle and amenity as well as the enjoyment by Park visitors, with traffic implications reaching more broadly.

Under what circumstances would Council approve an extension of time from one to three months for public input in this instance?

Thank you for your questions, Helen.

Response Question 1:
The Amendment is still being considered by the Minister for authorisation. Once this is completed, the exhibition process will be able to commence. The Minister has taken longer than usual to deliver its decision, and it is now likely that the exhibition period will take place around June/July.

Response Question 2:
The exhibition period is for the receival of submissions from the community. Consultation around these submissions can occur during and after the exhibition period. Consultation around submissions typically occurs during the 4-6 weeks after exhibition has finished.
The period of exhibition will run for four weeks to allow all community members ample time to prepare and provide Council with a submission. Given the scale of the amendment a longer exhibition period isn't required in this instance.

Julie Hannan-Smith asked the following:

My questions are in response to my letter to Councillors in March regarding traffic issues affecting the health and safety of residents of Rippleside. Thank you for your reply. However, the reply appears to misunderstand the current and future traffic situation along Rippleside Park Drive, Liverpool Street and Balmoral Crescent. The response given to the traffic volume is that this is temporary and advises delaying any calming measures due to what they assert are our "perceived increase in traffic count which could not be seen as accurate due to the unusual nature of traffic flow resulting from the works". They also expect that 'the volume will reduce upon completion of the works', but how is traffic going to lessen given these works at Balmoral Quay have been ongoing since 2016 and envisaged for a further 6 years. Stages 3 and 4 currently being constructed will likely add an extra 110 resident cars coming and going along the 2 main streets of Liverpool and Balmoral Crescent. Stage 5 proposes a further 176 cars to local traffic.

So how will 'normal' ever return during and after the permanent development at Balmoral Quay. My question is "on what basis have Officers evaluated this 'perception' of increase in traffic count to being 'inaccurate, temporary and 'unusual'? And if so, what assessment has been undertaken to state this and if so can the community have access to this please?

Question 2:
My second question relates to the safety issues for crossing local roads to access Rippleside Park. I add there is no point Council officers referring to the Bay Trail Project as this is out of scope and does not address the specific location or road crossing issues I am referring to. Safety in crossing was highlighted in the recent Rippleside community survey as a constant worry for pedestrians, prams, those with children, those who have mobility issues and the elderly as no marked pedestrian crossing exists along Liverpool Street or Balmoral Crescent and there is constant barrier kerbing onto the park causing difficulties with wheels (prams, toddler bikes, walking frames).

Locals feel unsafe crossing to the park especially with the speed, volume and size of vehicles. Unfortunately, this was not addressed in the officers response so here we are. I refer to both the COGG " Our Community Plan 2021-25" where one of the key strategic directions is a 'healthy, caring and inclusive community' as well as the recently

released Community Safety Framework 2022 – 2026 and ask when the council will meet with the community and address the community concerns as diverse groups of pedestrians, prams, children and elderly wish to safely cross the street to access the park in order to maintain their health and wellbeing?

Thank you for your questions, Julie.

Response Question 1:
Developments often cause an increase in heavy vehicles during the construction phase of the build. This increase in heavier and additional vehicle volumes is typically reduced once the development is completed. Due to construction being temporary, the City doesn't assess the need for new infrastructure to be installed during this period. Once the development is finished, the City can review how our road network is operating to see if any additional infrastructure, including pedestrian crossings or traffic calming, may be needed.

Response Question 2:
The City are currently undertaking a feasibility study and concept plan to revitalise the Bay Trail, which is an existing trail from North Shore through to Central Geelong. This trail includes the Bob McGovan track which connects to Rippleside Park. The consultants working on this project are investigating how to improve the Bay Trail and will propose a concept design for how the trail connects to Rippleside Park as part of the overall concept plan for the Bay Trail Revitalisation project.

This project will help us determine how we can improve access and connectivity in this area. At this time there are no pedestrian crossings proposed for Liverpool Street or Balmoral Crescent.

George Appleby asked the following:

The 2015 Urban Forest Strategy highlights that our urban forest is the sum of all public and private trees in Greater Geelong.

In December 2022, Council amended this policy and unanimously endorsed a Public (-only) Tree Management Policy. The UFS (2015) estimated that 7% of the tree canopy cover was on private land and 7% on Council land.

The new policy responds only to the 50% of Geelong tree canopy cover in the public realm. Despite resident requests to consider it jointly with a Private Tree Management Policy to avoid tree canopy policy gaps, Council adopted a public-tree exclusive policy.

At the meeting, Cr Moloney stated that 'we're wanting to….increase the amount of urban tree canopy that we have in order to mitigate the effects of heat island.' Adopting a Public Tree Policy without a parallel policy on private trees significantly weakens tree protection. It puts the improvement of our Urban Forest at risk.

The UFS (2015) estimated Geelong's tree canopy cover as 14% and set a low target of 25% tree canopy cover by 2045, both against an optimum of 40% canopy cover. Council has since reported on multiple impediments to improving the public tree canopy.

Question 1:
How does the Council's decision align with the urban forest strategy's recognition of private trees as part of Geelong's tree canopy?

Question 2:
Given the hasty adoption of the new policy, what meaningful steps did council take since December 2022 to improve the urban forest that the old policy prevented or did not facilitate?

Thank you for your questions, George.

Response Question 1:
A Council Policy is a guidance document for City officers and is not an appropriate tool to manage decision making on private land.
City Officers are currently compiling a report that will outline options for enhancing protection of trees on private land in urban environments within Greater Geelong and identify the process/s for introduction of any such initiatives, should Council wish to pursue them.
It is anticipated that this report should be completed by July 2023.

Response Question 2:
The review of the Policy was undertaken in 2022 in consultation with council officers and the community. Among the changes adopted, the policy provided greater clarification on when the City will not remove or over prune trees, how tree canopy contributions work and how we will consult with the community.

Felicity Dales asked the following:

Question 1:
In the SMART City Strategic Framework 2021 on the website under Partnerships and Participation page 16, the Stakeholders one of which is Community it states:

- Share ideas about key projects that can enhance liveability;
- Provide Feedback on current initiatives and projects;
- Empower vulnerable groups to engage with smart technology; and
- Working together to support new ideas and solutions to local issues.

What current or future opportunities for participation and partnering as presented in Figure 3 are tabled for us as a Community that we can partake in?

Question 2:
With a SMART Cities Forum currently being organised for Community Stakeholders to participate in, besides asking questions in this Forum and other opportunities presented, will there be opportunities to dialogue and debate issues for further consultation and consideration?

Thank you for your questions, Felicity.

Response Question 1:
Smart City Projects are undertaken using a mix of council funding and grants which are currently being considered and defined, so forthcoming engagement opportunities are yet to be confirmed.

There are many aspects of the City that are supported by urban innovation and technology, ranging from smart lighting or proposals for telecommunications infrastructure. The engagement could be in the form of a masterplan or advertised planning applications and these are much more regular and can be accessed from the Have Your Say engagement platform.

Lastly as noted in the question, community participation and partnering can take many forms. For example, the 'Live Life Connected' Program focused on supporting older community members to do important tasks online. Furthermore, many local innovators are supported by Council to discover resources and opportunities that help drive our clever and creative vision.

Response Question 2:
The Smart City team is still working through the specifics of the event with community members.

Smart City initiatives are delivered in the same manner as other council business. In addition to engagement obligations as described under sections 55 and section 56 of the Local Government Act 2020 (Vic), the Community Engagement Policy outlines how and when feedback and insights are gained from the public. For example, to inform the Smarter Suburbs project, the City's Have Your Say platform was used to better understand the digital divide.

Vanessa Whittem asked the following:

We understand the need for sustainable urban design based on sound planning principles. Strategic assessments are, at least on paper, a good idea, taking a whole-of-landscape approach to the conservation of natural values. An EPBC Plan is being prepared as part of the documentation for the Geelong Growth Areas Strategic Assessment Report, which is intended to demonstrate impacts on and conservation measures for Matters of National Environmental Significance under the EPBC Act. However, the draft provided to the community currently lacks important detail and neglects to mark for preservation particular areas of known federally listed biodiversity, as well as riparian cultural and conservation buffers.

Question 1:
In the Terms of Reference For The Geelong Growth Areas Strategic Assessment Report the map of the Strategic Assessment Area includes the entirety of Cowies Creek to Corio Bay, the entirety of Heales Road and the Western Bank of the Moorabool River where it adjoins the Western Geelong Growth Area.

Why have these areas been omitted from the Existing Ecological Condition Report prepared by Ecology & Heritage Partners?

Question 2:
Under the Terms of Reference, the Report must include at a minimum a description of indigenous land-use and values (3.1.b). The Northern and Western Growth areas also include areas of cultural heritage sensitivity along the Moorabool River and Cowies Creek.

Has any or will any indigenous Cultural Heritage Assessment be prepared?

Thank you for your questions, Vanessa.

Response Question 1:
The draft Plan, strategic assessment report and supporting documentation have not been released. These documents will be subject to a decision by Council before being released for formal consultation. Officers preparing the documentation have shared information with targeted stakeholder groups in the preparation of the draft documents.

The map in the terms of reference identifies two area types relevant to this question. The strategic assessment area and the key development areas. The development area is the land where urban development is proposed to occur, and this is the focus of the survey effort.

The inclusion of the broader strategic assessment area also enables a more holistic consideration of potential impacts from the growth areas to be included in the Plan. It enables steps to be included in the Plan to ensure that impacts from development outside the primary development area, such as connecting to existing stormwater infrastructure, are considered in the preparation of the strategic assessment report, EBPC Plan and resulting commitments and measures.

Response Question 2:
Yes. The preparation of the strategic assessment considers the Wadawurrung Traditional Owners Aboriginal Corporation 'Paleert Tjaara Dja - let's make Country good together 2020 - 2030 - Wadawurrung Country Plan'.

In addition, a cultural values assessment is prepared for each precinct as part of the planning of the growth area.

A cultural values assessment has been prepared in partnership with Wadawurrung Traditional Owners Corporation for the Cowies Creek area and Elcho Road area in the northern growth area.

Lachie Chomley asked the following on behalf of Stuart McCallum:

Question 1:
NWGA Question for COGG Riparian Biodiversity Opportunity.
During the formation of the Riverstone housing project on the west bank of the Moorabool River, strong, well informed, community action eventually protected more of the riparian zone than had been intended by the developers and Golden Plains Shire.

With the NWGGA development, will CoGG move with the times and insist on a 200 m buffer strip on the east side of the river to serve as a biolink, ensure there are no choke points and complement the habitat of the west side?

Question 2:
To follow on from my first question on the NWGA: The protection, and where needed, revegetation to augment existing habitat and remove choke points would be an excellent long-term benefit to the new communities of people, flora and fauna. It would send a message that CoGG cares about biodiversity and would reinforce the work of its visionary Biolinks team.

What impediments do CoGG consider would prevent the formation of this 200m riparian buffer strip along the beautiful Moorabool River?

Thank you for your questions, Stuart.

Response Question 1:
Protection of the river corridor, creating public access and managing the floodplain are all key objectives of the framework plan adopted by Council. The corridor along the Moorabool is proposed as a strategic conservation area as part of the Biodiversity Conservation Strategy being developed for the growth areas.

The state government waterway guidelines do not require a 200m buffer and this has not been delivered on the west side of the river. The extensive floodplain on the east side of the river will necessitate a river corridor greater than 200m in many locations along the east side of the river, as shown in the framework plan.

The final river buffer will be established through the preparation of the Moorabool River masterplan as part of the Batesford North precinct structure plan. This will take into consideration the extent of the flood plain, community expectations about community infrastructure, the views of state agencies and landowners, as well as available funding for delivery of the project.

Response Question 2:
The ultimate buffer distance will be determined through a scientific and design-based process. Key barriers to implementation of public land along river corridors includes: funding to purchase private land when land is not part of a development; funding for maintenance and management; and funding for infrastructure that meets community expectations, while also manages the impacts of public access to the natural environment.

Jeanne Nel De Koker asked the following:

Question 1:
The 2015 CoGG Urban Forest Strategy indicates that it 'expands on the concept of a 'City in a Park', which is focused on Geelong's CBD, to enhance the public and private tree population in all of the suburbs and townships across Greater Geelong'. Moreover, the Strategy, at several instances, recognises the importance of the private realm and of all open space in Geelong in contributing to the urban forest. In December 2022, Cr Aitken, supporting the replacement of the then existing wider-reaching tree management policy by adopting a narrow public-tree specific tree management policy, commented that 'In fact Council can't have a tree management policy over private land…' However, a quick review of local tree policies in Victoria reveals that several councils, for example, the Cities of Boroondara, Port Philip and Frankston, have policies and local laws in place that regulate tree management on private land.

Can the Council kindly indicate what the barriers are to having a tree management policy over, and local laws regulating trees on private land?

Question 2:
I was delighted to be informed by the CoGG Tree Management Team that the Yellow Gum in front of 54 Barrabool Road removed a few years ago was replaced on Thursday morning. I noted that Council's response to Katerina Izdebskaia's question about the tree in the nature strip in front of 261 Roslyn Road indicated that the removal of the Willow-leaved Hakea was authorised as part of a planning permit for the property.

However, the published VCAT order regarding the permit application litigation specifies that 'The existing street tree and neighbouring property trees must be suitably protected as per Australian Standard 4970-2009 Protection of Trees on Development Sites and not damaged above or below ground.' (At par 35) The order only allows for the removal of the tree to facilitate the construction of the proposed crossover.

However, the distance between the extension of the driveway at 261 Roslyn and the location of the removed tree is similar to the distance between the driveway and the street tree which remains in front of 263 Roslyn Road, also a recently completed development.

Can the Council kindly provide details as to how and why the authorised removal of the tree was included in the planning permit subsequently issued?

Thank you for your questions, Jeanne.

Response Question 1:
City Officers are currently compiling a report that will outline options for enhancing protection of trees on private land in urban environments within Greater Geelong and identify the process/s for introduction of any such initiatives, should Council wish to pursue them. This report will include details of any barriers identified and be complete in July 2023.

Response Question 2:
The site at 261 Roslyn Road Highton (Planning Permit application PP-132-2018 was refused by Council and this decision was subsequently appealed to VCAT. VCAT determined to support approval of the proposed development subject to number of conditions.

The City note the proposal included a new crossover in close proximity of the existing street tree, which meant that the existing street tree was compromised. VCAT included a condition of permit (Condition 36) that if the existing street tree cannot be protected the street tree must be offset to the satisfaction of Council. Council's Tree Management Unit has inspected the tree and provided acceptance of a quote to remove and replace the tree.

1.8. Petitions

Cr Mason presented a petition from Darren Cheeseman containing 450 signatures asking Council to create safe access for students and families in their commute to and from the Mt Duneed Regional Primary School.

2. REPORTS

2.1. Endorse for Exhibition Proposed 2023-24 to 2026-27 Budget

Source: **Strategy, People & Performance**
Chief Financial Officer: **Darren Schultz**

Purpose

1. To endorse the Proposed 2023-24 Budget incorporating the 2021-25 Revenue and Rating Plan (2023-24 update) to be released for a 28-day submission period.

Background

2. In accordance with section 94 of the *Local Government Act 2020* (**Act**), Council is required to prepare a budget for each financial year and must ensure it contains all required statements, reports and data as prescribed by the Act. These requirements are provided in **Attachment 1.**

3. In addition, Council intends to declare a differential rate under section 161A of the *Local Government Act 1989,* the details listed in section 161(2).

   3.1. If Council intends to declare a differential rate under section 161 of the *Local Government Act 1989,* the details listed in section 161(2), and;

   3.2. If the Council intends to declare a differential rate under section 151A of the *Local Government Act 1989,* the details listed in section 161(2).

Key Matters

4. The proposed 2023-24 Budget (budget) for the financial year commencing 1 July 2023 has been completed.

5. The elements of the budget are contained in **Attachment 1.** Key highlights include:

   5.1. The budget has been developed in line with sustainable budgeting principles and responsible financial management.

   5.2. A Total Comprehensive Income result for 2023-24 of $136.328 million and a total Operating result of $1.281 million.

   5.3. Net Capital expenditure over the four-year plan of $536.644 million. (note: total $616.2 million which includes grant funding).

   5.4. Asset renewal and upgrade expenditure for FY24 of $66.533 million.

6. A full list of Fees and Charges is provided with the Proposed 2023-24 Budget Report.

RESOLUTION - Item 2.1

Cr Harwood moved, Cr Aitken seconded -

That Council:

1. **Note pursuant to section 94 of the *Local Government Act 2020* Council:**
   - **1.1 Must prepare and adopt a budget for each financial year and the subsequent 3 financial years by June each year.**
   - **1.2 Receive and consider the Proposed 2023-24 Budget (Attachment 1), which includes the annual budget and 3-year projections, Financial Statements, Statement of Capital Works and Statement of Human Resources.**
   - **1.3 Receive and consider the Rates, Waste Collection & Recycling Charge and other income (required to meet the appropriate financial requirements as proposed in the 2023-24 Budget);**
   - **1.4 Receive and consider the proposed declaration of Rates and Charges (Attachment 2), for the purpose of:**
     - **1.4.1 Public scrutiny and comment; and**
     - **1.4.2 Inclusion with the Revenue and Rating Plan 2023-24 (Attachment 2) of rate waivers under section 171 of the *Local Government Act 1989* as detailed therein.**
   - **1.5 Receive and consider the full list of Fees and Charges provided within the Proposed 2023-24 Budget.**
2. **Endorse for exhibition the Proposed 2023-24 Budget and 2023-24 Declaration of Rates by publishing a notice in the Geelong Advertiser on Thursday 27 April 2023, make copies available on the City of Greater Geelong website or on request and invite submissions from the public via the Have Your Say engagement page on Council's website or in written format only, with the submission period closing at 5pm on Wednesday 24 May 2023.**
3. **Appoint a Submission Review Panel (panel) to:**
   - **3.1 Consider any written submissions or submissions received on the City of Greater Geelong Have Your Say engagement page and hear any person who wishes to address the panel at a meeting on or after Wednesday 7 June 2023 in support of a submission incorporating the:**
     - **3.1.1 Proposed 2023-24 Budget; and**
     - **3.1.2 2021-2025 Revenue and Rating Plan (2023-24 update.**
     - **3.1.3 Provide a report to Council on its proceedings, including a summary of hearings including any recommendations.**
4. **Note that, after considering the report of the Submission Review Panel, Council will consider adopting the 2023-24 Budget and declare the rates at a Council meeting in June 2023.**

Carried

Financial Sustainability

7. The budget has been prepared in accordance with the direction provided by Council at a rate increase of 3.5% which is in line with the rate cap of 3.5%. Changes in rates, fees and charges have been structured to meet the financial requirements as proposed for the 2023-24 year.

8. Expenditure includes the continuation of Councils services to the community.

9. New loans of $70 million are proposed for 2023-24.

Community Engagement

10. A public notice will be published in the Geelong Advertiser on Thursday 27 April 2023, advising the budget will be available for public inspection and inviting submissions that have been received. A report will then be presented to Council with any recommended amendments to the budget.

11. Following the closing date for receipt of submissions on Wednesday 24 May 2023 at 5:00pm, it is proposed to convene a Submission Panel hearing on Wednesday 7 June 2023 to review any submissions that have been received. A report will then be presented to Council with any recommended amendments to the budget.

12. Public notice of the adopted budget and declaration of rates and charges will be advertised following the Council meeting on 27 June 2023.

Social Equity and Sustainability

13. The budget identifies the sources and allocation of resources to assist in the implementation of many social initiatives to support the community.

Relevant Law/Policy/Legal Implications

14. The budget is prepared to comply with the requirements of the Act and the Local Government (Planning and Reporting) Regulations 2020. The process also recognises the need to align the budget to the direction and allocation of resources identified in Our Community Plan 2021-25.

Alignment to Community Plan and Vision

15. This report aligns with Our Community Plan 2021-2025 strategic priority:
    High-performing council and organisation.
    Strong local economy.

16. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
    A prosperous economy that supports jobs and education opportunities.

Conflict of Interest

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

Risk Assessment

18. In accordance with the *Local Government Act 2020* Council must adopt an annual budget each year.

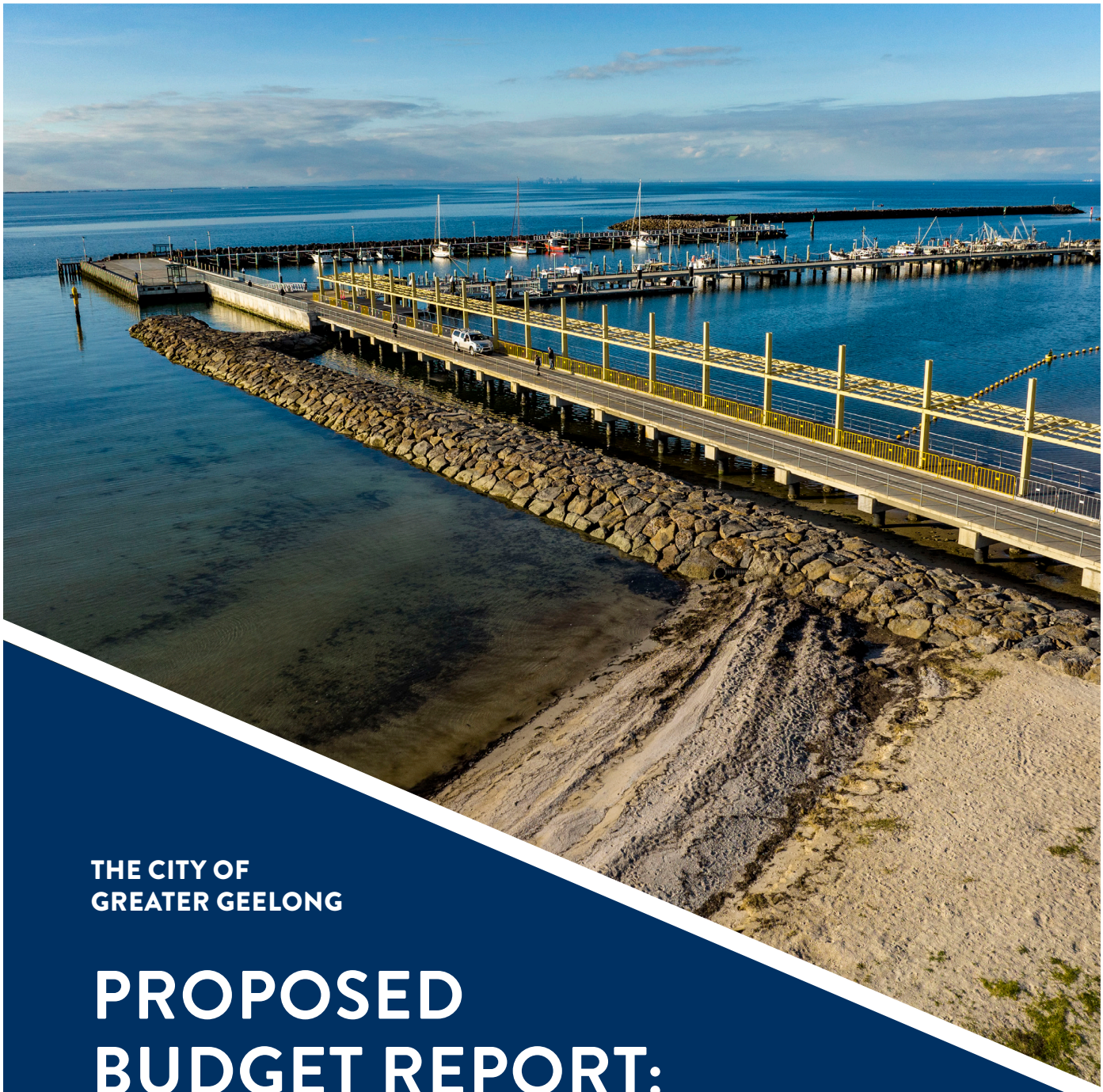
19. The budget has been developed in accordance with a timetable to ensure sufficient time to achieve the adoption timeframe and to include community consultation, meetings of the executive and preparation of the proposed 2023-24 Budget. The timetable provides a framework to manage risk for Council to meet its statutory obligations and avoid adverse implications if the process is delayed.

Environmental Sustainability

20. The proposed budget identifies the sources and allocation of the resources to implement the environmental initiatives that impact on the community as outlined in Our Community Plan 2021-25

Attachments

1. 2023-24 Proposed Budget Publication - Final [**2.1.1** - 108 pages]
2. 2023-24 Four Year Revenue and Rating Plan - Final [**2.1.2** - 30 pages]



THE CITY OF
GREATER GEELONG

PROPOSED BUDGET REPORT: 2023-24 TO 2026-27

DRAFT FOR ENDORSEMENT
26 APRIL 2023

CITY OF GREATER GEELONG

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Disclaimer

The information contained in this document is for general guidance only. It is not professional advice and should not be used, relied upon or treated as a substitute for specific professional advice. Given the changing nature of laws, rules and regulations, and the inherent hazards of electronic communication, there may be delays, omissions or inaccuracies in information contained in this document.

The model budget, including financial statements, has been prepared in accordance with the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*. While every effort has been made to ensure that the information contained in this document has been accurate and complies with relevant Victorian legislation, each Council remains responsible to ensure that the budget they prepare is compliant with all statutory requirements.

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Mayor and CEO's Introduction

Like many other governments and organisations, the City of Greater Geelong is feeling the impacts of inflation and rising costs.

Our projects and services are under enormous financial pressure, meaning the development of our 2023-24 Budget has been challenging.

We've had to focus, first and foremost, on being financially responsible. To set ourselves up for long-term financial sustainability, it is vital we balance our books and concentrate on affordability. We have examined all parts of our organisation to find savings and free up funds to invest back into the community. However, we have had to make a number of difficult decisions we understand will cause disappointment.

We will continue to serve the community through investment in new facilities and infrastructure, and maintenance of our existing assets. But, with costs rising at a rapid rate, we have had to be realistic about what we can deliver in the short-term.

Our capital works program will remain an area of focus and investment, our capital budget of $616.2 million over the next four years has been maintained at previously budgeted levels.

In 2023-24 we will deliver a wonderful range of new or upgraded community assets.

Unfortunately though, cost escalations of approximately $130 million mean a number of planned projects have been placed on hold for now and do not feature in this budget.

While they are all still on our agenda, we will need to find affordability or secure external funding before they can be delivered.

We have also looked closely at our corporate expenses, as well as our external grants, sponsorships and funding. The Council have further provided the CEO a challenge to identify a further $4.5 million in efficiencies across the enterprise.

Further tough decisions in these areas have allowed us to budget for a operating surplus of $1.28 million which is in line with Council's 10-year financial plan and is important for our financial sustainability.

In order to achieve financial sustainability we will continue, through the upcoming financial year to identify further efficiencies.

We aim to be a high performing council that provides outstanding value to its community, and this budget, while difficult, will set the platform for us to do so in a sustainable way in the future.

Cr Trent Sullivan
Mayor
City of Greater Geelong

Kaarina Phyland
Acting CEO
City of Greater Geelong

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Executive Summary

The budget for 2023-24, being the first year of the four-year rolling budget, sees Council with a projected operating surplus of $1.28 million.

Each year the Council prepares an annual budget and plan which outlines the priorities for the next financial year, and beyond. This is part of the four-year budget cycle, which was first delivered for 2021-22. The budget is a rolling four-year plan which outlines the financial and non-financial resources the Council requires to achieve its strategic objectives.

The budget is developed in line with Council's ongoing commitment to financial sustainability, flexibility and responsible financial management. This budget continues to balance commitment to the community as well as maintaining a focus on priority investments.

Council remains committed and focused to a continuous cycle of planning and review to ensure it delivers the best possible outcomes for the community. It does so within our strategic framework and the need to be financially sustainable.

Each year Council have the difficult challenge of balancing financial influences with our community's needs. This year is particularly challenging given the upward pressure on costs for service and asset provision. The budget is being directly influenced by rate capping, significant cost escalation and a rising interest environment.

Council has continued to keep the overall rate increase to 3.5%, in line with the State Government's rate cap as well as limiting, where possible, fees and charges increases. Over the period of this budget the Council is aiming to further simplify the rating system and look to provide a more equitable distribution of rates payable between the rating differentials. This will see sectors of the community with average rates increasing below the rate cap while others will see increases above the rate cap.

The Commonwealth Games present an opportunity and a challenge, Council is working through the impact for the community now and after the games have finished.

Key outcomes from this budget include:

1. Strategic and community needs led approach to the budget and for the prioritisation of expenditure and investment.
2. Responding to growth and future planning and balancing these with the immediate community priorities.
3. Reviewing the opportunity for asset realisation and sales over the period to support the focus on financial sustainability.
4. A continued drive for business investment in the City of Greater Geelong.
5. A focus on asset renewal investment and key heritage assets.

The 2023-24 Budget has been developed with the following key fiscal objectives:

1. Commitment to operating surpluses in future years as part of our desire for financial sustainability. It is also recognised it may be necessary, within future periods, to have a deficit.
2. Continued infrastructure renewal as well as expenditure on new community infrastructure in key growth areas.
3. Maintain debt at a sustainable level as well as maintaining adequate liquidity.
4. Maintain service delivery consistent with community needs.
5. Continued investment in sustainable initiatives to improve the environment.

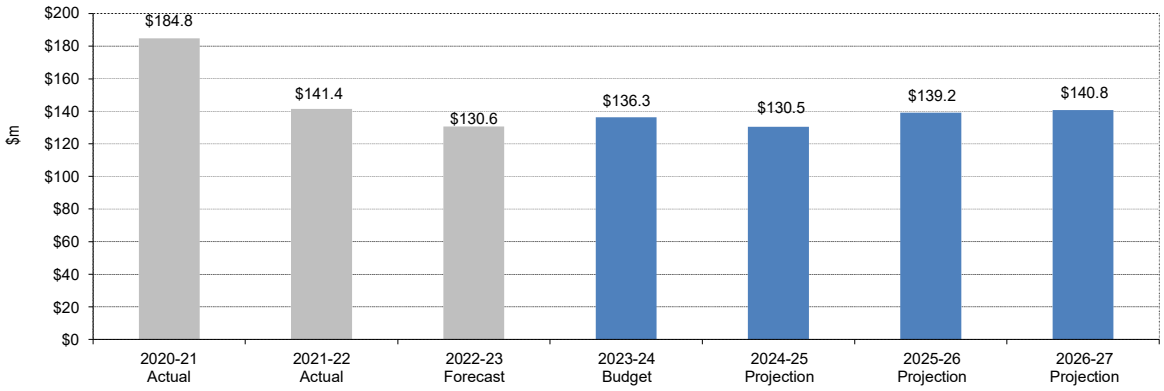
Financial Snapshot

	2022-23 Forecast $000's	2023-24 Budget $000's	% Movement
Total Income	577,719	593,596	2.7%
Total Expenditure	447,112	457,268	2.3%
Operating Result	(8,104)	1,281	115.8%
Total Comprehensive Result	130,607	136,328	4.4%
Cash	164,166	143,413	(12.6%)
Capital Works Program Expenditure	150,933	195,885	29.8%

1. INCOME AND EXPENDITURE

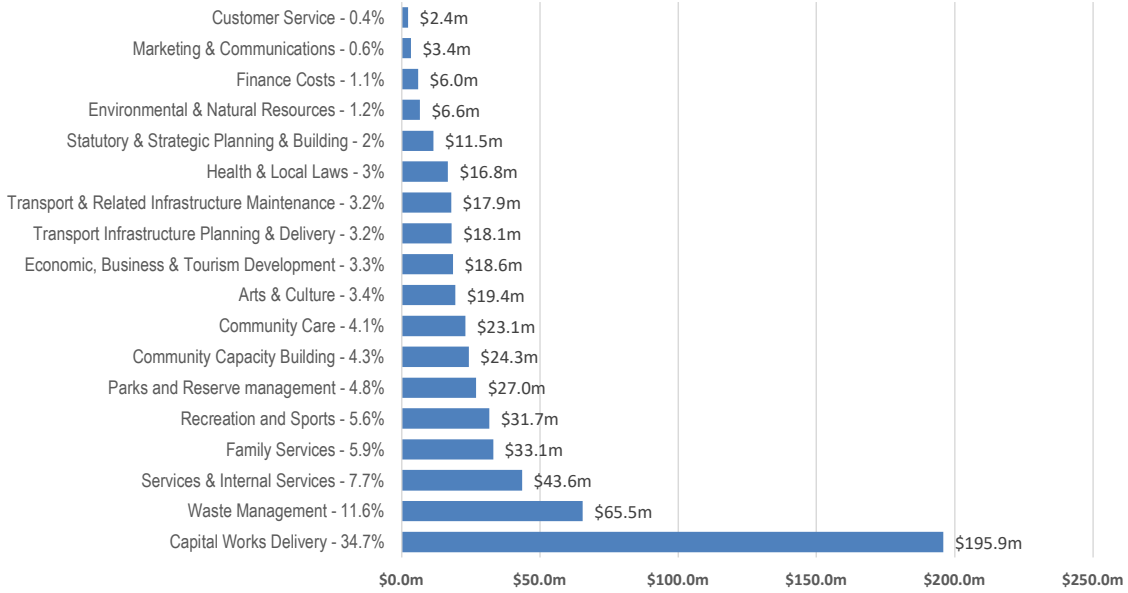
1(a) Breakdown of Total Comprehensive Income

The City receives income from a variety of sources from rates, capital and operating grants, statutory fees and fines and contribution from developers.



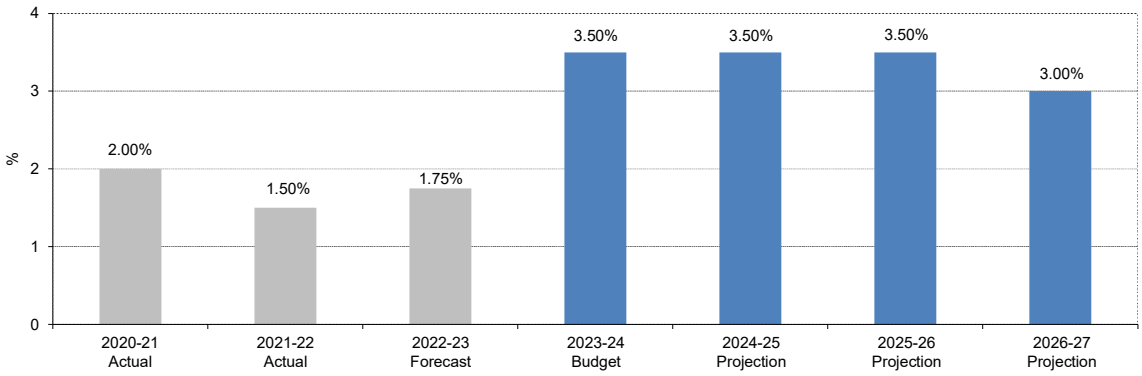
1(b) Breakdown of where our money goes

In 2023-24 the City will allocate $564.9m expenditure (total expenses $457.3m less non-cash items $88.3m plus capital project expenditure $195.9m) across the main services that it delivers. The chart below shows gross expenditure allocated to each service area.



2. REVENUE RATES

2(a) Rate Increases



Rate revenue is 51% of total comprehensive income and 63% of operating revenue. The increase in average rates for 2023-24 has been contained to 3.5%, which is aligned to the State Government announced rate cap. Excluded from the rate cap calculation is the waste collection service charge.

Future year rate increases for the next 3 years are assumed to average 3.5% and this assumption will be subject to future announcements from the Minister for Local Government on an annual basis.

2(b) Average Rates Payable by Differential (excluding waste charge)

	2022-23	2023-24	Change	
	$	$	$	%
Residential	1,398.82	**1,479.81**	80.99	5.8%
Vacant land	1,736.75	**1,860.93**	124.18	7.2%
Commercial	5,242.04	**4,937.43**	(304.61)	(5.8%)
Mixed use	2,629.47	**2,781.98**	152.51	5.8%
Farm (with the rebate deducted)	2,774.17	**2,936.24**	162.07	5.8%
Cultural and Recreational	4,358.44	**4,453.93**	95.49	2.2%

In total, rate revenue will increase on average 3.50% in line with the State Government announced rate cap. As detailed in the table above average rate movements will differ by each rating differential, because of property valuation changes and the outcomes of Councils medium term rating strategy.

Average residential rates will increase by $80.99 or 5.79% for the 2023-24 year. Commercial rate payers may see an average rate reduction of ($304.61) or (5.81%).

The 2023-24 rate notices will include the 2023 valuations, where the average residential valuation increase was 8.4% and commercial/industrial 7.5%. The rates and charges for individual properties will increase or decrease by different percentage amounts depending on whether the valuation of the property is higher or lower relative to the average valuation of other properties in the municipality.

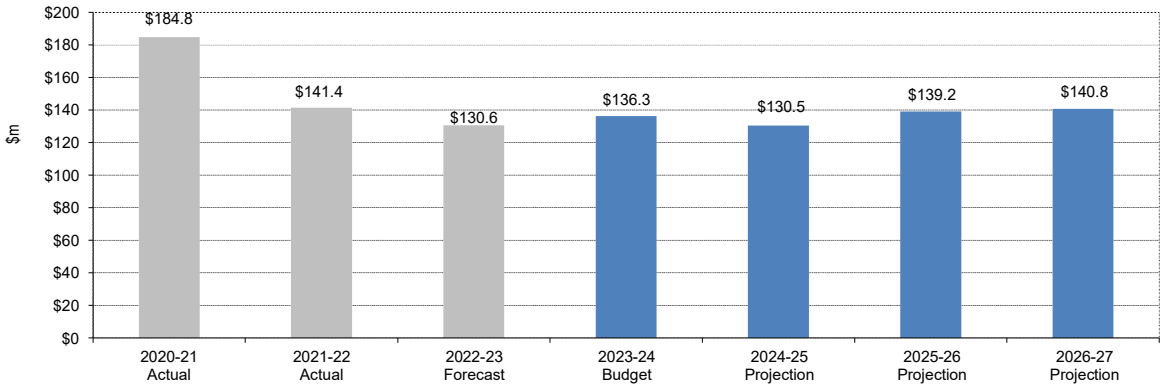
The City exercises discretion in the setting of differential rates to increase one differential higher than the rate cap relative to others. Council plans to reduce the relativity between commercial/industrial and residential over the medium term, commencing from 2022-23.

3. RESULTS

3(a) Total Comprehensive Result

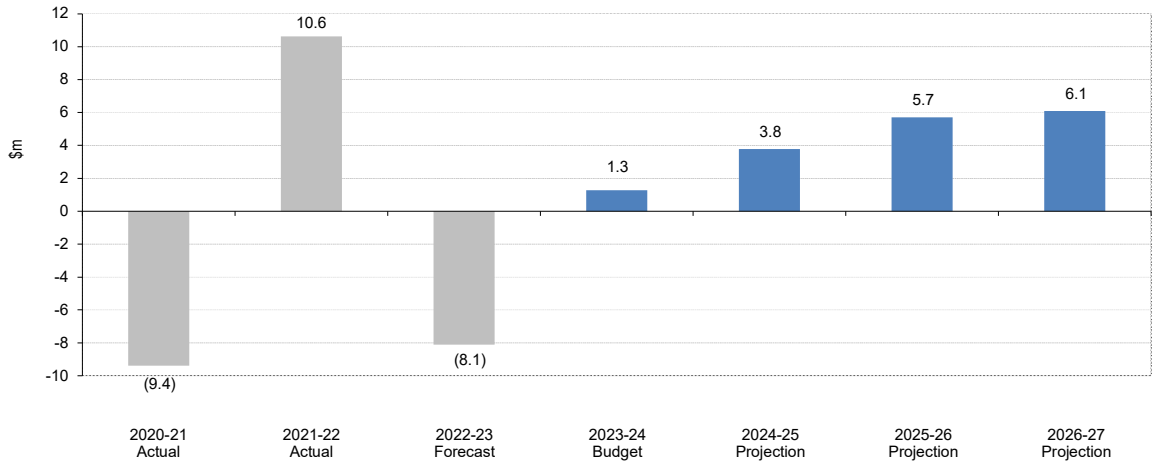
The 2023-24 budget shows a total surplus of $136.3m, an increase of $5.7m over the 2022-23 forecast result. The total comprehensive result comprises the operating result $1.28m plus monetary and non-monetary contributions from developers of $28.3m and $90.0m respectively, capital grants income of $18.5m and loss on asset disposal of ($1.7m).

The $5.7m movement from the 2022-23 forecast is largely due to improved user fees $15.0m, increased gain on asset sales $16.7m and stronger rates and charges $14.4m, offset by higher material and services expenditure ($6.9m) and employee costs ($13.9m).



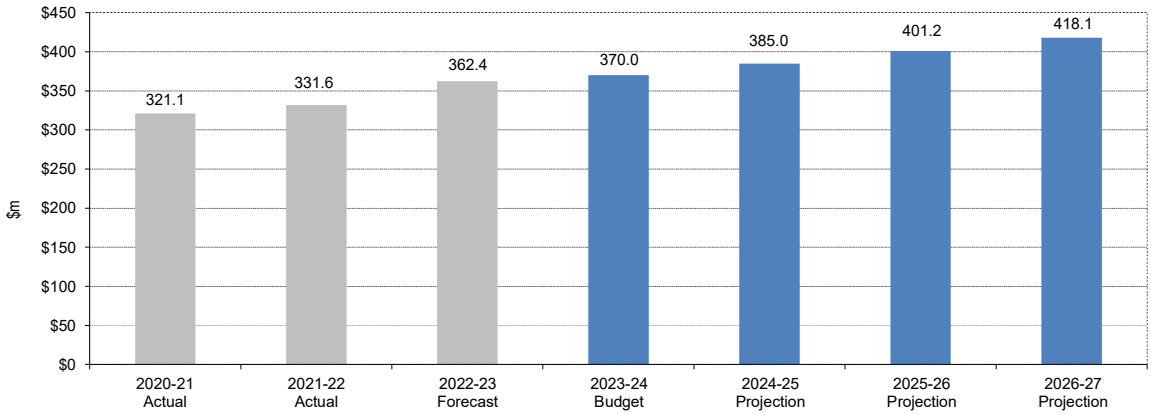
3(b) Underlying (Recurrent) Operating Result

The operating result is a $1.28m surplus for the 2023-24 financial year. The result is higher than the prior year due to the timing of the Federal Grants Commission income, increased operating costs, offset by improved rates and charges and user fees. Operating surpluses are expected in the projected years.



4. SERVICES

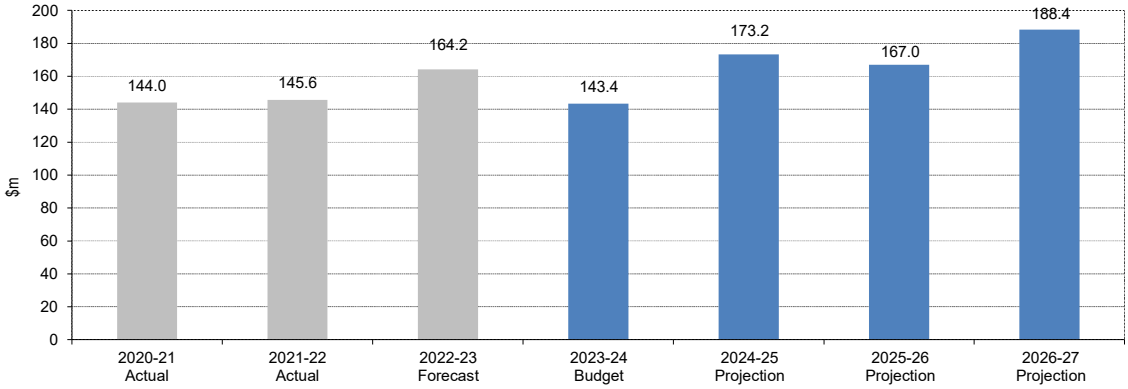
The cost of services delivered to the community for the 2023-24 year is expected to be $370.0m which is an increase of $7.6m over the 2022-23 forecast. The key influencing factors are the increased price of materials and services.



*Total Service Cost (recurrent expenditure less depreciation and amortisation).

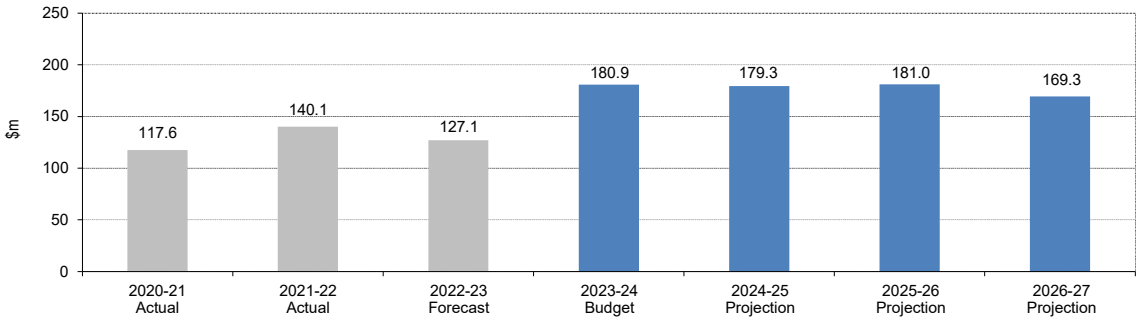
5. CASH & INVESTMENTS & BORROWINGS

5(a) Cash & Investments



Cash on hand as at 30 June 2024 is projected to be $143.4m. Cash levels fluctuate due to timing of developer contributions and grants (expected to be) received. Liquidity levels remain strong and above agreed risk levels.

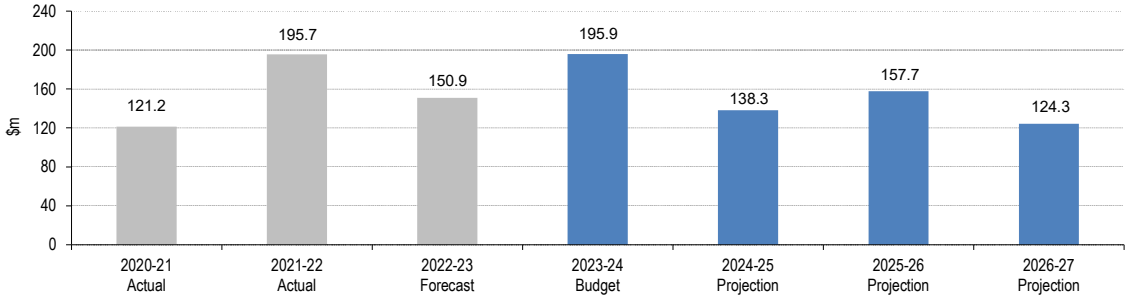
5(b) Loan Borrowings Balance



Total new borrowings for 2023-24 are expected to be $70m.This will result in a closing loan balance of $180.9m as at 30 June 2024. New borrowings will fund the delivery of community infrastructure. The expected cash balance as at 30 June 2023 is adequate to meet our short-term obligations.

6. CAPITAL WORKS

6(a) Capital Works Expenditure



The City will be continue the capital program investment which will help stimulate the regions recovery from the COVID-19 pandemic and continue to drive further investment.

Expenditure for the 2023-24 year is proposed to be $195.9m. The program is expected to deliver key funding for core programs, ageing infrastructure and the construction of the Northern Aquatic and Community Hub and North Bellarine Aquatic Centre, as well as investments in parks, leisure and sporting grounds.

6(b) Capital Expenditure by Category

$37.6m
Buildings

$44.7m
Roads, paths, kerb and channel and drains

$40.0m
Land acquisitions

$31.3m
Parks, open space and leisure

$14.9m
Plant & equipment

$17.1m
Roadside Infrastructure & furniture

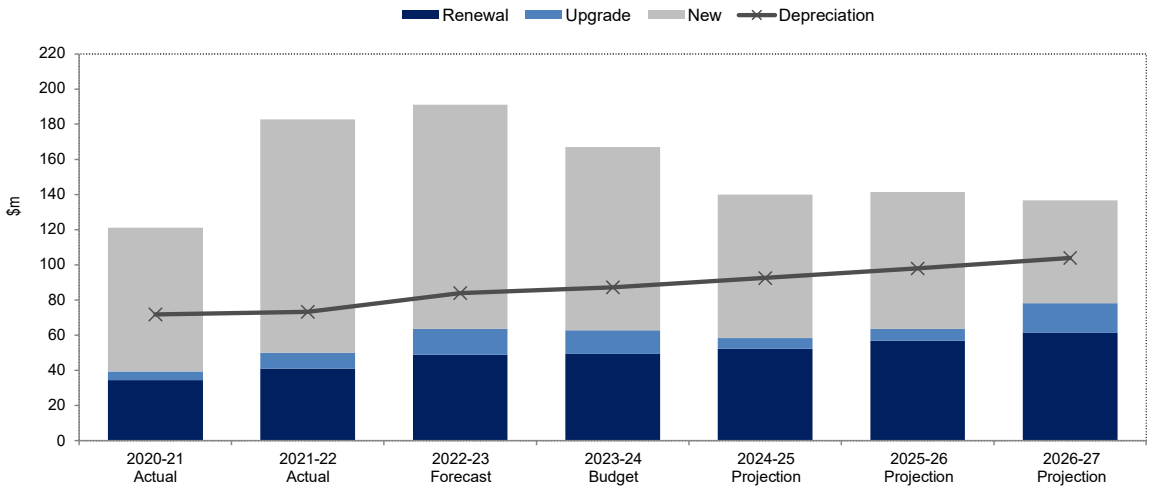
$10.3m
Other

6(c) Capital Spend by Classification

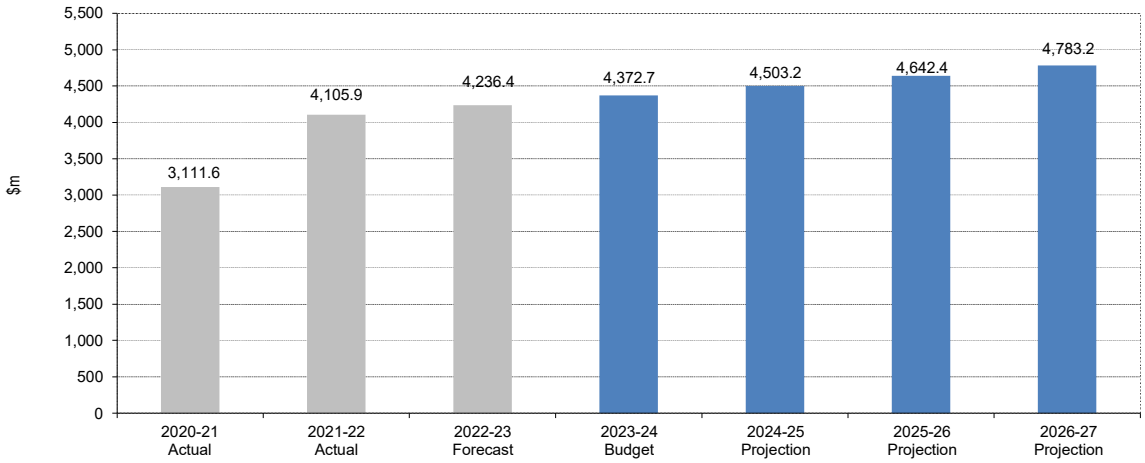
The graph below highlights the ratio of renewal and upgrade expenditure to depreciation.

The percentage of renewal / upgrade capital expenditure is a long-term indicator of how well the City is maintaining its current asset base. The trend indicates the City is allocating further resources to renewal / upgrade capital expenditure during the projected period.

A key driver of the investment in new infrastructure is growth across the municipality and the civic precinct building due to finish construction by the end of 2021-22 and the construction of the Northern Aquatic and Community Hub over 2022-23 and 2023-24.



7. Net Assets



Net assets (net value) will increase by $136.3m to $4,372.7m as at 30 June 2024.

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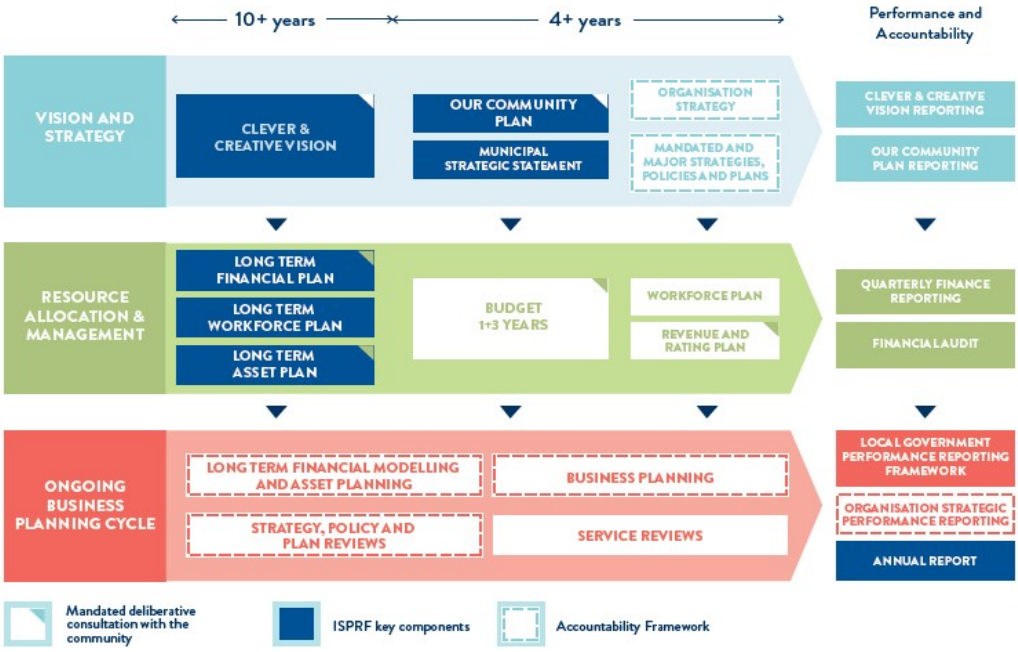
1. Link to the Integrated Strategic Planning and Reporting Framework

This section describes how the Budget links to the achievement of the Community Vision and Our Community Plan within an overall integrated planning and reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision, Financial Plan and Asset Management Plan), medium term (Our Community Plan, our integrated Council Plan and Municipal Public Health and Wellbeing Plan, Strategic Workforce Plan, and Revenue and Rating Plan) and short term (Budget) and then holding itself accountable (Annual Report). The timing of each component of the framework is critical to the successful achievement of the planned outcomes.

1.1 Legislative planning and accountability framework

Annually, Council adopt a budget for the next four financial years, which outlines the financial and non-financial resources Council requires to achieve the strategic objectives described in Our Community Plan.

The diagram below depicts the integrated planning and reporting framework that applies to local government in Victoria. At each stage of the integrated planning and reporting framework there are opportunities for community and stakeholder input. This is important to ensure transparency and accountability to both residents and ratepayers.



1.1.2 Key planning considerations

Service level planning

Although councils have a legal obligation to provide some services such as animal management, local roads, food safety and statutory planning, most council services are not legally mandated, including some services closely associated with councils such as libraries, building permits and sporting facilities. Further, over time, the needs and expectations of communities can change. Therefore, councils need to have robust processes for service planning and review to ensure all services continue to provide value for money and are in line with community expectations.
Community consultation needs to be in line with the Council's adopted *Community Engagement Policy and Public Transparency Policy* .

1.2 Our purpose

Our Vision

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.

The community-led 30-year vision, Greater Geelong: A Clever and Creative Future, was developed in 2016 following a considerable deliberative engagement process which captured the voices of over 16,000 community members.

GREATER GEELONG
A CLEVER and CREATIVE FUTURE

Our Purpose

Working together for a thriving community

Our values

Respect and encourage each other
Embrace new ideas and better ways to work
Create a healthy and safe environment for all
Make people the centre of our business

2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2023–24 year and how these will contribute to achieving the strategic directions outlined in the Our Community Plan 2021–25. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives, other initiatives and service performance outcome indicators in the Budget. For transparency and accountability, progress against major initiatives and service performance outcome indicators will be reported as part of Council's Annual Report.

2.1 Strategic Directions

Our Community Plan 2021–25 is the key plan of the Greater Geelong City Council. It tells our community what our Councillors are aiming to achieve during their four-year term.
All newly elected councils in Victoria are required to develop a council plan and municipal public health and wellbeing plan following council elections. In 2021, we incorporated our municipal public health and wellbeing plan into our council plan.
We've done this because the health and wellbeing of our community is central to everything we do – whether it's supporting economic growth in our region, creating new opportunities for social connection or putting in place safeguards to encourage sustainable development.
The plan will guide decisions about policy, programs, services, resources and performance, to ensure the social, economic and environmental sustainability of our region. While the plan is for four years, it will be supported by an annual action plan and budget.

The four strategic directions we've chosen to guide us are as follows:
- Healthy, caring and inclusive community
- Sustainable growth and environment
- Strong local economy
- High-performing Council and organisation

The five health and wellbeing priorities are:
- Tackling climate change and its impact on health
- Increasing healthy eating
- Increasing active living
- Demonstrating and promoting gender equity practices
- Increasing active living
- Improving mental wellbeing and social connection

2.2 Strategic Direction 1: Healthy, caring and inclusive community

A healthy community is one where everyone has the opportunity to experience their best possible health and wellbeing.

As our health and engagement data shows, there are some pressing issues impacting the health and wellbeing of our local community, including mental health issues and the impacts of climate change.

This plan emphasises the importance of supporting our community to adopt sustainable practices for health now and in the future.

We cannot address these significant and complex challenges alone because it requires a whole-of-community approach to create a lasting impact that will benefit everyone equally.

Working alongside other stakeholders and community groups, our role is to deliver liveable and accessible places, promote active and healthy lifestyles at every stage of life, deliver services and programs more equitably and support people to stay connected with others in their local community.

We also need to create an environment where everyone feels welcome and valued for their unique contribution – regardless of age, ability, gender, cultural background, geographic location or income status.

The four-year priorities we will focus on to help achieve our desired outcomes are:

- Help our community, recreation groups and volunteers to prosper and grow*
- Deliver health and community initiatives that are culturally sensitive and accessible across all life stages*
- Foster and embrace community connectedness*
- Facilitate social and affordable housing in Greater Geelong*
- Provide access to places, spaces and services where and when people need them the most*
- Strengthen relationships and partnerships with the Aboriginal and Torres Strait Islander communities in Greater Geelong*
- Support the City's cultural and creative life, history and heritage*
- Provide facilities that foster and facilitate positive health and wellbeing outcomes*
- Respond to the findings of the Royal Commissions into aged care and mental health*

* Supports health and wellbeing priorities

Services

Service area	Description of services provided		2021/22 Actual $'000	2022/23 Forecast $'000	2023/24 Budget $'000
Community Strengthening Services	Creating opportunities to improve social and health equity, community connection and participation and access to programs, services and facilities, by working closely with our community and community groups, sporting clubs and volunteers.	*Inc*	1,575	1,508	1,479
		Exp	9,362	9,636	9,371
		Surplus / (deficit)	(7,787)	(8,128)	(7,892)
Community & Cultural Programs	Arts, culture and heritage are integral to Geelong's identity and the City's sustainability. Our service contributes to the quality of life of all residents by celebrating diversity, improving cross cultural understanding and building social cohesion.	*Inc*	739	1,251	1,608
		Exp	17,486	19,058	19,392
		Surplus / (deficit)	(16,747)	(17,807)	(17,784)
Family Services	Responsible for planning, developing and direct service delivery of services to families with young children including maternal and child health services, contract management of the public immunisation service, early childhood education and care services, supported playgroups and parenting programs.	*Inc*	26,336	25,886	26,823
		Exp	30,351	31,411	33,136
		Surplus / (deficit)	(4,015)	(5,525)	(6,313)

Service area	Description of services provided		2021/22 Actual $'000	2022/23 Forecast $'000	2023/24 Budget $'000
Leisure & Recreation Services	Provides facilities and centres that offer a diverse range of opportunities to the community for sporting, recreational, educational, wellness and social opportunities.	*Inc*	10,496	17,415	19,057
		Exp	21,907	26,608	29,143
		Surplus / (deficit)	(11,411)	(9,193)	(10,086)
Health & Local Laws	Responsible for implementing protection and prevention programs that provide for a healthy, safe and harmonious environment for our community.	*Inc*	14,248	16,965	17,843
		Exp	13,424	14,510	15,305
		Surplus / (deficit)	824	2,455	2,538
Aged Care Services	Provides a range of home care services to older people which meet and support both client's and their carer's needs, based on referral information received, assist older people to retain or regain skills that enable them to continue to live independently in their community, align provision of these services with program funding and guidelines.	*Inc*	24,139	23,170	22,671
		Exp	21,968	21,792	23,054
		Surplus / (deficit)	2,171	1,378	(382)
1: Healthy, caring and inclusive community			**(36,964)**	**(36,819)**	**(39,920)**

Major Initiatives

1) Armstrong Creek Town Centre Library & Learning Hub Design
2) Drysdale Sporting Precinct Master Plan Implementation - Stage 2
3) Lara Recreation Reserve Master Plan Stage 2
4) Northern Aquatic Centre and Community Hub
5) Rippleside Playground

Other Initiatives

Community facility initiatives

1) Armstrong Creek West Neighbourhood Activity Centre and Community Sports Pavilion
2) Community Halls Upgrade - Core Program
3) St Leonards Community Hub

Open space initiatives

1) Bloinks Reserve Master Plan
2) Open Space Renewal
3) Playground Development Program Implementation
4) Waurn Ponds Playground, Skate Park and BMX Track
5) Skate Park Renewal, St Leonards Skate Park

Sport and recreation Initiatives

1) Barwon Heads Bowling Club
2) Barwon Heads Tennis Club upgrade
3) Devlins Road Active Open Space
4) Geelong Waterfront Basketball
5) Leopold Tennis Club
6) Ocean Grove, Collendina Reserve facility upgrade
7) St Leonards Lake Reserve - Practice Facility redevelopment

Other community focused initiatives

1) Clifton Springs boat harbour upgrade
2) Market Square Quarter masterplan
3) Public Art Strategy Project Delivery

Service Performance Outcome Indicators

Service	Indicator	2021/22 Actual	2022/23 Forecast	2023/24 Budget
Animal Management	Health and Safety	100%	-	-
Aquatic Facilities	Utilisation	4.73	-	-
Food Safety	Health and Safety	100%	-	-
Libraries	Participation	13.98%	-	-
Maternal Child Health	Participation	74.40%	-	-

* refer to table at end of section 2.5 for information on the calculation of Service Performance Outcome Indicators

2.3 Strategic Direction 2: Sustainable growth and environment

Protecting our environment is a key priority of our Sustainability Framework 2020 and we are committed to achieving zero-emissions, using the planning framework to influence sustainable growth in the built environment, increasing green spaces, supporting biodiversity and leading our community to mitigate the impacts of climate change.
With global pressures to consider, such as climate change and waste, and significant flora and fauna in our region in need of protection, it's clear the stakes couldn't be higher. It is therefore vital that we respond by creating high-amenity neighbourhoods which are well-connected, liveable and sustainable.

The four-year priorities we will focus on to help achieve our desired outcomes are:
- Meet the housing needs of our future community*
- Meet existing and future transport needs*
- Create engaging places and spaces*
- Deliver best practice Environmentally Sustainable Design principles and vibrant neighbourhoods
- Achieve carbon neutral in all City-managed operations by 2025 and manage our climate change risks*
- Support out community and region to reduce emissions and build resilience to climate change*
- Reduce the impact of waste*
- Support greater indigenous biodiversity*

* Supports health and wellbeing

Services

Service area	Description of services provided		2021/22 Actual $'000	2022/23 Forecast $'000	2023/24 Budget $'000
Municipal Planning Services	Responsible for providing municipal planning and policy. This includes land use planning and design to deliver social and community infrastructure that meets the needs of a growing city in a sustainable way to help deliver across a range of social, environmental and economic policies.	*Inc*	1,345	511	2,122
		Exp	8,226	10,472	12,446
		Surplus/ (deficit)	(6,881)	(9,961)	(10,324)
Emergency Services	Responsible for ensuring the City, our staff and the multi-agency Municipal Emergency Management Planning Committee and its sub-committees continue to mitigate risks continues to plan for, respond to, and recover from an emergency event by planning for the three 'phases' of an emergency.	*Inc*	392	247	459
		Exp	2,121	1,182	1,083
		Surplus/ (deficit)	(1,730)	(935)	(624)
City Development	Responsible for reviewing, amending and implementing the provisions of the Greater Geelong Planning Scheme, assessing and determining Planning Permits and undertaking building compliance under the Building Act 1993.	*Inc*	6,837	7,057	7,122
		Exp	10,150	10,809	11,536
		Surplus/ (deficit)	(3,313)	(3,752)	(4,415)

Service area	Description of services provided		2021/22 Actual $'000	2022/23 Forecast $'000	2023/24 Budget $'000
Engineering Services	Responsible for management of engineering infrastructure assets, management of roads and drains, transport, parking and land development.	*Inc*	5,879	6,299	6,484
		Exp	17,423	17,211	18,129
		Surplus/ (deficit)	(11,544)	(10,912)	(11,645)
Waste Services	Responsible for the delivery of environment, sustainability and waste programs.	*Inc*	15,670	16,460	15,679
		Exp	58,871	64,621	72,006
		Surplus/ (deficit)	(43,201)	(48,161)	(56,326)
Asset Maintenance Services	Responsible for maintenance of a diverse range of assets including civil infrastructure, public spaces, open space and horticultural assets.	*Inc*	4,296	4,793	3,958
		Exp	54,876	60,522	61,224
		Surplus/ (deficit)	(50,581)	(55,729)	(57,266)
Capital Projects	Responsible for the project management centre of excellence within Council delivering key community assets through the construction of new and renovation of existing buildings and infrastructure.	*Inc*	11	31	71
		Exp	1,354	1,251	1,483
		Surplus/ (deficit)	(1,343)	(1,220)	(1,411)
2: Sustainable growth and environment			**(118,593)**	**(130,671)**	**(142,012)**

Major Initiatives

1) LED Street Lighting & Smart Control Technology
2) NWGGA Commonwealth Biodiversity Approvals
3) NWGGA Precinct Structure Plan Development
4) Sparrovale Wetlands Project (Phase 1)

Other Initiatives

1) Animal Pound Upgrades
2) Roads, drainage, footpaths, kerbs and bridges renewals
3) Bus shelter renewals
4) Environmental and irrigation asset renewal
5) Traffic management projects and major works

Service Performance Outcome Indicators

Service	Indicator	2021/22 Actual	2022/23 Forecast	2023/24 Budget
Statutory Planning*	Service Standard	78.70%	70.00%	70.00%
Roads*	Condition	94.76%	94.56%	94.73%
Waste Management*	Waste Diversion	52.96%	52.61%	52.32%

* refer to table at end of section 2.5 for information on the calculation of Service Performance Outcome Indicators

2.4 Strategic Direction 3: Strong local economy

Our economy is changing to service Geelong's growing population and meet the needs of emerging industries.

To stay competitive in a globalised economic environment, we must collaborate with stakeholders to market Greater Geelong's competitive strengths, support local business and advocate for the infrastructure and services we need to attract investment and stimulate economic growth.

To secure Geelong's economic future, we must support business and industry across:

- Existing sectors – health, education, construction, tourism, retail and hospitality
- Diversifying industries – advanced manufacturing, technology, research and innovation, transport, warehousing and logistics
- Emerging industries – carbon fibre manufacturing, progressive agribusiness, creative and cultural industries, smart technology businesses, cleantech and circular economy businesses

We will continue to work with a range of partners to leverage and promote our competitive strengths including transport and access, available and affordable land, and natural and cultural assets.

In addition, we will continue to work with our stakeholders to help prepare our workforce for this changing economy and support equal participation in the workforce for all.

The four-year priorities we will focus on to help achieve our desired outcomes are:

- Attract and facilitate public and private investment
- Promote and leverage the competitive strengths and attractiveness of our region, globally, nationally and locally
- Support entrepreneurs, start-ups, innovation, research and digital connectivity*
- Attract businesses with a carbon neutral and circular economy focus
- Support local business resilience and recovery from the impacts of the COVID-19 pandemic*
- Attract, retain and enable participation in the workforce to meet industry needs*
- Address high levels of unemployment in targeted areas of our region*
- Promote our region as a trial location for innovation and new technologies

* Supports health and wellbeing

Services

Service area	Description of services provided		2021/22 Actual $'000	2022/23 Forecast $'000	2023/24 Budget $'000
Economic Strengthening Services	Supporting an environment that is attractive and conducive to business and investment leading to job creation for the community.	*Inc*	176	59	9
		Exp	2,121	2,190	2,223
		Surplus/ (deficit)	(1,945)	(2,131)	(2,214)
Events	Providing both a regulatory and a discretionary role in the support of events to be staged in the Geelong region.	*Inc*	992	28	-
		Exp	1,778	4,190	2,529
		Surplus/ (deficit)	(787)	(4,162)	(2,529)
Smart City	Supporting Geelong to embrace smart technology and be innovative.	*Inc*	-	-	-
		Exp	1,277	1,180	1,231
		Surplus/ (deficit)	(1,277)	(1,180)	(1,231)
Tourism	Growing and supporting the visitor economy through leadership, promotion and development.	*Inc*	273	238	194
		Exp	2,581	2,448	2,326
		Surplus/ (deficit)	(2,308)	(2,210)	(2,131)
3: Strong local economy			**(6,317)**	**(9,682)**	**(8,105)**

Major Initiatives

1) Osborne House works
2) Public Wi-Fi & Enhanced Broadband Geelong Pilot
3) Commonwealth Games program

Other Initiatives

1) Restricting vehicles in Lt Malop St
2) Smart City infrastructure opportunities
3) Waterfront asset renewal
4) Geelong Shared Trails tourism study

2.5 Strategic Direction 4: High-performing Council and organisation

Under the leadership of Council, we are duty-bound to make evidence-based decisions, financially responsible and reflect the needs of the community and stakeholders we serve. In a rapidly changing environment, this can be a balancing act.

Advancing technologies, environmental issues, social inequity, rapid growth, organisational change, and ageing assets all place pressure on our existing resources. We must adapt to these challenges by making strategic decisions in alignment with the four-year organisational priorities of this strategic direction, if we are to continue delivering services, programs, and infrastructure to our communities in a way that is equitable and valuable.

Responsible and transparent business is the third key priority area identified in our *Sustainability Framework 2020*, and we are working hard to position the organisation to better achieve our sustainability objectives.

The four-year priorities we will focus on to help achieve our desired outcomes are:

- Enable a customer-focused approach that delivers efficient and responsive service
- Communicate and engage effectively with our community to understand their needs and advocate on their behalf*
- Foster excellence and equity in planning for our growing region
- Continue to strengthen our workforce capabilities and culture*
- Create a more efficient and effective organisation*
- Develop a digital core of brilliant basic technology that supports better ways of working
- Ensure that our employees are safe at work*
- Focus on economic, social, and environmental sustainability

* Supports health and wellbeing

Services

Service area	Description of services provided		2021/22 Actual $'000	2022/23 Forecast $'000	2023/24 Budget $'000
Council & Organisational Services	Strategy and performance, service enablement, organisational governance and transformation.	*Inc*	32,965	30,485	30,528
		Exp	48,194	55,678	62,602
		Surplus/ (deficit)	(15,229)	(25,193)	(32,074)
4: High-performing Council and organisation			**(15,229)**	**(25,193)**	**(32,074)**

Major Initiatives
1) Cyber Security
2) Digital Innovation Program
3) Future Ways of Working Program

Other Initiatives
1) Organisation continuous improvement program
2) Volunteering Program
3) Sustainability Framework Implementation

Service Performance Outcome Indicators

Service	Indicator	2021/22 Actual	2022/23 Forecast	2023/24 Budget
Governance*	Consultation and engagement	54.00	52.00	55.00

* refer to table at end of section 2.5 for information on the calculation of Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Governance	Consultation and engagement	Satisfaction with community consultation and engagement. (Community satisfaction rating out of 100 with the consultation and engagement efforts of Council)	Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement
Statutory planning	Service standard	Planning applications decided within required timeframes (percentage of regular and VicSmart planning application decisions made within legislated timeframes)	[Number of planning application decisions made within 60 days for regular permits and 10 days for VicSmart permits / Number of planning application decisions made] x100
Roads	Condition	Sealed local roads below the intervention level (percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)	[Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100
Libraries	Participation	Library membership (Percentage of the population that are registered library members)	[Number of registered library members / Population] x100

Service	Indicator	Performance Measure	Computation
Waste management	Waste diversion	Kerbside collection waste diverted from landfill. (Percentage of recyclables and green organics collected from kerbside bins that is diverted from landfill)	[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100
Aquatic Facilities	Utilisation	Utilisation of aquatic facilities. (Number of visits to aquatic facilities per head of population)	Number of visits to aquatic facilities / Population
Animal Management	Health and safety	Animal management prosecutions. (Percentage of animal management prosecutions which are successful)	Number of successful animal management prosecutions / Total number of animal management prosecutions
Food safety	Health and safety	Critical and major non-compliance outcome notifications. (Percentage of critical and major non-compliance outcome notifications that are followed up by Council)	[Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about food premises] x100
Maternal and Child Health	Participation	Participation in the MCH service. (Percentage of children enrolled who participate in the MCH service)	[Number of children who attend the MCH service at least once (in the financial year) / Number of children enrolled in the MCH service] x100
		Participation in the MCH service by Aboriginal children. (Percentage of Aboriginal children enrolled who participate in the MCH service)	[Number of Aboriginal children who attend the MCH service at least once (in the financial year) / Number of Aboriginal children enrolled in the MCH service] x100

2.6 Reconciliation with budgeted operating result

Strategic Objective	Surplus/ (Deficit) $'000	Expenditure $'000	Income / Revenue $'000
2.2 - SD1: Healthy, Caring and inclusive community	(39,920)	129,400	89,481
2.3 - SD2: Sustainable growth and environment	(142,012)	177,908	35,896
2.4 - SD3: Strong local economy	(8,105)	8,308	203
2.5 - SD4: High-performing Council and organisation	(32,074)	62,602	30,528
Total	**(222,111)**	**378,218**	**156,107**
Expenses added in:			
Depreciation	**87,251**		
Finance costs	**6,048**		
Efficiency Targets & Budget Assumptions	**(11,403)**		
Surplus/(Deficit) before funding sources	**(304,007)**		
Funding sources added in:			
Rates and charges revenue	247,455		
Waste charge revenue	57,833		
Total funding sources	**305,288**		
Operating surplus/(deficit) for the year	**1,281**		

3. Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2023/24 has been supplemented with projections to 2026/27

This section includes the following financial statements prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

- Comprehensive Income Statement
- Balance Sheet
- Statement of Changes in Equity
- Statement of Cash Flows
- Statement of Capital Works
- Statement of Human Resources

Comprehensive Income Statement

For the four years ending 30 June 2027

	NOTES	Forecast 2022/23 $'000	Budget 2023/24 $'000	Projections 2024/25 $'000	2025/26 $'000	2026/27 $'000
Income / Revenue						
Rates and charges	4.1.1	285,851	**305,288**	323,735	343,684	362,979
Statutory fees and fines	4.1.2	15,295	**16,196**	16,520	16,851	17,188
User fees	4.1.3	61,324	**59,702**	61,493	63,031	64,606
Grants - operating	4.1.4	68,548	**67,926**	69,964	71,713	73,506
Grants - capital	4.1.4	29,877	**18,480**	9,976	8,411	11,161
Contributions - monetary	4.1.5	35,649	**28,283**	23,405	36,955	35,406
Contributions - non-monetary	4.1.5	90,000	**90,000**	90,000	90,000	90,000
Net gain (or loss) on disposal of property, infrastructure, plant and equipment		(16,109)	**(1,685)**	3,411	(1,766)	(1,766)
Fair value adjustments for investment property		-	**-**	-	-	-
Share of net profits (or loss) of associates and joint ventures		-	**-**	-	-	-
Other income	4.1.6	7,283	**9,405**	9,559	9,691	9,827
Total income / revenue		577,719	**593,596**	608,064	638,571	662,907
Expenses						
Employee costs	4.1.7	191,170	**198,194**	205,627	217,418	229,891
Materials and services	4.1.8	122,604	**121,103**	141,897	143,972	136,882
Depreciation	4.1.9	82,423	**85,363**	90,659	96,428	102,332
Amortisation - intangible assets	4.1.10	387	**388**	387	387	387
Amortisation - right of use assets	4.1.11	1,170	**1,499**	1,440	1,220	1,197
Bad and doubtful debts - allowance for impairment losses		895	**1,038**	1,060	1,060	1,060
Borrowing costs		4,591	**6,049**	6,544	6,639	6,577
Finance costs - leases		186	**217**	172	130	88
Other expenses	4.1.12	43,685	**43,418**	29,795	32,103	43,685
Total expenses		447,112	**457,268**	477,581	499,357	522,100
Surplus/(deficit) for the year		130,607	**136,328**	130,484	139,214	140,807
Other comprehensive income						
Items that will not be reclassified to surplus or deficit in future periods						
Net asset revaluation increment /(decrement)		-	**-**	-	-	-
Share of other comprehensive income of associates and joint ventures		-	**-**	-	-	-
Items that may be reclassified to surplus or deficit in future periods (detail as appropriate)		-	**-**	-	-	-
Total other comprehensive income		-	**-**	-	-	-
Total comprehensive result		130,607	**136,328**	130,484	139,214	140,807

Balance Sheet

For the four years ending 30 June 2027

	NOTES	Forecast 2022/23 $'000	Budget 2023/24 $'000	Projections 2024/25 $'000	2025/26 $'000	2026/27 $'000
Assets						
Current assets						
Cash and cash equivalents		113,260	**98,942**	119,518	115,205	129,963
Trade and other receivables		24,662	**25,936**	27,335	28,819	30,262
Other financial assets		50,906	**44,471**	53,719	51,780	58,414
Inventories		2,716	**2,900**	3,076	3,265	3,448
Prepayments		1,724	**1,613**	1,661	1,707	1,754
Non-current assets classified as held for sale		3,359	**18,700**	1,800	1,800	1,800
Other assets		3,307	**3,304**	3,400	3,483	3,568
Total current assets	4.2.1	199,934	**195,866**	210,508	206,059	229,209
Non-current assets						
Trade and other receivables		12,463	**13,107**	13,814	14,564	15,293
Other financial assets		-	**-**	-	-	-
Investments in associates, joint arrangement and subsidiaries		9,119	**9,119**	9,119	9,119	9,119
Property, infrastructure, plant & equipment		4,278,668	**4,473,944**	4,591,047	4,738,865	4,847,447
Right-of-use assets	4.2.4	7,338	**5,839**	4,400	3,180	1,983
Investment property		-	**-**	-	-	-
Intangible assets		2,063	**8,063**	10,546	13,030	15,513
Total non-current assets	4.2.1	4,309,651	**4,510,071**	4,628,925	4,778,757	4,889,354
Total assets	4.2.1	4,509,585	**4,705,937**	4,839,434	4,984,816	5,118,563
Liabilities						
Current liabilities						
Trade and other payables		42,038	**45,787**	47,835	49,037	50,268
Trust funds and deposits		13,571	**14,310**	15,077	15,890	16,680
Unearned income/revenue		22,477	**22,273**	22,941	23,515	24,103
Provisions		41,573	**43,101**	44,717	47,281	49,994
Interest-bearing liabilities	4.2.3	13,030	**16,138**	16,463	25,885	17,844
Lease liabilities	4.2.4	1,338	**1,374**	1,230	1,294	652
Total current liabilities	4.2.2	134,028	**142,981**	148,263	162,902	159,541
Non-current liabilities						
Creditors & Provisions		18,952	**20,642**	21,566	22,107	22,662
Interest-bearing liabilities	4.2.3	114,032	**164,786**	162,824	155,105	151,502
Lease liabilities	4.2.4	6,187	**4,814**	3,584	2,290	1,638
Total non-current liabilities	4.2.2	139,171	**190,242**	187,973	179,502	175,802
Total liabilities	4.2.2	273,199	**333,223**	336,236	342,404	335,344
Net assets		4,236,386	**4,372,714**	4,503,198	4,642,412	4,783,219
Equity						
Accumulated surplus		1,902,205	**2,076,275**	2,198,330	2,352,758	2,482,064
Reserves		2,334,181	**2,296,439**	2,304,867	2,289,654	2,301,155
Total equity		4,236,386	**4,372,714**	4,503,198	4,642,412	4,783,219

Statement of Changes in Equity
For the four years ending 30 June 2027

	NOTES	Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000	Other Reserves $'000
2023 Forecast					
Balance at beginning of the financial year		4,105,779	1,748,477	2,249,169	108,133
Surplus/(deficit) for the year		130,607	130,607	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(36,561)	-	36,561
Transfers from other reserves		-	59,682	-	(59,682)
Balance at end of the financial year		**4,236,386**	**1,902,205**	**2,249,169**	**85,012**
2024 Budget					
Balance at beginning of the financial year		4,236,386	1,902,205	2,249,169	85,012
Surplus/(deficit) for the year		136,328	136,328	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves	4.3.1	-	(24,605)	-	24,605
Transfers from other reserves	4.3.1	-	62,347	-	(62,347)
Balance at end of the financial year	4.3.2	**4,372,714**	**2,076,275**	**2,249,169**	**47,270**
2025					
Balance at beginning of the financial year		4,372,714	2,076,275	2,249,169	47,270
Surplus/(deficit) for the year		130,484	130,484	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(38,155)	-	38,155
Transfers from other reserves		-	29,727	-	(29,727)
Balance at end of the financial year		**4,503,198**	**2,198,330**	**2,249,169**	**55,698**
2026					
Balance at beginning of the financial year		4,503,198	2,198,330	2,249,169	55,698
Surplus/(deficit) for the year		139,214	139,214	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(36,606)	-	36,606
Transfers from other reserves		-	51,819	-	(51,819)
Balance at end of the financial year		**4,642,412**	**2,352,757**	**2,249,169**	**40,485**
2027					
Balance at beginning of the financial year		4,642,412	2,352,757	2,249,169	40,485
Surplus/(deficit) for the year		140,807	140,807	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(44,294)	-	44,294
Transfers from other reserves		-	32,793	-	(32,793)
Balance at end of the financial year		**4,783,219**	**2,482,064**	**2,249,169**	**51,986**

Statement of Cash Flows

For the four years ending 30 June 2027

	Notes	Forecast 2022/23 $'000	Budget 2023/24 $'000	Projections 2024/25 $'000	2025/26 $'000	2026/27 $'000
		Inflows (Outflows)	**Inflows (Outflows)**	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
Cash flows from operating activities						
Rates and charges		286,031	**305,131**	323,893	343,645	362,934
Statutory fees and fines		15,295	**16,196**	16,520	16,851	17,188
User fees		67,499	**65,638**	67,676	69,326	71,058
Grants - operating		68,548	**67,926**	69,964	71,713	73,506
Grants - capital		29,877	**18,480**	9,976	8,411	11,161
Contributions - monetary		35,649	**28,283**	23,405	36,955	35,406
Interest received		3,371	**4,270**	4,270	4,270	4,270
Dividends received		-	**-**	-	-	-
Trust funds and deposits taken		-	**-**	-	-	-
Other receipts		3,912	**5,135**	5,289	5,421	5,557
Net GST refund / payment		22,580	**29,419**	22,139	26,575	23,503
Employee costs		(187,044)	**(204,864)**	(200,655)	(218,922)	(231,557)
Materials and services		(178,970)	**(187,062)**	(184,294)	(195,022)	(200,062)
Short-term, low value and variable lease payments		-	**-**	-	-	-
Trust funds and deposits repaid		-	**-**	-	-	-
Other payments		-	**-**	-	-	-
Net cash provided by/(used in) operating activities	4.4.1	166,749	**148,554**	158,184	169,223	172,963
Cash flows from investing activities						
Payments for property, infrastructure, plant and		(162,443)	**(222,725)**	(148,440)	(174,618)	(137,719)
Proceeds from sale of property, infrastructure, plant		33,102	**7,160**	29,806	5,440	5,750
Payments for investments		-	**-**	-	-	-
Proceeds from sale of investments		-	**-**	-	-	-
Loans and advances made		-	**-**	-	-	-
Payments of loans and advances		-	**-**	-	-	-
Net cash provided by/ (used in) investing activities	4.4.2	(129,341)	**(215,564)**	(118,634)	(169,178)	(131,969)
Cash flows from financing activities						
Finance costs		(4,591)	**(6,049)**	(6,544)	(6,639)	(6,577)
Proceeds from borrowings		-	**70,000**	14,825	27,590	6,200
Repayment of borrowings		(13,030)	**(16,138)**	(16,463)	(25,885)	(17,844)
Council & Organisational Services		(186)	**(217)**	(172)	(130)	(88)
Repayment of lease liabilities		(1,040)	**(1,338)**	(1,374)	(1,230)	(1,294)
Net cash provided by/(used in) financing activities	4.4.3	(18,848)	**46,259**	(9,728)	(6,295)	(19,604)
Net increase/(decrease) in cash & cash equivalents		18,560	**(20,752)**	29,823	(6,250)	21,391
Cash and cash equivalents at the beginning of the financial year		145,606	**164,166**	143,413	173,236	166,986
Cash and cash equivalents at the end of the		164,166	**143,413**	173,236	166,986	188,377

Statement of Capital Works

For the four years ending 30 June 2027

	NOTES	Forecast 2022/23 $'000	Budget 2023/24 $'000	Projections 2024/25 $'000	2025/26 $'000	2026/27 $'000
Property						
Land		7,939	**40,006**	19,203	24,018	9,910
Land improvements		-	**-**	-	-	-
Total land		7,939	**40,006**	19,203	24,018	9,910
Buildings		78,688	**35,567**	17,899	21,278	13,165
Heritage buildings		585	**2,050**	2,000	3,000	1,000
Building improvements		-	**-**	-	-	-
Leasehold improvements		-	**-**	-	-	-
Total buildings		79,273	**37,617**	19,899	24,278	14,165
Total property		87,212	**77,623**	39,102	48,296	24,076
Plant and equipment						
Plant, Machinery and Equipment		87	**220**	152	125	127
Computers and Telecommunications		5,871	**8,954**	4,838	4,885	4,463
Arts and Culture		237	**490**	308	301	314
Fleet		3,111	**5,212**	5,316	5,423	5,531
		-	**-**	-	-	-
Total plant and equipment		9,305	**14,877**	10,614	10,734	10,436
Infrastructure						
Roads		9,040	**26,563**	25,006	22,393	23,165
Bridges		40	**301**	206	398	317
Roadside Infrastructure and Furniture		5,015	**17,135**	1,382	2,596	345
Drainage		3,325	**6,019**	7,539	6,636	5,008
Paths		5,855	**8,833**	9,129	16,720	16,894
Kerb and Channel		1,445	**2,934**	2,483	2,533	2,608
Parks, Playgrounds, Sports, Open Space and Leisure		20,951	**31,253**	34,330	25,431	29,965
Environment and Coastal Structures		477	**2,075**	1,344	1,343	1,378
Waste Management		1,614	**2,229**	664	3,677	690
Other Infrastructure		6,653	**6,044**	6,490	16,896	9,418
Total infrastructure		54,416	**103,386**	88,573	98,623	89,787
Total capital works expenditure	4.5.1	150,933	**195,885**	138,289	157,653	124,298
Represented by:						
New asset expenditure		117,260	**129,352**	75,461	94,203	62,485
Asset renewal expenditure		21,917	**52,618**	55,109	57,916	58,230
Asset expansion expenditure		-	**-**	-	-	-
Asset upgrade expenditure		11,756	**13,915**	7,719	5,533	3,584
Total capital works expenditure	4.5.1	150,933	195,885	138,289	157,653	124,298
Funding sources represented by:						
Grants		30,165	**18,480**	4,594	2,828	2,792
Contributions		35,361	**28,283**	36,955	35,406	43,094
Council cash		85,406	**79,122**	81,915	91,829	72,213
Borrowings		-	**70,000**	14,825	27,590	6,200
Total capital works expenditure	4.5.1	150,933	**195,885**	138,289	157,653	124,298

Statement of Human Resources

For the four years ending 30 June 2027

	Forecast	Budget	Projections		
	2022/23	2023/24	2024/25	2025/26	2026/27
	$'000	$'000	$'000	$'000	$'000
Staff expenditure					
Employee costs - operating	191,170	**198,194**	205,627	217,418	229,891
Employee costs - capital	8,151	**10,914**	11,323	11,972	12,659
Total staff expenditure	199,322	**209,108**	216,950	229,390	242,550
	FTE	**FTE**	FTE	FTE	FTE
Staff numbers					
FTE - operating	1,761.5	**1,763.8**	1,844.3	1,950.0	2,061.9
FTE - capital	62.2	**85.3**	88.5	93.6	99.0
Total staff numbers	1,823.7	**1,849.1**	1,932.8	2,043.6	2,160.8

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

Department	Budget	Comprises			
		Permanent		Casual	Temporary
	2023/24	Full Time	Part time		
	$'000	$'000	$'000	$'000	$'000
Chief Executive	**4,299**	3,572	561	-	166
Strategy, People and Performance	**32,503**	21,920	3,981	-	6,602
Customer and Corporate Services	**11,492**	7,501	2,427	518	1,046
City Services	**55,326**	48,594	5,415	318	1,000
Community Life	**67,665**	29,831	28,991	6,712	2,132
City Planning and Economy	**25,501**	19,039	4,074	691	1,697
Total permanent staff expenditure	**196,786**	130,457	45,449	8,238	12,642
Supplementary Labour and other	**1,408**				
Total Operating Expenditure	**198,194**				
Capitalised labour costs	**10,914**				
Total expenditure	**209,108**				

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

Department	Budget	Comprises			
		Permanent		Casual	Temporary
	2023/24	Full Time	Part time		
Chief Executive	**16.4**	13.6	2.1	-	0.6
Strategy, People and Performance	**228.6**	154.1	28.0	-	46.5
Customer and Corporate Services	**90.4**	58.9	19.1	4.2	8.2
City Services	**542.9**	470.0	52.4	10.2	10.4
Community Life	**672.2**	294.0	285.7	71.4	21.0
City Planning and Economy	**213.2**	159.0	34.0	6.1	14.2
Total Permanent staff FTE	**1,763.8**	1,149.7	421.3	91.9	100.9
Capitalised Labour FTE	**85.3**				
Total Permanent FTE	**1,849.1**				
Supplementary Labour and other	**13.9**				
Total staff	**1,862.9**				

Summary of Planned Human Resources Expenditure
For the four years ending 30 June 2027

	2023/24 $'000	2024/25 $'000	2025/26 $'000	2026/27 $'000
Chief Executive				
Permanent - Full time	3,572	3,706	3,918	4,143
Women	3,572	3,706	3,918	4,143
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Permanent - Part time	561	582	616	651
Women	561	582	616	651
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Chief Executive	**4,133**	**4,288**	**4,534**	**4,794**
Strategy, People and Performance				
Permanent - Full time	21,920	22,742	24,047	25,426
Women	11,931	12,378	13,088	13,839
Men	9,990	10,364	10,959	11,587
Persons of self-described gender	-	-	-	-
Permanent - Part time	3,981	4,130	4,367	4,617
Women	3,353	3,479	3,678	3,889
Men	628	651	688	728
Persons of self-described gender	-	-	-	-
Total Strategy, People and Performance	**25,901**	**26,872**	**28,413**	**30,043**
Customer and Corporate Services				
Permanent - Full time	7,501	7,782	8,228	8,700
Women	4,605	4,777	5,051	5,341
Men	2,896	3,005	3,177	3,359
Persons of self-described gender	-	-	-	-
Permanent - Part time	2,427	2,518	2,662	2,815
Women	2,427	2,518	2,662	2,815
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Customer and Corporate Services	**9,928**	**10,300**	**10,891**	**11,515**
City Services				
Permanent - Full time	48,594	50,416	53,307	56,366
Women	9,742	10,108	10,687	11,300
Men	38,852	40,309	42,620	45,065
Persons of self-described gender	-	-	-	-
Permanent - Part time	5,415	5,618	5,940	6,281
Women	3,576	3,710	3,923	4,148
Men	1,839	1,908	2,017	2,133
Persons of self-described gender	-	-	-	-
Total City Services	**54,009**	**56,034**	**59,247**	**62,646**
Community Life				
Permanent - Full time	29,831	30,950	32,725	34,602
Women	23,685	24,573	25,982	27,473
Men	6,146	6,377	6,743	7,129
Persons of self-described gender	-	-	-	-
Permanent - Part time	28,991	30,079	31,803	33,628
Women	26,943	27,954	29,557	31,252
Men	2,048	2,125	2,247	2,376
Persons of self-described gender	-	-	-	-
Total Community Life	**58,822**	**61,028**	**64,528**	**68,230**
City Planning and Economy				
Permanent - Full time	19,039	19,753	20,886	22,084
Women	10,406	10,796	11,415	12,070
Men	8,633	8,957	9,470	10,014
Persons of self-described gender	-	-	-	-
Permanent - Part time	4,074	4,227	4,469	4,726
Women	3,770	3,911	4,135	4,373
Men	304	316	334	353
Persons of self-described gender	-	-	-	-
Total City Planning and Economy	**23,113**	**23,980**	**25,355**	**26,810**
Casuals, temporary and other expenditure	22,288	23,124	24,450	25,852
Capitalised labour costs	10,914	11,323	11,972	12,659
Total staff expenditure	**209,108**	**216,950**	**229,390**	**242,550**

	2023/24 FTE	2024/25 FTE	2025/26 FTE	2026/27 FTE
Chief Executive				
Permanent - Full time	13.6	14.1	14.9	15.8
Women	13.6	14.1	14.9	15.8
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Permanent - Part time	2.1	2.2	2.3	2.5
Women	2.1	2.2	2.3	2.5
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Chief Executive	15.8	16.4	17.3	18.3
Strategy, People and Performance				
Permanent - Full time	154.1	159.9	169.1	178.8
Women	83.9	87.0	92.0	97.3
Men	70.2	72.9	77.0	81.5
Persons of self-described gender	-	-	-	-
Permanent - Part time	28.0	29.0	30.7	32.5
Women	23.6	24.5	25.9	27.3
Men	4.4	4.6	4.8	5.1
Persons of self-described gender	-	-	-	-
Total Strategy, People and Performance	182.1	188.9	199.8	211.2
Customer and Corporate Services				
Permanent - Full time	58.9	61.1	64.6	68.4
Women	36.2	37.5	39.7	42.0
Men	22.8	23.6	25.0	26.4
Persons of self-described gender	-	-	-	-
Permanent - Part time	19.1	19.8	20.9	22.1
Women	19.1	19.8	20.9	22.1
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Customer and Corporate Services	78.0	80.9	85.6	90.5
City Services				
Permanent - Full time	470.0	487.7	515.6	545.2
Women	94.2	97.8	103.4	109.3
Men	375.8	389.9	412.2	435.9
Persons of self-described gender	-	-	-	-
Permanent - Part time	52.4	54.3	57.5	60.7
Women	34.6	35.9	37.9	40.1
Men	17.8	18.5	19.5	20.6
Persons of self-described gender	-	-	-	-
Total City Services	522.4	542.0	573.1	606.0
Community Life				
Permanent - Full time	294.0	305.0	322.5	341.0
Women	233.4	242.2	256.1	270.8
Men	60.6	62.9	66.5	70.3
Persons of self-described gender	-	-	-	-
Permanent - Part time	285.7	296.5	313.5	331.4
Women	265.6	275.5	291.3	308.0
Men	20.2	20.9	22.1	23.4
Persons of self-described gender	-	-	-	-
Total Community Life	579.8	601.5	636.0	672.5
City Planning and Economy				
Permanent - Full time	159.0	164.9	174.4	184.4
Women	86.9	90.1	95.3	100.8
Men	72.1	74.8	79.1	83.6
Persons of self-described gender	-	-	-	-
Permanent - Part time	34.0	35.3	37.3	39.5
Women	31.5	32.7	34.5	36.5
Men	2.5	2.6	2.8	2.9
Persons of self-described gender	-	-	-	-
Total City Planning and Economy	193.0	200.2	211.7	223.8
Casuals and temporary staff	206.6	214.4	226.7	239.7
Capitalised labour	85.3	88.5	93.6	99.0
Total staff numbers	**1,862.9**	**1,932.8**	**2,043.6**	**2,160.8**

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4. Notes to the financial statements

This section presents detailed information on material components of the financial statements. Council needs to assess which components are material, considering the dollar amounts and nature of these components.

4.1 Comprehensive Income Statement

4.1.1 Rates and charges

Rates and charges are required by the Act and the Regulations to be disclosed in Council's budget.

As per the Local Government Act 2020, Council is required to have a Revenue and Rating Plan which is a four year plan for how Council will generate income to deliver the Council Plan, program and services and capital works commitments over a four-year period.

In developing the Budget, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the financial planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2023-24 the FGRS cap has been set at 3.50%. The cap applies to both general rates and municipal charges and is calculated on the basis of council's average rates and charges.

The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the community. To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate and the municipal charge will increase by 3.50% in line with the rate cap.

Waste Management Charge
The recycling and waste collection service charge is calculated based on cost reflective principles to cover the costs of collection, recycling and landfill disposal. These include direct, indirect and overhead costs. The charge for 2023-24 will increase from $429.65 to $457.25 or 6.4%.

Service rates and charges
Households may apply for an additional garbage bin, upsized garbage bin, recycling bin or green waste bin. The charges for 2023-24 are $184.25 for a 140L garbage bin, $133.20 to upgrade to a 240L bin, $96.95 for a recycling bin and $90.10 for a green waste bin.

Special Rates and Charges
Council has not declared any new special rates and charges schemes for 2023-24.

Waivers
Council declares the following waivers for 2023-24 under section 171 of the Act for specific qualifying properties.
Housing support waiver - residential property used for transitional, emergency or crisis housing.

Rates assistance waiver - for qualifying residential and farm properties where the valuation has increased by greater than 50%.

New Corio Estate waiver - for New Corio Estate properties where property encumbrances prevent owners from making any demands on Council services now and into the future.

Financial hardship policy - support is available to individuals and businesses in exceptional hardship circumstances determined at the sole discretion of the Chief Executive Officer.

Rebates
Council declares a rebate for 2023-24 under section 169 of the Act. A farm rebate is available for qualifying farmland. The rebate is set at 7.6% and recognises the benefit to the community in encouraging the retention of large lot primary holdings.

This will result in expected total rates and charges for 2023-24 of $305,288,258.

4.1.1(a) The reconciliation of the total rates and charges to the Comprehensive Income Statement is as follows:

	2022/23 Forecast $'000	2023/24 Budget $'000	Change $'000	%
General rates*	226,434	**240,839**	14,405	6.36%
Waste management charge	52,912	**57,833**	4,921	9.30%
Service rates and charges	1,071	**1,257**	186	17.37%
Supplementary rates and rate adjustments	4,836	**5,000**	164	3.39%
Interest on rates and charges	896	**450**	(446)	(49.78%)
Waivers	(45)	**(92)**	(47)	104.44%
Rebates	(559)	**(310)**	249	(44.54%)
Cultural and recreational rates	232	**236**	4	1.72%
Revenue in lieu of rates	74	**75**	1	1.35%
Total rates and charges	285,851	**305,288**	19,437	6.80%

*Subject to the rate cap established under the FGRS

4.1.1(b) The rate in the dollar to be levied as general rates under section 158 of the Act for each type or class of land compared with the previous financial year.

Type or class of land	2022/23 cents/$CIV*	2023/24 cents/$CIV*	Change
General rate for rateable residential properties	0.00191288	**0.00186751**	(2.37%)
General rate for rateable commercial/industrial properties	0.00483857	**0.00423944**	(12.38%)
General rate for rateable vacant land	0.00267137	**0.00250670**	(6.16%)
General rate for rateable farm properties	0.00120964	**0.00110262**	(8.85%)
General rate for rateable mixed use properties	0.00303131	**0.00296428**	(2.21%)
	0.00143466	**0.00140063**	(2.37%)

4.1.1(c) The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year.

Type or class of land	2022/23 $'000	2023/24 $'000	Change $'000	%
Residential	171,953	**181,909**	9,956	5.79%
Commercial/industrial	46,413	**43,716**	(2,697)	(5.81%)
Vacant land	10,568	**11,324**	756	7.15%
Farm	2,978	**3,061**	83	2.79%
Mixed use	786	**832**	46	5.85%
Total amount to be raised by general rates	232,698	**240,842**	8,144	3.50%
Cultural and recreational land*	232	**236**		

4.1.1(d) The number of assessments in relation to each type or class of land, and the total number of assessments, compared with the previous financial year.

Type or class of land	2022/23 Number	2023/24 Number	Change Number	%
Residential	119,228	**122,927**	3,699	3.10%
Commercial/industrial	8,710	**8,854**	144	1.65%
Vacant land	6,930	**6,085**	(845)	(12.19%)
Farm	940	**937**	(3)	(0.32%)
Mixed use	304	**299**	(5)	(1.64%)
Total number of assessments	136,112	**139,102**	2,990	2.20%
Cultural and recreational land*	53	**53**		

4.1.1(e) The basis of valuation to be used is the Capital Improved Value (CIV).

4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year.

Type or class of land	2022/23 $'000	2023/24 $'000	Change $'000	Change %
Residential	89,891,992	**97,407,039**	7,515,047	8.36%
Commercial/industrial	9,592,296	**10,311,750**	719,454	7.50%
Vacant land	3,956,073	**4,517,388**	561,315	14.19%
Farm	2,461,515	**2,776,040**	314,525	12.78%
Mixed use	259,450	**280,705**	21,255	8.19%
Total value of land	106,161,326	**115,292,922**	9,131,596	8.60%
	161,012	**168,537**		

4.1.1(g) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous financial year.

Type of Charge	Per Rateable Property 2022/23 $	Per Rateable Property 2023/24 $	Change $	Change %
Waste management charge	429.65	**457.25**	27.60	6.42%
Waste management charge applicable multi-sites	166.35	**176.35**	10.00	6.01%

4.1.1(h) The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year.

Type of Charge	2022/23 $	2023/24 $	Change $	Change %
Waste management charge	52,837,638.00	**57,754,223.90**	4,916,585.90	9.31%
Waste management charge applicable multi-sites	74,192.00	**78,652.10**	4,460.10	6.01%
Total	52,911,830	**57,832,876**	4,921,046	9.30%

4.1.1(i) The estimated total amount to be raised by all rates and charges compared with the previous financial

	2022/23 $'000	2023/24 $'000	Change $'000	Change %
*General rates**	226,434	**240,839**	14,407	6.36%
Waste management charge	52,912	**57,833**	4,921	9.30%
Service rates and charges	1,071	**1,257**	186	17.37%
Supplementary rates and rate adjustments	4,836	**5,000**	164	3.39%
Interest on rates and charges	896	**450**	(446)	(49.78%)
Waivers	(45)	**(92)**	(47)	104.44%
Rebates	(559)	**(310)**	249	(44.54%)
Cultural and recreational rates	232	**236**	4	1.72%
Revenue in lieu of rates	74	**75**	1	1.35%
Total Rates and charges	285,851	**305,288**	19,439	6.80%

*Subject to the rate cap established under the FGRS

4.1.1(j) Fair Go Rates System Compliance

Victorian City Councils are required to comply with the State Government's FGRS. The table below details the budget assumptions consistent with the requirements of the FGRS.

	2022/23 $	2023/24 $
Total Rates	222,354,125	232,697,744
Number of rateable properties	136,112	139,102
Base Average Rate	1,633.61	1,672.86
Maximum Rate Increase (set by the State Government)	**1.75%**	**3.50%**
Capped Average Rate	1,662.20	1,731.41
Maximum General Rates and Municipal Charges Revenue	226,245,366	240,842,165
Budgeted General Rates and Municipal Charges Revenue	226,368,832	240,840,800
Budgeted Supplementary Rates	4,000,000	5,000,000
Budgeted Total Rates and Municipal Charges Revenue	230,368,832	245,840,800

4.1.1(k) Any significant changes that may affect the estimated amounts to be raised by rates and charges.

There are no known significant changes which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations (2023-24: estimated $5.0m and 2022-23: $4.8m)
- The variation of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land and vice versa
- Changes of use of land such that residential land becomes business land and vice versa.

4.1.2 Statutory fees and fines

	Forecast 2022/23	Budget 2023/24	Change	
	$'000	$'000	$'000	%
Permits	7,160	**7,598**	438	6.11%
Registrations	4,455	**4,613**	158	3.54%
Infringements and costs	3,629	**3,897**	268	7.39%
Other Planning Fees	51	**89**	38	73.54%
Total statutory fees and fines	15,295	**16,196**	901	5.89%

Permits	Income from permits is budgeted to increase due to expected increase in pricing and volume.
Registrations	Income from animal registrations is budgeted to increase due to expected increase in pricing and volume.
Infringements and costs	Increased local laws resourcing is expected to generate additional income from infringements.

4.1.3 User fees

	Forecast 2022/23	Budget 2023/24	Change	
	$'000	$'000	$'000	%
Leisure centre and recreation	16,495	**16,257**	(238)	(1.44%)
Waste Management Services	15,808	**15,652**	(156)	(0.98%)
Building Services	8,670	**8,958**	288	3.32%
Parking	7,431	**7,733**	302	4.07%
Child care/children's programs	6,615	**6,143**	(471)	(7.12%)
Aged and health services	3,218	**2,793**	(425)	(13.21%)
Retail Sales	1,106	**1,350**	244	22.05%
Parks	1,008	**765**	(243)	(24.10%)
Other Fees and Charges	974	**50**	(924)	(94.82%)
Total user fees	61,324	**59,702**	(1,622)	(2.65%)

Parking	The provision of free parking for the second hour in 2P spaces will end in 2023-24, which will favourably impact revenue.
Child care/children's programs	The State Government are funding kindergarten for 3 and 4 year-olds. This will subsequently reduce user fees charged to parents and increase grant funding.
Aged and health services	Due to staff shortages, the provision of services to external agencies will be reduced. This will subsequently reduce user fees and expenditure associated with service delivery.
Other Fees and Charges	The 2022-23 forecast was favourably impacted by a prior-year income adjustment.

4.1.4 Grants

Grants are required by the Act and the Regulations to be disclosed in Council's budget.

	Forecast 2022/23 $'000	Budget 2023/24 $'000	Change $'000	Change %
Grants were received in respect of the following:				
Summary of grants				
Commonwealth funded grants	63,629	**64,876**	1,247	1.96%
State funded grants	34,796	**21,530**	(13,266)	(38.13%)
Total grants received	98,425	**86,406**	(12,019)	(12.21%)
(a) Operating Grants				
Recurrent - Commonwealth Government				
Financial Assistance Grants	24,657	**25,089**	432	1.75%
Aged Care	18,272	**18,123**	(149)	(0.82%)
Family services	10,657	**10,326**	(331)	(3.10%)
Other	366	**252**	(114)	(31.15%)
Recurrent - State Government				
Family services	8,029	**9,725**	1,696	21.12%
Aged care	2,161	**2,202**	41	1.91%
School crossing supervisors	1,079	**1,080**	1	0.14%
Other	658	**496**	(162)	(24.66%)
Environment	127	**110**	(17)	(13.21%)
Total recurrent grants	66,005	**67,402**	1,397	2.12%
Non-recurrent - Commonwealth Government				
Other	5	**76**	71	1492.67%
Aged care	-	**30**	30	100.00%
Non-recurrent - State Government				
Family Services	376	**282**	(94)	(24.96%)
Community Inclusion	218	**93**	(125)	(57.33%)
Other	323	**39**	(284)	(87.85%)
Recreation	128	**3**	(125)	(97.29%)
COVID-19 Support	680	**-**	(680)	(100.00%)
Waste Management	346	**-**	(346)	(100.00%)
Environment	196	**-**	(196)	(100.00%)
Infrastructure Planning	167	**-**	(167)	(100.00%)
Buildings	103	**-**	(103)	(100.00%)
Total non-recurrent grants	2,543	524	(2,019)	(79.40%)
Total operating grants	68,548	**67,926**	(622)	(0.91%)
(b) Capital Grants				
Recurrent - Commonwealth Government				
Roads to recovery	2,115	**2,184**	68	3.23%
Recurrent - State Government				
Other	-	**-**	-	-
Total recurrent grants	2,115	**2,184**	68	3.23%
Non-recurrent - Commonwealth Government				
Buildings	4,803	**4,310**	(493)	(10.26%)
Recreation		**3,773**	3,773	100.00%
Roads		**500**	500	100.00%
Other	2,754	**215**	(2,540)	(92.21%)
Non-recurrent - State Government				
Buildings	10,294	**3,776**	(6,519)	(63.32%)
Recreation	9,310	**2,807**	(6,503)	(69.85%)
Other	116	**825**	709	609.61%
Public WiFi & Enhanced Broadband	-	**91**	91	100.00%
Roads	484	**-**	(484)	(100.00%)
Total non-recurrent grants	27,762	**16,297**	(11,465)	(41.30%)
Total capital grants	29,877	**18,480**	(11,397)	(38.15%)
Total Grants	98,425	**86,406**	(12,018)	(12.21%)

Operating Grants

Financial Assistance Grants	The funding portion received in advance is assumed to remain unchanged. The funding amount is expected to increase due to inflation.
Family services	The State Government are funding kindergarten for 3 and 4 year-olds. This will subsequently reduce user fees charged to parents and increase grant funding.
COVID-19 Support	2022-23 income was favourably impacted by funding received to assist Aged Care service providers during the pandemic.

Capital Grants

Buildings	2023-24 income includes funding for the Northern Aquatic and Community Hub ($4.98m), Leopold Tennis Club pavilion and lighting upgrades ($1m) and the Geelong Arena roof replacement ($0.95m).
Recreation	2023-24 income includes funding for the Drysdale Sporting Precinct Master Plan Implementation ($4.25m) and Rippleside Playground ($0.97m).
Other	2023-24 income includes funding for the Clifton Springs Boat Ramp Carpark upgrades ($0.79m).

4.1.5 Contributions

	Forecast 2022/23 $'000	Budget 2023/24 $'000	Change $'000	Change %
Monetary	35,649	**28,283**	(7,366)	(20.66%)
Non-monetary	90,000	**90,000**	-	0.00%
Total contributions	125,649	**118,283**	(7,366)	(5.86%)

Monetary	The change in monetary contributions reflects the expected timing of developer contributions.

4.1.6 Other income

	Forecast 2022/23 $'000	Budget 2023/24 $'000	Change $'000	Change %
Interest	3,371	**4,270**	899	26.67%
Reimbursements and recoveries	2,125	**3,277**	1,152	54.23%
Other	1,657	**1,655**	(3)	(0.16%)
Levies	130	**203**	73	56.33%
Total other income	7,283	**9,405**	2,122	29.13%

Interest	Interest income is expected to increase due to the impact of interest rate rises announced in 2022-23.
Reimbursements and recoveries	Recovery of costs from third parties expected to offset the cost of delivering the Northern and Western Geelong Growth Area (NWGGA) project.

4.1.7 Employee costs

	Forecast 2022/23 $'000	Budget 2023/24 $'000	Change $'000	Change %
Wages and salaries	165,724	**173,346**	7,622	4.60%
Superannuation	15,925	**17,193**	1,268	7.96%
WorkCover	3,515	**3,168**	(346)	(9.85%)
Other	2,611	**2,782**	171	6.54%
Supplementary Labour	2,929	**1,338**	(1,591)	(54.32%)
Fringe Benefits Tax	467	**366**	(101)	(21.58%)
Total employee costs	191,170	**198,194**	7,023	3.67%

Wages and salaries	The 2022-23 forecast was impacted due to permanent staff vacancies being higher than expected. The vacancies resulted in reduced 'wages and salaries' and increased 'supplementary labour'. The expected increase of employee costs in 2023-24 are mostly due to salary inflation increases per the enterprise agreement.
Superannuation	The minimum super guarantee percentage is increasing by 0.5% to 11% in 2023-24.
Supplementary Labour	The 2022-23 forecast was impacted due to vacancies of permanent staff being higher than expected. The vacancies resulted in reduced 'wages and salaries' and increased 'supplementary labour'.

4.1.8 Materials and services

	Forecast 2022/23 $'000	Budget 2023/24 $'000	Change $'000	Change %
Contract Payments	56,010	**54,913**	(1,098)	(1.96%)
Plant/Equipment/Vehicle Costs	14,521	**13,386**	(1,135)	(7.82%)
Consultants	12,105	**11,933**	(171)	(1.42%)
Levies	11,311	**11,673**	362	3.20%
Utilities	8,948	**8,924**	(25)	(0.28%)
Information Technology	6,982	**7,044**	62	0.89%
Materials	7,368	**6,894**	(474)	(6.43%)
Insurance	2,863	**3,600**	738	25.77%
Office Administration	2,495	**2,735**	240	9.63%
Total materials and services	122,604	**121,103**	(1,501)	(1.22%)

Contract Payments	Reduced contractor costs expected due to identified efficiencies and reduction of operational projects.
Plant/Equipment/Vehicle Costs	Reduction in repairs, maintenance and vehicle costs expected due to identified efficiencies and reduction of operational projects.
Materials	Reduction in expenditure expected due to identified efficiencies and reduction of operational projects.
Insurance	The 2022-23 forecast was favourably impacted by claims excess being lower than expected. The 2023-24 building insurance premium is expected to increase due to additional assets and escalations of building costs, resulting in increased insurable asset values.

4.1.9 Depreciation

	Forecast 2022/23 $'000	Budget 2023/24 $'000	Change $'000	Change %
Property	14,613	**13,287**	(1,326)	(9.07%)
Plant & equipment	7,856	**7,840**	(17)	(0.21%)
Infrastructure	59,954	**64,236**	4,282	7.14%
Total depreciation	82,423	**85,363**	2,940	3.57%

The expected increase in 2023/24 depreciation reflects the high value of Council's assets and the full year effect of depreciation from assets constructed and acquired as part of the 2022/23 capital works program

4.1.10 Amortisation - Intangible assets

	Forecast 2022/23 $'000	Budget 2023/24 $'000	Change $'000	Change %
Intangible assets	387	**388**	1	0.26%
Total amortisation - intangible assets	387	**388**	1	0.26%

4.1.11 Amortisation - Right of use assets

	Forecast 2022/23 $'000	Budget 2023/24 $'000	Change $'000	Change %
Right of use assets	1,170	**1,499**	329	28.12%
Total amortisation - right of use assets	1,170	**1,499**	329	28.12%

4.1.12 Other expenses

	Forecast 2022/23 $'000	Budget 2023/24 $'000	Change $'000	Change %
Waste disposal and recycling	17,488	**19,062**	1,573	9.00%
Contributions	17,165	**16,040**	(1,125)	(6.56%)
Grants	2,615	**2,040**	(574)	(21.96%)
Events and functions	995	**1,211**	216	21.77%
Memberships and subscriptions	782	**1,042**	259	33.14%
Licences, fees and permits	744	**987**	243	32.65%
Marketing, promotion & advertising	1,078	**914**	(165)	(15.27%)
Other	188	**670**	482	256.60%
Councillor allowances	455	**533**	78	17.09%
Operating lease expense	1,844	**500**	(1,345)	(72.91%)
Audit	330	**420**	90	27.23%
Total other expenses	43,685	**43,418**	(267)	(0.61%)

Contributions	A review of contributions has been performed across the council and necessary efficiencies have been put in place.
Grants	Funding for 2022-23 Community Infrastructure Grants awarded across operational and capital activities.
Operating Lease Expense	Decreased leasing costs for Brougham Street and Corio Street due to relocation to Wurriki Nyal office. Also a decrease in rental expenses in 2023/24 due to new leases being moved to amortisation for the right of use assets.
Other	Increase in costs mainly due to additional security costs anticipated based on recent trends.
Waste Disposal and Recycling	Increased contractor costs in relevant kerbside collection components mainly due to inflation.

4.2 Balance Sheet

4.2.1 Assets

Property, infrastructure, plant and equipment	Increased due to the level of internal capital expenditure plus an increase in subdivision assets received from developers.

4.2.2 Liabilities

Interest-bearing liabilities	Increased due to Loans for Capital projects to be drawn down during the 2023-24 year.

4.2.3 Borrowings

The table below shows information on borrowings specifically required by the Regulations.

	Forecast 2022/23 $'000	Budget 2023/24 $'000	Projections 2024/25 $'000	2025/26 $'000
Amount borrowed as at 30 June of the prior year	140,092	**127,062**	180,924	179,286
Amount proposed to be borrowed	-	**70,000**	14,825	27,590
Amount projected to be redeemed	(13,030)	**(16,138)**	(16,463)	(25,885)
Amount of borrowings as at 30 June	127,062	**180,924**	179,286	180,991

Increased borrowings will assist in funding the 2023-24 capital program. Additional borrowings in the next financial year of $70.0 million is planned to be utilised across various capital projects for renewals, updates and new assets.

4.2.4 Leases by category

As a result of the introduction of *AASB 16 Leases* , right-of-use assets and lease liabilities have been recognised as outlined in the table below.

	Forecast 2022/23 $	Budget 2023/24 $
Right-of-use assets	-	**-**
Property	7,229	**5,785**
Vehicles	109	**55**
Other, etc.	-	**-**
Total right-of-use assets	7,338	**5,839**
Lease liabilities		
Current lease Liabilities		
Land and buildings	1,284	**1,318**
Plant and equipment	54	**56**
Other, etc.	-	**-**
Total current lease liabilities	1,338	**1,374**
Non-current lease liabilities		
Land and buildings	6,132	**4,814**
Plant and equipment	56	**-**
Other, etc.	-	**-**
Total non-current lease liabilities	6,187	**4,814**
Total lease liabilities	7,526	**6,187**

Where the interest rate applicable to a lease is not expressed in the lease agreement, Council applies the average incremental borrowing rate in the calculation of lease liabilities. The current incremental borrowing rate is 5%.

4.3 Statement of changes in Equity

4.3.1 Reserves

Reserve levels fluctuate due to timing of developer contributions.

4.3.2 Equity

Increased equity has seen an uplift by the comprehensive net result surplus.

4.4 Statement of Cash Flows

4.4.1 Net cash flows provided by/used in operating activities

Rates and charges	Increase in expected revenue due to growth within the municipality and a 3.50% average rate increase.
User Fees	The 2022-23 forecast was favourably impacted by a prior-year income adjustment.
Employee Costs	Increased employee costs due to requirements to support service growth, cultural initiatives and salary inflation.

4.4.2 Net cash flows provided by/used in investing activities

Payments for property, infrastructure, plant and equipment	Continued investment in higher developer contribution projects, asset renewal and other community related initiatives.
Proceeds from sale of property, infrastructure, plant and equipment	Expected sale of excess assets during 2023-24, which will assist with the funding of the capital program.

4.4.3 Net cash flows provided by/used in financing activities

Proceeds from borrowings	Increased loan borrowings to be drawn down during the year to fund capital projects.

4.5 Capital works program

This section presents a listing of the capital works projects to be undertaken for the 2023/24 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year.

4.5.1 Summary

	Forecast 2022/23 $'000	Budget 2023/24 $'000	Change $'000	%
Infrastructure	54,416	**103,386**	48,970	**89.99%**
Plant and equipment	9,305	**14,877**	5,572	**59.88%**
Property	87,212	**77,623**	(9,589)	**-10.99%**
Total	**150,933**	**195,885**	**44,952**	**29.78%**

	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contrib.	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Infrastructure	**103,386**	56,848	38,500	8,037	-	10,303	7,968	54,071	31,043
Plant and equipment	**14,877**	7,045	7,683	149	-	91	-	14,785	-
Property	**77,623**	65,458	6,435	5,730	-	8,086	20,314	10,266	38,957
Total	**195,885**	129,352	52,618	13,915	-	18,480	28,283	79,122	70,000

The 2023-24 program of $195.9 million is detailed in Appendix 2. The program highlights the significant allocation of funds to new assets relative to renewal and upgrade. Aligning with our financial sustainability goals, all capital works has been reviewed for cost escalations and scope of works changes. The capital program has been reforecast to include the total expected spend for each year, removing any ongoing carry over amounts being accounted for.

4.5.2 Current Budget

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contrib.	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
PROPERTY									
Buildings	**35,567**	25,452	6,435	3,680	-	8,086	10,366	7,991	14,277
Heritage buildings	**2,050**	-	-	2,050	-	-	-	-	2,050
Land	**40,006**	40,006	-	-	-	-	1,928	2,275	22,630
TOTAL PROPERTY	**77,623**	65,458	6,435	5,730	-	8,086	12,294	10,266	38,957
PLANT AND EQUIPMENT									
Arts and Culture	**490**	177	314	-	-	-	-	490	-
Computers and Telecommunications	**8,954**	6,868	2,086	-	-	91	-	8,863	-
Fleet	**5,212**	-	5,212	-	-	-	-	5,212	-
Plant, Machinery and Equipment	**220**	-	71	149	-	-	-	220	-
TOTAL PLANT AND EQUIPMENT	**14,877**	7,045	7,683	149	-	91	-	14,785	-
INFRASTRUCTURE									
Bridges	**301**	-	301	-	-	-	-	301	-
Drainage	**6,019**	56	3,238	2,725	-	-	-	6,019	-
Environment and Coastal Structures	**2,075**	27	740	1,308	-	789	-	1,286	-
Kerb and Channel	**2,934**	500	2,434	-	-	-	-	2,934	-
Parks, Playgrounds, Sports, Open Space and Leisure	**31,253**	18,959	9,387	2,906	-	6,580	9,909	5,702	16,260
Paths	**8,833**	5,075	3,758	-	-	-	2,533	6,601	-
Roads	**26,563**	8,021	17,571	970	-	2,684	3,546	21,583	-
Roadside Infrastructure and Furniture	**17,135**	16,061	975	100	-	-	-	1,624	14,783
Waste Management	**2,229**	2,132	97	-	-	224	-	2,005	-
Other Infrastructure	**6,044**	6,018	-	26	-	26	-	6,018	-
TOTAL INFRASTRUCTURE	**103,386**	**56,838**	**38,500**	**8,037**	**-**	**10,303**	**15,989**	**54,071**	**31,043**
TOTAL NEW CAPITAL WORKS	**195,885**	**129,352**	**52,618**	**13,915**	**-**	**18,480**	**28,283**	**79,122**	**70,000**

Summary of Planned Capital Works Expenditure
For the years ending 30 June 2025, 2026 & 2027

2024/25	Asset Expenditure Types					Funding Sources				
	Total $'000	New $'000	Renewal $'000	Expansion $'000	Upgrade $'000	Total $'000	Grants $'000	Contributions $'000	Council Cash $'000	Borrowings $'000
Property										
Land	19,203	19,203	-	-	-	19,203	-	17,118	1,085	1,000
Land improvements	-	-	-	-	-	-	-	-	-	-
Total Land	19,203	19,203	-	-	-	19,203	-	17,118	1,085	1,000
Building improvements	-	-	-	-	-	-	-	-	-	-
Buildings	17,899	11,099	5,648	-	1,151	17,899	-	13,401	498	4,000
Heritage Buildings	2,000	-	-	-	2,000	2,000	-	-	-	2,000
Leasehold improvements	-	-	-	-	-	-	-	-	-	-
Total Buildings	19,899	11,099	5,648	-	3,151	19,899	-	13,401	498	6,000
Total Property	**39,102**	**30,302**	**5,648**	**-**	**3,151**	**39,102**	**-**	**30,519**	**1,582**	**7,000**
Plant and Equipment										
Arts & Culture	308	180	127	-	-	308	-	-	308	-
Computers and telecommunications	4,838	2,719	2,118	-	-	4,838	91	-	4,746	-
Plant, machinery and equipment	152	-	73	-	80	152	-	-	152	-
Fleet	5,316	-	5,316	-	-	5,316	-	-	5,316	-
Total Plant and Equipment	**10,614**	**2,900**	**7,635**	**-**	**80**	**10,614**	**91**	**-**	**10,523**	**-**
Infrastructure										
Bridges	206	-	206	-	-	206	-	-	206	-
Drainage	7,539	537	4,362	-	2,640	7,539	-	-	7,539	-
Environment and Coastal Structures	1,344	27	740	-	577	1,344	-	-	1,344	-
Kerb and Channel	2,483	-	2,483	-	-	2,483	-	-	2,483	-
Parks Infrastructure, Open Space and Leisure	34,330	23,815	9,244	-	1,271	34,330	1,819	6,119	18,567	7,825
Paths	9,129	5,058	4,071	-	-	9,129	-	317	8,811	-
Roads	25,006	4,618	20,388	-	-	25,006	2,684	-	22,322	-
Roadside Infrastructure & Furniture	1,382	1,051	331	-	-	1,382	-	-	1,382	-
Waste Management	664	664	-	-	-	664	-	-	664	-
Other Infrastructure	6,490	6,490	-	-	-	6,490	-	-	6,490	-
Total Infrastructure	**88,573**	**42,259**	**41,826**	**-**	**4,488**	**88,573**	**4,503**	**6,436**	**69,809**	**7,825**
Total Capital Works Expenditure	**138,289**	**75,461**	**55,109**	**-**	**7,719**	**138,289**	**4,594**	**36,955**	**81,915**	**14,825**

2025/26	Asset Expenditure Types					Funding Sources				
	Total $'000	New $'000	Renewal $'000	Expansion $'000	Upgrade $'000	Total $'000	Grants $'000	Contributions $'000	Council Cash $'000	Borrowings $'000
Property										
Land	24,018	24,018	-	-	-	24,018	-	13,930	5,952	4,136
Land improvements	-	-	-	-	-	-	-	-	-	-
Total Land	24,018	24,018	-	-	-	24,018	-	13,930	5,952	4,136
Building improvements	-	-	-	-	-	-	-	-	-	-
Buildings	21,278	14,311	5,812	-	1,156	21,278	-	11,721	603	8,954
Heritage Buildings	3,000	3,000	-	-	-	3,000	-	-	-	3,000
Leasehold improvements	-	-	-	-	-	-	-	-	-	-
Total Buildings	24,278	17,311	5,812	-	1,156	24,278	-	11,721	603	11,954
Total Property	**48,296**	**41,329**	**5,812**	**-**	**1,156**	**48,296**	**-**	**25,651**	**6,555**	**16,090**
	-	-	-	-	-	-	-	-	-	-
Plant and Equipment	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Arts & Culture	301	184	117	-	-	301	-	-	301	-
Computers and telecommunications	4,885	2,724	2,161	-	-	4,885	91	-	4,794	-
Plant, machinery and equipment	125	-	74	-	51	125	-	-	125	-
Fleet	5,423	-	5,423	-	-	5,423	-	-	5,423	-
Total Plant and Equipment	**10,734**	**2,908**	**7,775**	**-**	**51**	**10,734**	**91**	**-**	**10,642**	**-**
Infrastructure										
Bridges	398	-	398	-	-	398	-	-	398	-
Drainage	6,636	2,188	4,448	-	-	6,636	-	-	6,636	-
Environment and Coastal Structures	1,343	-	755	-	589	1,343	-	-	1,343	-
Kerb and Channel	2,533	-	2,533	-	-	2,533	-	-	2,533	-
Parks Infrastructure, Open Space and Leisure	25,431	13,782	10,910	-	738	25,431	-	9,754	11,177	4,500
Paths	16,720	12,568	4,152	-	-	16,720	-	-	15,220	1,500
Roads	22,393	1,597	20,796	-	-	22,393	2,737	-	14,156	5,500
Roadside Infrastructure & Furniture	2,596	2,258	338	-	-	2,596	-	-	2,596	-
Waste Management	3,677	677	-	-	3,000	3,677	-	-	3,677	-
Other Infrastructure	16,896	16,896	-	-	-	16,896	-	-	16,896	-
Total Infrastructure	**98,623**	**49,966**	**44,330**	**-**	**4,327**	**98,623**	**2,737**	**9,754**	**74,632**	**11,500**
Total Capital Works Expenditure	**157,653**	**94,203**	**57,916**	**-**	**5,533**	**157,653**	**2,828**	**35,406**	**91,829**	**27,590**

2026/27	Asset Expenditure Types					Funding Sources				
	Total $'000	New $'000	Renewal $'000	Expansion $'000	Upgrade $'000	Total $'000	Grants $'000	Contributions $'000	Council Cash $'000	Borrowings $'000
Property										
Land	9,910	9,910	-	-	-	9,910	-	6,967	1,643	1,300
Land improvements	-	-	-	-	-	-	-	-	-	-
Total Land	9,910	9,910	-	-	-	9,910	-	6,967	1,643	1,300
Building improvements	-	-	-	-	-	-	-	-	-	-
Buildings	13,165	6,006	5,980	-	1,179	13,165	-	2,200	10,965	-
Heritage Buildings	1,000	-	-	-	1,000	1,000	-	-	-	1,000
Leasehold improvements	-	-	-	-	-	-	-	-	-	-
Total Buildings	14,165	6,006	5,980	-	2,179	14,165	-	2,200	10,965	1,000
Total Property	**24,076**	**15,917**	**5,980**	**-**	**2,179**	**24,076**	**-**	**9,167**	**12,609**	**2,300**
Plant and Equipment										
Arts & Culture	314	188	126	-	-	314	-	-	314	-
Computers and telecommunications	4,463	2,727	1,736	-	-	4,463	-	-	4,463	-
Plant, machinery and equipment	127	-	76	-	52	127	-	-	127	-
Fleet	5,531	-	5,531	-	-	5,531	-	-	5,531	-
Total Plant and Equipment	**10,436**	**2,915**	**7,469**	**-**	**52**	**10,436**	**-**	**-**	**10,436**	**-**
	-	-	-	-	-	-	-	-	-	-
Infrastructure	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Bridges	317	-	317	-	-	317	-	-	317	-
Drainage	5,008	427	4,581	-	-	5,008	-	-	5,008	-
Environment and Coastal Structures	1,378	-	777	-	600	1,378	-	-	1,378	-
Kerb and Channel	2,608	-	2,608	-	-	2,608	-	-	2,608	-
Parks Infrastructure, Open Space and Leisure	29,965	18,743	10,469	-	753	29,965	-	19,965	6,100	3,900
Paths	16,894	12,618	4,276	-	-	16,894	-	-	16,894	-
Roads	23,165	1,757	21,408	-	-	23,165	2,792	13,962	6,411	-
Roadside Infrastructure & Furniture	345	-	345	-	-	345	-	-	345	-
Waste Management	690	690	-	-	-	690	-	-	690	-
Other Infrastructure	9,418	9,418	-	-	-	9,418	-	-	9,418	-
Total Infrastructure	**89,787**	**43,653**	**44,781**	**-**	**1,353**	**89,787**	**2,792**	**33,927**	**49,168**	**3,900**
Total Capital Works Expenditure	**124,298**	**62,485**	**58,230**	**-**	**3,584**	**124,298**	**2,792**	**43,094**	**72,213**	**6,200**

4.7 Proposals to Lease Council Land

This section presents a summary of Council's proposals to lease council land to external parties in the 2023-24 financial

Leases for City owned and managed land:
The City leases land, including buildings, in compliance with section 115 of the Local Government Act 2020.
Section 115 - Lease of land
(1) A Council's power to lease any land to any person is limited to leases for a term of 50 years or less.
(2) Subject to any other Act, and except where section 116 applies, if a Council leases any land to any person subject to any exceptions, reservations, covenants and conditions, it must comply with this section.
(3) A Council must include any proposal to lease land in a financial year in the budget, where the lease is—
  a) for one year or more and;
    (i) the rent for any period of the lease is $100 000 or more a year; or
    (ii) the current market rental value of the land is $100 000 or more a year; or
  b) for 10 years or more.
(4) If a Council proposes to lease land that is subject to subsection (3) and that was not included as a proposal in the budget, the Council must undertake a community engagement process in accordance with the Council's community engagement policy in respect of the proposal before entering into the lease.

The leases listed here are included in the Budget to comply with section 115 (3). Some leases listed do not obviously meet the requirements, however, a commercial market rental value of the building could potentially exceed $100,000 if leased for its highest and best use, ("the use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible") This may particularly apply to Kindergartens, Preschools and Neighbourhood Houses. These are operated by a third party with a subsidised community rent due to the permitted use to provide community services and benefits.

To ensure transparency, these proposed leases have been included in the list below.

Permitted Use	Address	Suburb	Proposed Term	Section	Proposed Annual Rental ($)
Power Substation	702-790 Grubb Road	Drysdale	50 (30+20) years	(3)(b) >10 years	$0.10
Wellness Centre	1-9 Cox Road	Norlane	5 + 5 + 5 years	(3)(b) >10 years	$25,000
Café	1-9 Cox Road	Norlane	5 + 5 + 5 years	(3)(b) >10 years	$25,000
Café	200 Eastern Park Circuit	East Geelong	5 + 5 + 5 years	(3)(b) >10 years	$10,000
Café	52-60 Shell Road	Ocean Grove	10 years	(3)(b) >10 years	$11,000

5a. Targeted performance indicators

The following table highlights Council's current and projected performance across a selection of targeted service and financial performance indicators. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives. The targeted performance indicators below are the prescribed financial performance indicators contained in Schedule 4 of the Local Government (Planning and Reporting) Regulations 2020. Results against these indicators and targets will be reported in Council's Performance Statement included in the Annual Report.

Targeted performance indicators - Service

Indicator	Measure	Notes	Actual	Forecast	Target	Target Projections			Trend
			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	+/o/-
Governance									
Satisfaction with community consultation and engagement	Community satisfaction rating out of 100 with the consultation and engagement efforts of Council	1	54.00	52.00	55.00	55.00	55.55	56.11	+
Roads									
Sealed local roads below the intervention level	Number of kms of sealed local roads below the renewal intervention level set by Council / Kms of sealed local roads	2	94.76%	94.56%	94.73%	94.90%	95.07%	95.24%	o
Statutory planning									
Planning applications decided within the relevant required time	Number of planning application decisions made within the relevant required time / Number of decisions made	3	78.70%	70.00%	70.00%	70.00%	70.00%	70.00%	+
Waste management									
Kerbside collection waste diverted from landfill	Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins	4	52.96%	52.61%	52.32%	51.30%	53.96%	54.87%	+

Targeted performance indicators - Financial

Indicator	Measure	Notes	Actual	Forecast	Target	Target Projections			Trend
			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	+/o/-
Liquidity									
Working Capital	Current assets / current liabilities	5	148.04%	149.17%	136.99%	141.98%	126.49%	143.67%	+
Obligations									
Asset renewal	Asset renewal and upgrade expense / Asset depreciation	6	69.04%	70.54%	76.26%	69.00%	71.56%	63.12%	o
Stability									
Rates concentration	Rate revenue / adjusted underlying revenue	7	57.58%	67.71%	66.83%	66.79%	68.30%	68.96%	+
Efficiency									
Expenditure level	Total expenses / no. of property assessments	8	$2,975	$3,280	$3,287	$3,349	$3,416	$3,484	+

5b. Financial performance indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives. The financial performance indicators below are the prescribed financial performance indicators contained in Part 3 of Schedule 3 of the *Local Government (Planning and Reporting) Regulations 2020* . Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

Indicator	Measure	Notes	Actual	Forecast	Budget	Projections			Trend
			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	+/o/-
Operating position									
Adjusted underlying result	Adjusted underlying surplus (deficit) / Adjusted underlying revenue	9	(2.47%)	(5.90%)	(0.10%)	1.47%	0.76%	0.81%	+
Liquidity									
Unrestricted cash	Unrestricted cash / current liabilities	10	48.08%	59.06%	67.24%	79.28%	77.65%	85.49%	o
Obligations									
Loans and borrowings	Interest bearing loans and borrowings / rate revenue	11	51.85%	44.45%	59.26%	55.38%	52.66%	46.65%	+
Loans and borrowings	Interest and principal repayments on interest bearing loans and borrowings / rate revenue		5.09%	5.94%	7.27%	7.11%	9.46%	6.73%	+
Indebtedness	Non-current liabilities / own source revenue		41.81%	39.35%	48.92%	45.33%	41.60%	38.82%	+
Stability									
Rates effort	Rate revenue / CIV of rateable properties in the municipality	12	0.33%	0.27%	0.26%	0.27%	0.28%	0.29%	o
Efficiency									
Revenue level	General rates and municipal charges / no. of property assessments	13	$1,985	$2,100	$2,195	$2,270	$2,351	$2,423	+

Key to Forecast Trend:

+ Forecasts improvement in Council's financial performance/financial position indicator
o Forecasts Council's financial performance/financial position indicator will be steady
- Forecasts deterioration in Council's financial performance/financial position indicator

Notes to indicators

5a

1. Satisfaction with community consultation and engagement

The target for this measure has been set considering past data, the City's current resource levels, and a review of engagements and projects of significant community interest in the past 12 months. When compared to the statewide average, the City has been within 2.5% of the statewide average over the past 4 years. It is forecast that this will continue with the City's measure potentially increasing in the year ahead as there will be a particular focus on Neighbourhood Conversations and a Have Your Say membership drive.

2. Sealed local roads below the intervention level

In setting the targets, the City used its strategic modelling software which ingests road condition information and agreed levels of service to project the overall condition of the road network. To account for the inherent variability of yearly intervention percentages, the City has averaged the overall surface condition over 10 years, using the forecast actual for 2022/23 as starting point.

3. Planning applications decided within the relevant required time

The target has been set based on the City's historical performance, overlayed with benchmarking for comparable Councils which also process complex statutory planning applications.

4. Kerbside collection waste diverted from landfill

Targets have been set in accordance with past data and reasonable predictions about the future state.
The targets reflect a predicted yearly increase of 3% in waste and garden organics tonnages in accordance with forecast population growth. From 2024-25, the forecast tonnage of mixed recycling processed by the City to decrease due to the anticipated introduction of the Victorian Government's Container Deposit Scheme, which will remove containers subject to the Victorian Government's Deposit Scheme from the Ciity's mixed recycling processing. In addition, the Food Organics collection set to commence in part of the municipality in mid to late 2025 will divert more waste away from landfill from 2025-26.

5. Working Capital

Increase in current liabilities with drawdowns of loans in 2023-24 continued with stable cash balance in future years.

6. Asset renewal

Asset renewal target of 70% of 4 year plan.

7. Rates concentration

High level of growth driving increase in rates revenue.

8. Expenditure level

Expenditure levels increasing in-line with expected growth and cost increases.

Notes to indicators
5b

9. Adjusted underlying result
High levels of capital funding in 2022-23 & 2023-24.

10. Unrestricted Cash
Unrestricted cash balances fluctuate dependant on timings of developer contributions. High level of reserve utilisation for capital works in 4 year program.

11. Debt compared to rates
Drawdown of loans in 2023-24 with future repayment of debt exceeding expected borrowings.

12. Rates effort
No material variation.

13. Revenue level
Revenue levels increasing in-line with expected growth and cost increases.

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Appendices

Appendix 1	Budgeted Income Statement
Appendix 2	2023-24 Capital Project Listing
Appendix 3	Community Investment & Support Fund
Appendix 4	2023-24 Fees and Charges Listing
Appendix 5	Glossary

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Budgeted Income Statement
For the four years ending 30 June 2027

	Forecast	Budget	Projections		
	2022/23 $'000	2023/24 $'000	2024/25 $'000	2025/26 $'000	2026/27 $'000
Operating Income					
Rates and charges	285,851	**305,288**	323,735	343,684	362,979
Government Grants	68,548	**67,926**	69,964	71,713	73,506
User Charges	61,324	**59,702**	61,493	63,031	64,606
Statutory Fees & Fines	15,295	**16,196**	16,520	16,851	17,188
Sundry Income	3,912	**5,135**	5,289	5,421	5,557
Interest Investments	3,371	**4,270**	4,270	4,270	4,270
Gain on Sale of Plant & Equipment	706	**30**	91	91	91
Total Operating Income	439,008	**458,549**	481,363	505,061	528,197
Operating Expenditure					
Employee Related					
Salaries	181,649	**190,540**	195,488	206,946	219,071
WorkCover	3,490	**3,158**	3,875	4,083	4,303
Supplementary Labour	2,929	**1,338**	1,364	1,392	1,420
Other Employment Costs	3,103	**3,159**	4,900	4,998	5,098
Total Employee Related	191,170	**198,194**	205,627	217,418	229,891
Materials and services					
Materials	7,368	**6,894**	7,101	7,296	7,497
Plant, Equipment & Vehicle Costs	14,521	**13,386**	13,250	13,581	13,920
External Services	76,180	**77,144**	77,949	79,898	81,896
Administration	28,352	**29,188**	30,836	31,607	32,397
Professional Services	12,142	**12,073**	12,538	12,852	13,173
Total Materials & Services	138,562	**138,685**	141,674	145,234	148,883
Depreciation	83,976	**87,251**	92,486	98,035	103,917
Utilities	8,948	**8,924**	12,538	12,852	13,173
Community Support	19,851	**18,167**	18,712	19,179	19,659
Interest Expense	4,604	**6,049**	6,544	6,639	6,577
Total Operating Expenditure	447,112	**457,268**	477,581	499,357	522,100
Operating Surplus/(deficit)	(8,104)	**1,281**	3,783	5,704	6,097
Non-recurrent income					
Capital Grants & Income	30,165	**22,932**	9,976	8,411	11,161
Developer Contributions	35,361	**23,830**	23,405	36,955	35,406
Gain on Sale of Property	20,297	**1,785**	6,820	1,644	1,644
Recognition of Infrastructure	90,000	**90,000**	90,000	90,000	90,000
Total Non-Recurrent Income	**175,823**	**138,547**	**130,201**	**137,010**	**138,210**
Non-recurrent expenditure					
Loss on Disposal of Infrastructure	3,175	**3,500**	3,500	3,500	3,500
Prior Year Adjustments	33,937	**-**	-	-	-
Total Non-Recurrent Expenditure	37,112	**3,500**	3,500	3,500	3,500
Total comprehensive result	130,607	**136,328**	130,484	139,214	140,807

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2023-24 TO 2026-27 CAPITAL PROJECTS PROGRAM

Project Name	Description	2023-24 Expenditure $	2023-24 Income	2023-24 Net Cost	2024-25 Net Cost $	2025-26 Net Cost $	2026-27 Net Cost $
Infrastructure							
Bridges							
Bridge Upgrades - Major Renewal Works	Major renewal works on road and pedestrian bridges across municipality, core program.	300,620	-	300,620	206,405	397,834	316,620
Bridges Total		**300,620**	**-**	**300,620**	**206,405**	**397,834**	**316,620**
Drainage							
Armstrong Creek Waterway Improvement Works	North-South Connection to Station Precinct to Ghazepore Road.	-	-	-	-	-	175,207
Central Road Basin - Construction	DCP funded project required to design and construct the Central Road Drysdale Central Road Basin - Construction - DI_DR_1a.	-	-	-	-	347,656	-
Central Road Basin - Landscaping	DCP funded project required to design and construct the Central Road Drysdale Central Road Basin - Landscaping - DI_DR_1b.	-	-	-	-	120,044	-
Drainage Construction Sub Program - Flood & Drainage Management	Core program of drainage related works including upgrading main drainage infrastructure.	2,587,867	-	2,587,867	2,639,625	2,692,417	2,746,265
Drainage Renewal - WSUD	Water-sensitive urban design (WSUD) is a land planning and engineering design approach to minimise environmental degradation and improve aesthetic and recreational appeal.	598,762	-	598,762	847,999	862,182	888,829
Eastern Beach Sewerage	Upgrade of Eastern Beach sewerage to ensure facilities are fit for purpose for peak periods.	137,300	-	137,300	-	-	-
Jetty Road Downstream Basin - Construction (interim)	DCP funded project required to design and construct the Central Road Drysdale Jetty Road Downstream Basin - Construction (interim) - DI_DR_02a.	-	-	-	362,443	-	-
Jetty Road Downstream Basin - Construction (Ultimate)	DCP funded project required to design and construct the Central Road Drysdale Jetty Road Downstream Basin - Construction (Ultimate) - DI_DR_03a.	-	-	-	-	366,123	-
Jetty Road Downstream Basin - Landscaping (interim)	DCP funded project required to design and construct the Central Road Drysdale Jetty Road Downstream Basin - Landscaping (interim) - DI_DR_02b.	-	-	-	174,248	-	-
Jetty Road Downstream Basin - Landscaping (Ultimate)	DCP funded project required to design and construct the Central Road Drysdale Jetty Road Downstream Basin - Landscaping (Ultimate) - DI_DR_03b.	-	-	-	-	140,485	-
Retarding basin & Water Treatment	Central Construction.	-	-	-	-	961,934	-
Armstrong Creek Waterway Improvement Works - Airport Road to North South Connector (West of Airport Road) - Armstrong Creek West Precinct	DCP funded project required to design and construct the Armstrong Creek Armstrong Creek Waterway Improvement Works - ACWP - DI_DR_04.	55,989	-	55,989	-	251,948	251,948
Drainage Renewal	Core program for the renewal of drainage infrastructure to reduce the likelihood of property flooding events.	2,639,059	-	2,639,059	3,514,423	3,585,403	3,692,372
Drainage Total		**6,018,977**	**-**	**6,018,977**	**7,538,738**	**9,328,192**	**7,754,621**

2023-24 TO 2026-27 CAPITAL PROJECTS PROGRAM

Project Name	Description	2023-24 Expenditure $	2023-24 Income	2023-24 Net Cost	2024-25 Net Cost $	2025-26 Net Cost $	2026-27 Net Cost $
Kerb and Channel							
Kerb and Channel Renewal	Core annual program for the replacement of kerb and channel in full block sections.	2,433,739	-	2,433,739	2,483,216	2,532,881	2,607,976
Ocean Grove Lookout Reserve	Kerb and channel sealing at the lookout visitor carpark in Ocean Grove.	500,000	-	500,000	-	-	-
Kerb and Channel Total		**2,933,739**	**-**	**2,933,739**	**2,483,216**	**2,532,881**	**2,607,976**
Paths							
Footpath Renewal	Core program for renewal / replacement of footpaths across the municipality.	3,758,207	60,000	3,698,207	4,070,971	4,152,262	4,276,114
Murradoc Road Footpath Link	Delivery of the Murradoc Road Footpath Link.	110,000	-	110,000	-	-	-
Off-road shared trail network	Trail on Burvilles Road between Peaceful Avenue and Horseshoe Bend Road and on Paddock Road between Horseshoe Bend Road and Whitehaven Chase. (DI_TR_1)	144,618	-	144,618	144,618	144,618	144,618
Patullos Rd East - Road Widening/Shared User Path	Design of widened road and shared user path between O'Hallorans Rd and Kees Rd, Lara.	-	-	-	-	3,909,332	-
Shared Path network - Mt Duneed - Offroad	Trail within of Baanip and Boundary Road intersection project. (DI_TR_2)	172,718	-	172,718	172,718	172,718	172,718
Shared Path Network - Off Road (Barwarre Road South)	Trail along Barwarre Road South. (DI_TR_2)	18,765	-	18,765	18,765	18,765	18,765
Wyndham Street Shared Path	DCP funded project required to design and construct the Central Road Drysdale Wyndham Street Shared Path - DI_TR_01.	-	-	-	-	-	51,461
Armstrong Creek Trails and Shared paths	Trails and Shared Path Network for Armstrong Creek Growth Area supported by DCP funding.	-	-	-	-	-	165,334
SRC Infrastructure Upgrade - Construction Sub-Program	Core program of construction of footpaths, road and drainage projects in accordance with approved schedule funded via Special Rates and Charges Schemes.	4,629,033	2,172,600	2,456,433	2,505,562	4,416,448	6,402,766
Paths Total		**8,833,341**	**2,232,600**	**6,600,741**	**6,912,634**	**12,814,143**	**11,231,776**

2023-24 TO 2026-27 CAPITAL PROJECTS PROGRAM

Project Name	Description	2023-24 Expenditure $	2023-24 Income	2023-24 Net Cost	2024-25 Net Cost $	2025-26 Net Cost $	2026-27 Net Cost $
Playgrounds, Sports & Playing Surfaces							
Playground Development Program Implementation	Ongoing playground development core program to bring existing playgrounds up to standard to legislative requirements and the needs of the community.	582,335	-	582,335	593,981	605,861	617,978
Queens Park Lighting	Design and construction of LED sports lighting to Queens Park top and bottom ovals.	10,000	-	10,000	-	-	-
Regional Active Open Space - Community Pavilion - Major - ACWP	DCP funded project required to design and construct the Armstrong Creek Regional Active Open Space - Community Pavilion - Major - ACWP - CI_OS_1.	-	-	-	-	-	127,557
Regional Active Open Space - Play Fields	Design and Construction of sporting fields and supporting infrastructure (fencing, irrigation lighting, paths etc) within the Armstrong Creek West Regional Active Open Space Reserve.	-	-	-	-	282,345	1,129,380
Regional Active Open Space (Northern) - Play Fields	Design and construction of sporting fields and supporting infrastructure (fencing, irrigation lighting, paths etc) within the Horseshoe Bend Regional Active Open Space Reserve.	-	-	-	-	-	101,738
Regional Park - playground equipment	Playground equipment to be provided within the Armstrong Creek East Precinct District park.	-	-	-	57,927	521,338	-
Skate Park Renewal	Discrete project to deliver maintenance and refurbishment works to return a number of skate facilities across the region to a fit for purpose condition.	400,000	-	400,000	-	-	-
Southern Active Open Space - Play Fields & Bowling Greens - ACHBP	DCP funded project required to design and construct the Armstrong Creek Southern Active Open Space - Play Fields & Bowling Greens - ACHBP - DI_OS_3.	-	-	-	127,858	511,431	2,876,797
Sparrow Park Playground Renewal	Removal of existing playground and replace with new regional playground.	200,000	-	200,000	-	-	-
St Leonards Lake Reserve - Practice Facility Redevelopment	Demolition of existing practice wicket at St Leonards Lake Reserve and replacement of new wicket which aligns with Cricket Australia guidelines.	427,700	10,000	417,700	-	-	-
Playgrounds, Sports & Playing Surfaces Total		**1,620,035**	**10,000**	**1,610,035**	**779,766**	**1,920,975**	**4,853,450**
Roads							
Asphalting - Road Surfacing	Annual core resurfacing program of sealed road surfaces with asphalt to maintain a waterproof surface and ensure the long term integrity of the road pavement.	5,869,004	-	5,869,004	6,515,547	6,667,067	6,867,031
Capital Renewal of Civil Assets in Parks	Renewal of Civil Assets (Roads, Gravel Surfaces, Kerbs, Car Parks).	249,480	-	249,480	276,963	283,404	291,904
Central Road/Wyndham Street Intersection	DCP funded project required to design and construct the Central Road Drysdale Central Road/Wyndham Street Intersection - DI_RD_03.	-	-	-	-	-	580,095
City of Geelong Assets Created by Blackspot VicRoads Program	This program relates to VicRoads funded projects on council assets.	500,000	500,000	-	-	-	-
Community, Leisure & Recreation Carparks	Upgrading of existing gravel carparks to sealed asphalt carpark. Pavement construction included in this project.	116,615	-	116,615	129,462	131,826	135,780
Design & Investigation - Traffic Management Projects - Road & Street Management	Core program for investigation and design program for projects involving traffic management treatments throughout the municipality.	97,153	-	97,153	99,096	101,078	103,099

2023-24 TO 2026-27 CAPITAL PROJECTS PROGRAM

Project Name	Description	2023-24 Expenditure $	2023-24 Income	2023-24 Net Cost	2024-25 Net Cost $	2025-26 Net Cost $	2026-27 Net Cost $
Federal Roads Program (Roads to Recovery)	Federally funded program for the renewal of roads and road related assets.	2,268,152	2,183,504	84,648	334,513	336,831	369,189
Gravel Resheeting	Resheeting core annual program for gravel roads that are in need of improvement across the municipality.	2,516,606	-	2,516,606	3,510,212	3,574,321	3,681,525
Intersection - Bacchus Marsh Road / Windermere Road	Construction of a signalised intersection - Bacchus Marsh Road/Windermere Road.	-	-	-	94,143	847,284	-
Intersection - Horseshoe Bend Road and LAC access - Signals Only	DCP funded project required to design and construct the Armstrong Creek Intersection - Horseshoe Bend Road and LAC access - Signals Only - DI_RD_10.	-	-	-	-	76,963	-
Intersection - Reserve Road/Horseshoe Bend Road/ Drews Road	Construction of a signalised intersection - Reserve Road/Horseshoe Bend Road/ Drews Road. (DI_RD_02)	3,546,076	-	3,546,076	3,546,076	-	-
Intersection - Surf Coast Hwy and Boundary Road	Construction of a signalised intersection - Surf Coast Hwy and Boundary Road (DI_RO_01).	3,465,000	-	3,465,000	-	-	-
Jetty Road Intersection	DCP funded project required to design and construct the Central Road Drysdale Jetty Road Intersection - DI_RD_02.	-	-	-	378,708	-	-
Local Roads Construction Sub Program - Road & Street Management - Core Program	Ongoing annual program of local road works including road construction and provision of roundabouts.	970,470	-	970,470	989,879	1,009,676	1,029,870
NACH Intersection works - Cox Rd / Moa St	Key intersection works required for Northern Aquatic & Community Hub.	398,000	-	398,000			
Reseal - Road Surfacing	Resurfacing of sealed road surfaces with spray seal or scrap rubber reseal to maintain a waterproof surface and ensure the long term integrity of the road pavement.	1,787,465	-	1,787,465	1,984,377	2,020,619	2,081,223
Restricting Vehicles in Little Malop St	Enablement of the implementation of the vehicle access restrictions trial, via the installation of automated bollards in Little Malop Street.	14,640	-	14,640	-	-	-
Road Rehabilitation	Annual renewal / replacement program for road pavements in full block sections across the municipality.	3,815,808	-	3,815,808	4,236,166	4,313,534	4,442,909
Roads Other	Annual renewal / replacement program for bridges, major culverts, bus shelters, laneways, carparks, street furniture and other sundry road and street related infrastructure.	223,686	-	223,686	478,160	487,723	497,477
Traffic Major Works	Ongoing construction program of major traffic works as prioritised from core traffic projects.	724,420	-	724,420	738,909	753,687	768,760
Internal North South/ East West Collector Road Intersection	Upgrade to Signalised intersection - Centennial Boulevard / Greenvale Drive.	-	-	-	-	61,564	554,080
Roads Total		**26,562,575**	**2,683,504**	**23,879,071**	**23,312,209**	**20,665,577**	**21,402,945**

2023-24 TO 2026-27 CAPITAL PROJECTS PROGRAM

Project Name	Description	2023-24 Expenditure $	2023-24 Income	2023-24 Net Cost	2024-25 Net Cost $	2025-26 Net Cost $	2026-27 Net Cost $
Roadside Infrastructure & Furniture							
Boundary Road and Baanyip Boulevard Traffic Signals and link road -	Install traffic signals at the intersection of Boundary Road and Baanyip Boulevard, realign Boundary Road to join with new signals as identified in the Armstrong Creek West Precinct Structure Plan. (DI_RO_01 - Armstrong Creek West DCP)	7,376,401	-	7,376,401	-	-	-
Bus Shelter Renewal	Renewal and upkeep of the regions bus shelters.	754,040	-	754,040	106,121	108,774	110,949
Convention & Exhibition Centre - Public Realm	Contribution to the external urban space that will be publicly accessible around the site of the proposed Geelong Convention and Exhibition Centre. Funding for the Geelong Convention and Exhibition Centre has been included in a landmark City Deal which includes commitments from the Federal Government, Victorian Government and the City of Greater Geelong.	-	-	-	1,000,000	1,500,000	-
Drysdale Town Square Upgrade	The Drysdale Urban Design Framework was adopted by Council in August 2012 and seeks to improve the functionality & appearance of the Town Centre. This project will allow for construction of the Town Square.	100,000	-	100,000	-	-	-
Intersection - New Boundary Road and Connector F (between Barewarre and Horseshoe Bend Road) - Signals only	DCP funded project required to design and construct the Armstrong Creek Intersection - New Boundary Road and Connector F (between Barewarre and Horseshoe Bend Road) - Signals only - DI_RD_06.	-	-	-	-	76,963	-
Intersection - New Burvilles Road and Connector F - Signals Only	DCP funded project required to design and construct the Armstrong Creek Intersection - New Burvilles Road and Connector F - Signals Only - DI_RD_13.	-	-	-	51,278	681,269	-
Labuan Square – Norlane Renewal Project	Delivery of Labuan Square renewal project.	105,401	-	105,401	-	-	-
LED Street Lighting & Smart Control Technology	This project involves a bulk change out of existing light fittings to more efficient LED's with Smart Control technology. Once complete, there will be significant operational and maintenance savings from the new LED's.	6,629,000	728,589	5,900,411	-	-	-
Major Culvert Guardrail Replacement / Installation	Ongoing core annual program of replacement or installation of guardrail over major culverts in accordance with approved schedule.	116,525	-	116,525	118,855	121,232	123,657
North Valley Road Shopping Strip	Streetscape improvements to the North Valley Road shopping strip.	50,000	-	50,000	-	-	-
Revitalising Central Geelong City Deal Green Spine Block 1	These works will deliver a newly landscaped public space on the corner of Gheringhap and Malop Streets, complimenting a redeveloped streetscape on the northern side of Malop St between Gheringhap and Moorabool Streets. This is a Revitalising Central Geelong Action Plan project which is funded through the Geelong City Deal and aims to deliver greater pedestrian amenity, universal access and enhance street activity.	1,900,000	-	1,900,000	-	-	-
Street Lighting Renewal	Annual renewal program for the upkeep of the regions street lighting.	104,040	-	104,040	106,121	108,243	110,408
Roadside Infrastructure & Furniture Total		**17,135,407**	**728,589**	**16,406,818**	**1,382,375**	**2,596,481**	**345,014**
Waste Management							
Drysdale Landfill Rehabilitation	This is full scale rehabilitation project for the Drysdale Landfill completed landfill cells.	-	-	-	-	3,000,000	-
Excavator Drysdale Landfill	Acquisition of an excavator to support the operations of the Drysdale Landfill.	200,000	-	200,000			

2023-24 TO 2026-27 CAPITAL PROJECTS PROGRAM

Project Name	Description	2023-24 Expenditure $	2023-24 Income	2023-24 Net Cost	2024-25 Net Cost $	2025-26 Net Cost $	2026-27 Net Cost $
Gas Flare	Replacement of the EDL gas turbine at the Corio Landfill with a flare.	80,000	-	80,000			
Hede St Landfill Investigative Works	Investigative works for the Hede St Landfill.	17,013	-	17,013	-	-	-
Litter Fencing and Dust Management	To ensure that operation of the decontamination and grinding component of Council's greenwaste service is able to comply with environmental requirements.	150,000	-	150,000	-	-	-
New Bin Supply - Waste Collection and Recycling Systems	Supply of mobile bins to new and additional occupancy residential properties and for new commercial customers.	650,510	-	650,510	663,520	676,791	690,327
South Geelong Rehabilitation	This is a key site for Council and needs to be maintained and rehabilitated to preserve its value. Landscaping works to address concerns raised by surrounding residents.	150,000	-	150,000	-	-	-
Staceys Road Decontamination and Processing Shed	Staceys Road facility - decontamination and processing shed.	350,000	-	350,000	-	-	-
Transfer Station works	Site improvements to resource recovery centre Douro St and Pt Henry site.	486,000	224,000	262,000	-	-	-
Vehicles (Stacey's rd and audit inspection)	Acquisition of two vehicles to support Staceys Road facility.	75,000	-	75,000			
Staceys Rd In-house Conversion (heavy plant equipment)	Staceys Road facility - in-house conversion (heavy plant equipment).	70,000	-	70,000	-	-	-
Waste Management Total		**2,228,523**	**224,000**	**2,004,523**	**663,520**	**3,676,791**	**690,327**
Environment and Coastal Structures							
Clifton Springs Boat Harbour Upgrade	Clifton Springs Boat Ramp Carpark upgrades.	742,630	789,000	- 46,370			
Environment Reserves Capital Improvements	Core program of priority capital works as identified in adopted conservation and environment reserves management plans.	565,774	-	565,774	577,089	588,631	600,404
Lara Lakelands - WSUD	To deliver a man made wetland for storm water treatment in Lara.	26,954	-	26,954	26,954	-	-
Environmental Asset Renewal	Renewal program for environmental assets.	740,000	-	740,000	740,000	754,800	777,444
Environment and Coastal Structures Total		**2,075,358**	**789,000**	**1,286,358**	**1,344,043**	**1,343,431**	**1,377,848**
Parks Infrastructure, Open Space and Leisure							
Aquatic Play Equipment Maintenance and Renewal	The Aquatic Play Equipment Core Renewal and Upgrade Program is an annual planned asset management program that addresses equipment renewal and upgrade of aquatic play structure at Leisure Centres and outdoor pools.	126,721	-	126,721	129,255	132,163	134,807
Armstrong Creek Greenway Improvements	Greenway improvements on Burvilles Road between Peaceful Avenue and Horseshoe Bend Road and on Paddock Road between HSB Road and Whitehaven Chase. (DI_TR_2)	34,123	-	34,123	34,123	34,123	34,123

2023-24 TO 2026-27 CAPITAL PROJECTS PROGRAM

Project Name	Description	2023-24 Expenditure $	2023-24 Income	2023-24 Net Cost	2024-25 Net Cost $	2025-26 Net Cost $	2026-27 Net Cost $
Armstrong Creek West Neighbourhood - Play Fields and Bowling Greens NAC Active Open Space	Design and Construction of sporting fields and supporting infrastructure (fencing, irrigation lighting, paths etc) within the Armstrong Creek West Neighbourhood Active Open Space Reserve.	175,964	-	175,964	3,955,456	-	-
Barwon Heads Tennis Club Upgrade	Court resurfacing, pavilion and lighting upgrade at the Barwon heads Tennis Club.	238,781	13,750	225,031	-	-	-
Beacon Point Reserve implementation	Installation of a new concrete shared path for cycling/walking trail from beach access point at Cantana Way to High Ridge Drive, Clifton Springs. Includes creation of a new picnic area with park furniture.	136,823	136,000	823	-	-	-
Bloinks Reserve Master Plan	Development of the Bloinks Reserve Master Plan, Detailed design and delivery of reserve. (DI_OS_07 - LAC active open space reserve - playing fields and bowling greens).	313,137	-	313,137	1,252,547	7,045,576	7,045,576
Central Road 1ha Reserve - Landscaping	DCP funded project required to design and construct the Central Road Drysdale Central Road 1ha Reserve - Landscaping - DI_OS_02.	-	-	-	-	-	632,223
Central Road 1ha Reserve - Playground	DCP funded works for the construction of a playground of 1ha of land Central Road.	-	-	-	-	-	150,009
Co-Located Open Space - Playground	DCP funded works for the construction of a playground.	-	-	-	-	61,290	-
Community Complex - LAC - Construction - ACHBP	Armstrong Creek East Precinct Local Activity Centre - Design and construction of a new Hub including early years and community spaces.	-	-	-	-	-	192,765
Devlins Road Active Open Space	Detailed design and construction of a pavilion, sports fields, sports lighting and other associated infrastructure at Devlins Road Reserve, Ocean Grove.	750,000	1,465,000	- 715,000	1,705,346	2,565,000	
District Active Open Space - Community Pavilion	DCP funded project required to design and construct the Lara West District Active Open Space - Community Pavilion - CI_OS_1.	-	-	-	-	-	134,524
Drewan Park Reinstatement of Open Space (demolition of existing dwelling)	Demolition of existing dwelling and complete reparation works to return to public open space, with the potential to include a playground.	32,994	-	32,994	-	-	-
Drysdale Sporting Precinct Master Plan Implementation - Stage 2	Design and construction of the Drysdale Sub-Regional Sporting Precinct Masterplan. Builds upon existing uses and to ultimately deliver on the strategic (and sustainable) vision for the Precinct.	6,721,429	4,250,000	2,471,429	6,721,429	-	-
Foreshore Reserve- Improvements	Protection and rehabilitation of the foreshore reserve.	-	-	-	708,704	708,704	-
Geelong Waterfront Basketball	Construction of a new outdoor basketball court, including LED lighting and fencing on the Geelong waterfront.	40,000	40,000	-	-	-	-
Greenway improvement Works - (Barrewarre Road South and Boundary Road West)	Greenway improvements along Barwarre Road South and Boundary Road West. (DI_TR_4)	20,595	-	20,595	20,595	20,595	20,595
Greenway Improvement Works (Contribution) - Construction - Boundary Road and Barwarre Road - ACTC	Greenway improvements along Barwarre Road South. (DI_TR_3)	-	-	-	-	-	41,191
Ground Renovation Program	Core program for improvements to sports fields and grounds.	706,157	-	706,157	560,471	713,084	661,203
Gymnasium Equipment Changeover	The Gymnasium Equipment Core Replacement Program is part of Leisure Services rolling gymnasium asset replacement program.	1,094,719	-	1,094,719	362,999	370,193	381,059
Irrigation Asset Renewal	Core annual renewal of irrigation-related assets that are in need of improvement.	850,881	-	850,881	675,337	859,229	796,715

2023-24 TO 2026-27 CAPITAL PROJECTS PROGRAM

Project Name	Description	2023-24 Expenditure $	2023-24 Income	2023-24 Net Cost	2024-25 Net Cost $	2025-26 Net Cost $	2026-27 Net Cost $
LAC Active Open Space - Play Fields - ACWP	DCP funded project required to design the Armstrong Creek LAC Active Open Space - Play Fields - ACWP - DI_OS_3.	-	-	-	-	-	255,191
Lara Driving Range	Development of a driving range at Lara Golf Club.	548,000	-	548,000	548,000	-	-
Lara Golf Club	Scoping study for water sustainability and new irrigation system at the Lara Golf Club.	1,413,000	-	1,413,000	1,000,000	-	-
Lara Recreation Reserve Master Plan Stage 2 Implementation – Oval 3/Baseball Project	Design and construction for Lara Recreation Reserve Master Plan Implementation including a new Oval 3 multi-purpose building and reconstruction of baseball field to new orientation.	4,792,385	200,000	4,592,385	100,000	-	-
Leisure Services POS software	Leisure Centre software systems upgrade.	160,200	-	160,200	-	-	-
NACH - program and service delivery equipment	Equipment to support the program and service delivery at the Northern Aquatic Centre and Community Hub including Learn to Swim, Aquatic Operations, Health & Fitness, Administration (IT equipment) and Pre-opening Marketing Campaign.	232,218	-	232,218	-	-	-
NBAC - program and service delivery equipment	Equipment to support the program and service delivery at the Northern Bellarine Aquatic Centre including Learn to Swim, Aquatic Operations, Health & Fitness, Administration (IT equipment) and Pre-opening Marketing Campaign.	24,881	-	24,881			
Northern Bellarine Aquatic Centre - Design and Construction	To provide a centre that will cater for the needs of a growing Northern Bellarine community and to meet the following requirements; 50m long pool, to be outdoors, to be heated, to have a hydro-therapy section, be suitable for school students and adults, to have a meeting room, a small gym/exercise section, a rehab facility and be central to the North Bellarine.	100,000	-	100,000	-	-	-
Open Space Renewal	Ongoing annual renewal program for open space assets across the municipality.	3,051,644	-	3,051,644	4,636,071	5,898,452	5,469,306
Province Estate Highton - Wandana Gully Landscaping & Water Treatment (#2)	These works capture remediation, civil (Cholet Reserve – Green Space) and fully landscaping of higher embankments within Gully #02 including Cholet Reserve.	140,000	-	140,000	-	-	-
Province Estate Highton - Wandana Gully Landscaping & Water Treatment (#3)	These works capture remediation and fully landscaping of higher embankments within Gully #03.	196,000	-	196,000	1,560,000	396,000	-
Queens Park Golf Water Irrigation	The project will replace and upgrade the current aging irrigation infrastructure at Queens Park Golf Course. It will include a system expansion to include the driving range, greater playing area and 2 adjoining sports fields.	50,000	-	50,000	-	-	-
Regional Active Open Space (northern) - Community Pavilion & Play Field - ACHBP	Design and construction of sporting fields and supporting infrastructure (fencing, irrigation lighting, paths etc) within the Horseshoe Bend Regional Active Open Space Reserve.	-	-	-	172,739	690,957	3,886,631
Regional active open space reserve - playing fields - ACEP	Design and Construction of sporting fields and supporting infrastructure	-	-	-	-	-	366,701
Rippleside Playground	Design and construct a new regional playground utilising universal design principles to replace the existing outdated, unsuitable facility including to plan and deliver for the associated infrastructure such as path connections, accessible toilet and park infrastructure.	2,506,750	1,459,250	1,047,500	1,047,500	-	-
Southern Active Open Space - Community Pavilion - ACHBP	DCP funded project required to design and construct the Armstrong Creek East Precinct Local Activity Centre Community Sports Pavilion.	-	-	-	-	-	73,220
Sparrovale Wetlands Project Implementation DCP - HBP	Development of the Sparrovale Masterplan, ongoing maintenance and management of the Sparrovale Wetlands 550 hectare site.	701,893	-	701,893	701,893	701,893	701,893
St Leonards Skate Park	Redevelopment of existing facilities at St Leonards Skate Park.	529,468	35,339	494,129	-	-	-

2023-24 TO 2026-27 CAPITAL PROJECTS PROGRAM

Project Name	Description	2023-24 Expenditure $	2023-24 Income	2023-24 Net Cost	2024-25 Net Cost $	2025-26 Net Cost $	2026-27 Net Cost $
Steampacket Garden Lighting	Upgrade of lighting in Steampacket Gardens.	300,000	300,000	-	-	-	-
Waterfront Assets	Annual renewal program for Council owned assets along the Geelong waterfront.	2,156,060	-	2,156,060	2,159,181	2,202,365	2,268,436
Waurn Ponds Playground, Skate Park and BMX Track	Playground, Skate Park and BMX Track Upgrade and Crime Prevention Through Environmental Design (CPTED) response including better connections between site elements at Waurn Ponds Skate Park.	637,976	135,592	502,384	-	-	-
Drysdale Sporting Precinct Stage 2 Cultural Heritage Management Plan	Development of a Cultural Heritage Management Plan to support the design and construction of the Drysdale Sub-Regional Sporting Precinct Masterplan.	350,000	-	350,000	-	-	-
Leisure Centre Renewal	Annual program for the renewal of leisure centre assets.	499,970	-	499,970	849,996	866,843	892,286
Central Active Open Space - Play Fields - Armstrong Creek Horseshoebend Precinct	DCP funded works for playing fields of 1ha of land Central Road.	-	-	-	-	106,042	424,167
District Active Open Space - Play Fields - construction - Lara West	DCP funded project required to design and construct the Lara West District Active Open Space - Play Fields - construction - LW - DI_OS_1.	-	-	-	-	137,175	548,699
Parks Infrastructure, Open Space and Leisure Total		**29,632,768**	**8,034,931**	**21,597,837**	**28,901,642**	**23,509,685**	**25,111,320**
Other Infrastructure							
Capital Program Project Management - Capitalised Salaries	Annual allowance to deliver the Capital Projects Program.	3,662,956	-	3,662,956	3,500,000	3,570,000	3,641,400
Marshall Cricket Club - Practice facility development	Development of cricket practice nets and associated facilities (fully funded through grants).	26,400	26,400	-	-	-	-
Queens Park Golf Course Safety Netting	Safety nets to address the public risk of injury of errant golf balls escaping the Queens Park Driving Range.	10,000	-	10,000	-	-	-
Smart City Infrastructure Opportunities	To deliver CBD to Queenscliff Bellarine Fibre.	345,000	-	345,000	-	-	-
Commonwealth Games 2026 Major Competition Venues contribution	Contribution to the development of the Major Competition Venues for the Commonwealth Games 2026 to achieve the best legacy outcomes for the community.	-	-			7,624,000	
Community Infrastructure Grants Public - 2023-24	Community Infrastructure Grants Program.	2,000,000	-	2,000,000	2,000,000	2,000,000	2,000,000
Other Infrastructure Total		**6,044,356**	**26,400**	**6,017,956**	**5,500,000**	**13,194,000**	**5,641,400**
Infrastructure Total		**103,385,699**	**14,729,024**	**88,656,675**	**79,024,548**	**91,979,989**	**81,333,297**

2023-24 TO 2026-27 CAPITAL PROJECTS PROGRAM

Project Name	Description	2023-24 Expenditure $	2023-24 Income	2023-24 Net Cost	2024-25 Net Cost $	2025-26 Net Cost $	2026-27 Net Cost $
Plant and Equipment							
Arts & Culture							
Arts & Collection Item Purchases	Funding for the purchase of new art and collection items for consideration across venues in the region, in accordance with the City's Corporate Collection Strategy.	41,616	-	41,616	42,448	43,403	44,271
Public Art Strategy Project Delivery	Program to deliver on the public art strategy.	135,252	-	135,252	137,957	140,716	143,531
Veteran Affairs	Funding to provide additional funds for Veteran's memorials.	26,010	-	26,010	26,530	27,061	27,602
Arts & Culture Renewal	Annual renewal program for the open space art collection, sculptures, paintings and bollards.	287,590	-	287,590	100,790	90,111	98,627
Arts & Culture Total		**490,468**	**-**	**490,468**	**307,725**	**301,292**	**314,031**
Computers and Telecommunications							
Cyber Security	Funding to establish an organisation wide information security management system and cyber security risk management framework to manage changing security identify management and information protection needs of the organisation.	400,000	-	400,000	-	-	-
IT Asset Replacement Program	IT hardware replacement cycle for end of life IT assets.	1,635,753	-	1,635,753	1,668,468	1,701,838	1,735,874
IT Software Renewal	Renewal program for IT software.	450,000	-	450,000	450,000	459,000	-
Minor IT Acquisitions Program	Core program for the acquisition of minor IT assets.	231,265	-	231,265	235,891	240,608	245,421
Public Wi-Fi & Enhanced Broadband Geelong Pilot	In partnership with the State Government to support infrastructure and contractual agreements to provide scalable and sustainable technology installation and usage for the City of Greater Geelong and the community. This includes installing fibre optic cabling, Smart Nodes activations and enabling enhanced broadband/high speed internet facilities.	237,000	91,250	145,750	- 91,250	- 91,250	-
Digital Innovation Program	Implementation of new technology systems, platforms and software solutions to uplift digital capability to meet the needs of the City.	6,000,000	-	6,000,000	2,483,333	2,483,333	2,481,667
Computers and Telecommunications Total		**8,954,019**	**91,250**	**8,862,769**	**4,746,442**	**4,793,529**	**4,462,962**

2023-24 TO 2026-27 CAPITAL PROJECTS PROGRAM

Project Name	Description	2023-24 Expenditure $	2023-24 Income	2023-24 Net Cost	2024-25 Net Cost $	2025-26 Net Cost $	2026-27 Net Cost $
Fleet							
Heavy and Dedicated Plant Replacement	Heavy and dedicated plant replacement core program.	2,810,100	-	2,810,100	2,866,302	2,923,628	2,982,101
Light Fleet	Light fleet replacement core program.	2,402,100	-	2,402,100	2,450,142	2,499,145	2,549,128
Fleet Total		**5,212,200**	**-**	**5,212,200**	**5,316,444**	**5,422,773**	**5,531,228**
Plant, Machinery and Equipment							
Flexible Parking Solutions Geelong CBD	To update parking meters to 4G to ensure they continue to be functional post June 2024.	100,000	-	100,000	30,000	-	-
Furniture Replacement	Furniture and equipment replacement.	48,576	-	48,576	49,548	50,539	51,550
Minor Plant & Equipment - Replacements	Annual program for the replacement of minor plant and equipment .	71,280	-	71,280	72,706	74,160	75,643
Plant, Machinery and Equipment Total		**219,857**	**-**	**219,857**	**152,254**	**124,699**	**127,193**
Plant and Equipment Total		**14,876,543**	**91,250**	**14,785,293**	**10,522,865**	**10,642,293**	**10,435,414**
Property							
Buildings							
Animal Pound General Purpose Building	Upgrades to the general purpose building at the Geelong Animal Welfare Society (GAWS) Animal Pound.	110,000	-	110,000	-	-	-
Armstrong Creek East Precinct - LAC active open space reserve - community pavilion	DCP funded project required to design and construct the Armstrong Creek East Precinct Local Activity Centre Community Sports Pavilion.	-	-	-	-	153,253	357,589
Armstrong Creek East Precinct Local Activity Centre - Community complex construction	Armstrong Creek East Precinct Local Activity Centre - Design and construction of a new Hub including early years and community spaces.	-	-	-	-	212,580	1,913,220
Armstrong Creek Town Centre Library & Learning Hub Design	Planning and construction of a library and learning hub in the Armstrong Creek Town Centre. (CI_CF_1)	6,001,400	-	6,001,400	413,890	-	-
Armstrong Creek West Precinct - Neighbourhood Activity Centre Active Open Space - Community Pavilion (Northern)	DCP funded project required to design and construct the Armstrong Creek West Neighbourhood Activity Centre Community Sports Pavilion (CI-OS-2).	117,737	-	117,737	274,719	3,532,103	-
Armstrong Creek West Precinct Local Activity Centre - Community complex construction	DCP funded project required to design and construct the Armstrong Creek West Precinct Local Activity Centre Community Complex.	-	-	-	-	-	183,515
Barwon Heads Bowling Club	Deliver a new pavilion for the Barwon Heads Bowling Club which will support and service Bowls Club members and the broader Barwon Heads Community.	200,000	-	200,000	-	-	-
Bell Park Sports Club	City's contribution towards purchase of Bell Park Sports Club land and buildings including upgrade to change rooms.	2,130,000	250,000	1,880,000	-	-	-
Building Design - Core Program	Emergency design requirements for safety and emerging priorities.	23,760	-	23,760	24,235	24,781	25,276
Building Renewals - Core Program	Annual building renewals fund. Includes funding for Council Assets; new roof replacements and switchboard upgrades.	4,172,237	-	4,172,237	4,516,586	4,711,465	4,955,159

2023-24 TO 2026-27 CAPITAL PROJECTS PROGRAM

Project Name	Description	2023-24 Expenditure $	2023-24 Income	2023-24 Net Cost	2024-25 Net Cost $	2025-26 Net Cost $	2026-27 Net Cost $
Capital Projects Design - Core Program	Early design investigations and work for infrastructure projects.	46,464	-	46,464	47,394	48,460	49,429
Children Services Facilities Upgrades - Core Program	Upgrade of children's service facilities including childcare centres, kindergartens and occasional care venues to ensure compliance with children service regulations and continuation of service delivery.	427,682	-	427,682	436,236	446,051	454,972
Community Complex - Neighbourhood Activity Centre - Construction	Armstrong Creek - Horseshoe Bend Precinct Neighbourhood Activity Centre. Design and construction of a new hub including early years and community spaces.	2,067,840	-	2,067,840	10,339,200	10,339,200	-
Community Halls Upgrade - Core Program	Upgrades to major halls to maintain a standard of venue delivery.	231,265	-	231,265	235,891	240,608	245,421
Concrete Core Replacement Program	The Concrete/Concourse Core Replacement Program is an annual planned replacement program that is essential to the leisure and aquatic centre operations. The program addresses the ageing infrastructure of the concrete and concourse surfaces at the leisure and aquatic centres.	126,373	-	126,373	115,006	111,796	104,169
Corio Football / Cricket Club change rooms	Change facilities upgrade at Shell Reserve, Corio as part of program to increase gender neutral change facilities across the municipality.	59,836	-	59,836	-	-	-
Disability Access - Core Program	Identification and completion of works, designs, plans and estimates of community facilities to enable equal accessibility to people with disabilities.	359,042	-	359,042	366,223	373,547	381,018
Drysdale Library	Construction of a new library in Drysdale.	39,390	-	39,390	-	-	-
Eastern Multipurpose Community Centre - Construction	Lara West - Eastern Child and Community Centre Design & Construction, including early years and community spaces.	-	-	-	-	-	173,175
Geelong Arena Roof Replacement	Replacement of the asbestos roof sheeting at the Geelong Arena.	945,000	945,000	-	-	-	-
Geelong Botanic Gardens Tea House	Deliver a free-standing pergola that will provide outdoor dining shelter for the community.	150,000	150,000	-			
Lara Early Years Library and Community Hub - Design and Construction	DCP funded project required to design and construct the permanent Lara Regional Library to replace the existing temporary library.	-	-	-	-	-	2,550,000
Leopold Tennis Club	Leopold Tennis Club pavilion and lighting upgrades.	1,660,000	1,000,000	660,000	-	-	-
Northern Aquatic Center and Community Hub	Construction of the Northern Aquatic and Community Hub development. This follows on from the concept and schematic design phase. Both of these phases will be combined under the one contract with the option of the second phase being activated on approval. This process will allow Council the flexibility to activate the detailed design phase, should we attract the required external funding. Total project is expected to be $61m with funding support from the State and Federal government. $23m is the expected contribution by Council.	14,439,715	4,981,112	9,458,603	-	-	-
Ocean Grove - Collendina Reserve facility upgrade	Provide facility upgrades to existing pavilion, including gender neutral facilities, at Collendina Reserve, Ocean Grove.	694,095	760,000	- 65,905	-	-	-
Office Alteration / Improvements - Core Program	Ongoing annual program of minor office alterations and improvements.	90,880	-	90,880	92,697	94,551	96,442
Potato Shed Facility Renewal - Core Program	Ongoing funding as part of agreement between the City, Bellarine Secondary College and Catholic Regional College for critical facility maintenance and improvement of the Potato Shed.	84,664	26,104	58,559	50,422	47,739	42,086
Regional Community and Learning Hub	Regional Community and Learning Hub.	7,175	-	7,175	-	-	-
St Leonards Community Hub	Concept design and consultation for Early Years and Community Hub in St Leonards.	79,000	-	79,000	-	-	-
Toilet Block Renewal / Replacement - Core Program	Public toilet refurbishments across the municipality.	1,046,598	-	1,046,598	939,644	913,419	851,104
Animal Pound Upgrade Flooring	Upgrade of flooring at the Geelong Animal Welfare Society (GAWS) Animal Pound.	51,127	-	51,127	20,000	-	-
Market Square Quarter Masterplan	Development of a Master Plan for the Market Square Quarter.	55,792	-	55,792	-	-	-

2023-24 TO 2026-27 CAPITAL PROJECTS PROGRAM

Project Name	Description	2023-24 Expenditure $	2023-24 Income	2023-24 Net Cost	2024-25 Net Cost $	2025-26 Net Cost $	2026-27 Net Cost $
Devlins Rd Ocean Grove (Kingston) - Sports Pavilion	Design and construction of new sports pavilion at Devlins Road Reserve, Ocean Grove.	150,000	-	150,000	-	-	-
Construction of a Multi Purpose Stadium (2 courts) - Lara West	DCP funded project required to design the Lara West Construction of a multi purpose stadium (2 courts) - LW - DI_OS_2.	-	-	-	-	-	753,718
Buildings Total		**35,567,072**	**8,112,216**	**27,454,856**	**17,872,143**	**21,249,554**	**13,136,294**
Land							
Armstrong Creek Land Acquisition Program	Land acquisition required to support the Armstrong Creek DCP Precincts.	35,130,812	-	35,130,812	1,618,217	17,382,609	4,804,399
New Corio / New Station Estates Voluntary Purchase Scheme	Purchase of land in the New Corio and New Station Estates Corio, being old and inappropriate subdivisions comprising total of 847 small lots.	150,000	-	150,000	150,000	150,000	153,000
New Station Estate Land Development	Development of land on the New Station Estate.	3,980,000	-	3,980,000	14,919,792	2,000,000	-
NWGGA Commonwealth Biodiversity Approvals	Provision for the implementation of the Commonwealth biodiversity approvals for the Northern and Western Geelong Growth Areas.	245,000	-	245,000	2,205,000	2,835,563	2,273,490
Land purchase Sth Geelong (waste services)	Purchase of land in South Geelong through the waste model to support City's waste services.	500,000	-	500,000	-	-	-
Land Total		**40,005,812**	**-**	**40,005,812**	**18,893,009**	**22,368,172**	**7,230,889**

2023-24 TO 2026-27 CAPITAL PROJECTS PROGRAM

Project Name	Description	2023-24 Expenditure $	2023-24 Income	2023-24 Net Cost	2024-25 Net Cost $	2025-26 Net Cost $	2026-27 Net Cost $
Heritage Buildings							
Cultural Venues	Develop business cases and design for the Geelong Art Gallery, National Wool Museum and Potato Shed.	50,000	-	50,000	-	-	-
Osborne House	Remediation works to bring Osborne House to an occupiable state.	2,000,000	-	2,000,000	2,000,000	3,000,000	1,000,000
Heritage Buildings Total		**2,050,000**	**-**	**2,050,000**	**2,000,000**	**3,000,000**	**1,000,000**
Property Total		**77,622,884**	**8,112,216**	**69,510,668**	**38,765,152**	**46,617,726**	**21,367,183**
Grand Total		**195,885,127**	**22,932,490**	**172,952,636**	**128,312,566**	**149,240,009**	**113,135,894**

2023-24 COMMUNITY INVESTMENT SUPPORT FUND

Project Name	Type	2022-23 Budget $	2023-24 Budget $	Description
Community Grants				
Geelong Children's Week	Community Grants	5,000	5,000	Grants for not-for-profit community groups to run activities and events during Children's Week held annual in October.
Christmas in the Community (Neighbourhood House)	Community Grants	40,000	36,000	Grants to Neighbourhood Houses to provide equity and inclusion for Christmas celebrations across the municipality with a focus on the Northern and Eastern suburbs.
Climate Change Partnerships	Community Grants	100,000	130,000	Partnership Grants for community led projects and activities to support the greater Geelong community to achieve net zero community emissions and increase resilience to the impact of climate change.
Community Events Grants	Community Grants	200,000	180,000	Grants to community groups to support moderate sized events which bring economic benefits to the City, strengthen and enrich community, celebrate common interests, showcase local competitive advantages and provide opportunities for local participation.
Community Infrastructure Grants	Community Grants	3,000,000	2,700,000	Grants to not-for-profit community groups for the planning and delivery of works on community infrastructure.
Creative Communities Grants Program	Community Grants	220,000	200,000	Grants to support arts and cultural projects.
Environmental Sustainability Grants	Community Grants	150,000	90,000	Grants to not-for-profit community groups for the initiation, development and delivery of projects that enhance our natural environment and drive environmental sustainability actions across the Geelong region.
First Nations Cultural Heritage Grants	Community Grants	100,000	90,000	Grants for projects that recognise, restore, protect and preserve Aboriginal Cultural Heritage.
Geelong Heritage Grants	Community Grants	100,000	90,000	Grants to assist owners in conserving heritage buildings within the Greater Geelong region that contribute to the visual character of the city's streetscapes and public space and/or provide community amenity.
Healthy & Connected Communities Grants	Community Grants	263,000	245,000	Grants for not-for-profit community groups for projects and activities that respond to community need and will improve the health, wellbeing and capacity of our community.
Neighbourhood House Grants	Community Grants	182,500	167,500	Grants to Neighbourhood Houses for operating costs and community development projects.
Positive Ageing Grants (Seniors Week)	Community Grants	24,000	24,000	Grants for not-for-profit community groups to support a variety of community hosted activities and experiences that celebrate our ageing community.
Swan Bay Catchment Program	Partnerships	40,000	40,000	Partnership program to protect and enhance native vegetation and waterways within the Swan Bay Catchment on the Bellarine Peninsula.
Community Grants Sub Total		**4,424,500**	**3,997,500**	
Partnerships				
Barwon Coast Beach Bus	Partnerships	12,000	-	Partnership with Barwon Coast Committee of Management for Ocean Grove-Barwon Heads shuttle bus for six weeks during summer.
Barwon Heads Football Netball Club	Partnerships	20,000	-	A three year agreement to provide funding to subsidise Barwon Heads Football Netball Club (BHFNC) for maintenance and watering of Howard Harmer Reserve.
Barwon Sports Academy	Partnerships	61,975	61,975	Council contribution to operating costs and in-kind memberships.
Bellarine Catchment Network	Partnerships	20,000	20,000	To support the Bellarine Catchment Network in providing environment projects for the Bellarine Peninsula community.
Bis-Sport Sponsorship	Partnerships	6,000	6,000	Partnership with Barwon Sports Academy to support elite athletes to compete.
Emergency Management	Partnerships	1,800	2,250	Contribution to Citizens Radio Emergency Services Teams (CREST).
Parks, Gardens, Landcare support	Partnerships		25,000	Support for community groups to care for parks and reserves
Friends of Buckley Falls	Partnerships	15,000	-	Partnership with Geelong Environment Council.
Geelong Cricket Association	Partnerships	266,090	266,090	Partnership for turf wicket upkeep.
Geelong Sustainable House Day	Partnerships	15,000	-	Contribution to event operating costs.
Life Education Van	Partnerships	8,000	-	Contribution to operting costs. Voluteer partner group has ceased operations.
Lifeguard Services	Partnerships	48,750	-	Partnership to provide professional life guards at Ocean Grove, Barwon Heads and Bancoora.
Park Stewardship Funds	Partnerships	10,000	-	Council commitment to groups to develop parks (including Hoffman Walk, Bellarine Rail Trail).
Partnerships Sub Total		**484,615**	**381,315**	
Community Grants & Partnership Total		**4,909,115**	**4,378,815**	

2023-24 COMMUNITY INVESTMENT SUPPORT FUND

Project Name	Type	2022-23 Budget $	2023-24 Budget $	Description
G21 Contribution				
G21 Contribution	Partnerships	528,478	359,368	Contribution to G21 Geelong Regional Alliance.
G21 Contribution Total		**528,478**	**359,368**	
Arts & Culture Funding Agreements				
Geelong Art Gallery	Partnerships	1,359,604	1,299,600	2020-2023 Funding Agreement to support core operations being: A public art gallery responsible for cultural and artistic advancement and community learning activities, including retail sales.
Geelong Maritime Museum	Partnerships	9,158	9,158	Annual support for the conservation and care of the Geelong Maritime Museum collection.
Platform Arts	Partnerships	280,121	291,200	2019-2023 Funding Agreement to support core operations being: Working across multiple creative platforms, to champion a new generation of thinkers, makers, risk-takers and agitators.
Courthouse Back to Back	Partnerships	9,039	9,360	Annual support for venue lease costs.
Arts & Culture Initiatives Total		**1,657,922**	**1,609,318**	
Economic Development Community Events				
Pako Festa	Partnerships	100,000	100,000	Commitment to support regional signature community event.
Regional Signature Community Events	Partnerships	156,000	115,000	Council civic responsibility and regional signature community events. Includes Australia Day Committee and Christmas Carol events for Denis Walter Carols by the Bay, Christmas Eve Johnstone Park, Ocean Grove - Carols in the Park and Northern Carols.
- Australia Day Committee		35,000	35,000	
- Community Christmas Carols		80,000	80,000	
- Geelong Show		10,000	-	
- Gala Day - Barwon Health		15,000	-	
- Geelong Cup		16,000	-	
Economic Development Total		**256,000**	**215,000**	
Geelong Major Events				
Australian International Airshow	Geelong Major Events	365,000	-	Sponsorship of the biannual Australian International Airshow.
- Airshow		240,000	-	
- Chalet & Trade Stand		125,000	-	
Major Events to be confirmed	Geelong Major Events	1,230,000	930,000	Funding for the attraction of major events to Geelong.
Geelong Major Events Sub Total		**1,595,000**	**930,000**	
Sponsorships & Donations				
Geelong Chamber of Commerce	Sponsorships & Donations	25,000	10,000	Sponsorship for the Geelong Business Excellence Awards in return for category naming rights.
Geelong Football Club	Sponsorships & Donations	16,000	16,000	President's Club
Geelong Supercats	Sponsorships & Donations	7,000	-	Match Day partnership
Give Where You Live	Sponsorship & Donations	20,000	-	Donation to support Give Where You Live to provide services and programs to vulnerable community members.
Sponsorships & Donations Sub Total		**68,000**	**26,000**	
Total		**9,014,515**	**7,518,501**	

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2023-24 Budget

Basis of Charge:
A = Act of Parliament D = Discretionary L = Local Law

Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
Chief Executive					
Governance Administration					
2600 - FOI fees	A	-	**30.60**	30.60	-
City Planning & Economy					
Advertising Material					
Each Additional Letter	D	0.55	**6.00**	6.00	-
Each Additional Sign	D	7.27	**80.00**	75.00	5.00
Letter (up to 10) & Sign	D	18.18	**200.00**	175.00	25.00
Newspapers Advertising - (Price on Application - recovery of costs incurred)	D	-	-	-	-
Building Services - Building Permits - Owner Builder					
Building Permits - Alterations & Additions - cost of work $0 - $10,000	D	96.00	**1,056.00**	1,020.00	36.00
Building Permits - Alterations & Additions - cost of work $10,000 - $25,000	D	211.18	**2,323.00**	2,244.00	79.00
Building Permits - Alterations & Additions - cost of work $100,000 - $150,000	D	403.09	**4,434.00**	4,284.00	150.00
Building Permits - Alterations & Additions - cost of work $150,000 - $200,000	D	460.73	**5,068.00**	4,896.00	172.00
Building Permits - Alterations & Additions - cost of work $200,000+ (Price on Application)	D	-	-	-	-
Building Permits - Alterations & Additions - cost of work $25,000 - $50,000	D	249.55	**2,745.00**	2,652.00	93.00
Building Permits - Alterations & Additions - cost of work $50,000 - $100,000	D	345.55	**3,801.00**	3,672.00	129.00
Building Permits - Any Fence - cost of works $0 - $20,000	D	77.64	**854.00**	824.16	29.84
Building Permits - Any Fence - cost of works $20,000 + (Price on Application)	D	-	-	-	-
Building Permits - Brick Fences - cost of works $0 - $10,000	D	67.91	**747.00**	721.14	25.86
Building Permits - Building & Demolition Permit Outside of CoGG (Price on Application)	D	-	-	-	-
Building Permits - Class 2 - 9 - cost of works $0 - $10,000	D	216.00	**2,376.00**	2,295.00	81.00
Building Permits - Class 2 - 9 - cost of works $1,000,000 + (Price on Application)	D	-	-	-	-
Building Permits - Class 2 - 9 - cost of works $10,000 - $50,000	D	268.73	**2,956.00**	2,856.00	100.00
Building Permits - Class 2 - 9 - cost of works $100,000 - $150,000	D	453.36	**4,987.00**	4,818.00	169.00
Building Permits - Class 2 - 9 - cost of works $150,000 - $200,000	D	555.18	**6,107.00**	5,900.00	207.00
Building Permits - Class 2 - 9 - cost of works $200,000 - $300,000	D	636.27	**6,999.00**	6,762.00	237.00
Building Permits - Class 2 - 9 - cost of works $300,000 - $500,000	D	740.00	**8,140.00**	7,864.00	276.00
Building Permits - Class 2 - 9 - cost of works $50,000 - $100,000	D	352.36	**3,876.00**	3,744.00	132.00
Building Permits - Class 2 - 9 - cost of works $500,000 - $600,000	D	856.09	**9,417.00**	9,098.00	319.00
Building Permits - Class 2 - 9 - cost of works $600,000 - $800,000	D	944.73	**10,392.00**	10,040.00	352.00
Building Permits - Class 2 - 9 - cost of works $800,000 - $1,000,000	D	1,117.18	**12,289.00**	11,873.00	416.00
Building Permits - Demolition/Removal (Domestic) - cost of works $0 - $20,000	D	63.45	**698.00**	-	698.00
Building Permits - Demolition/Removal (Domestic) - cost of works $20,000 + (Price on Application)	D	-	-	-	-
Building Permits - Garages/Carports/Sheds >20m2 - cost of works $50,000 + (Price on Application)	D	-	-	-	-
Building Permits - Garages/Carports/Sheds >20m2 - cost works $0 - $50,000	D	69.45	**764.00**	737.30	26.70
Building Permits - Industrial & Commercial (includes 1 inspection) (Price on Application)	D	-	-	-	-
Building Permits - Masts/Antennas/Retaining Walls - cost of works $0 - $10,000	D	102.36	**1,126.00**	1,081.71	44.29
Building Permits - Masts/Antennas/Retaining Walls - cost of works $10,000 - $25,000	D	193.91	**2,133.00**	2,060.40	72.60
Building Permits - Masts/Antennas/Retaining Walls - cost of works $25,000 + (Price on Application)	D	-	-	-	-
Building Permits - New Dwellings & Multi Unit Development - cost of work $0 - $200,000	D	277.64	**3,054.00**	2,950.00	104.00
Building Permits - New Dwellings & Multi Unit Development - cost of work $200,000 - $300,000	D	325.64	**3,582.00**	3,460.00	122.00
Building Permits - New Dwellings & Multi Unit Development - cost of work $300,000 - $400,000	D	421.55	**4,637.00**	4,480.00	157.00
Building Permits - New Dwellings & Multi Unit Development - cost of work $400,000 - $500,000	D	517.55	**5,693.00**	5,500.00	193.00
Building Permits - New Dwellings & Multi Unit Development - cost of work $500,000 - $600,000	D	613.55	**6,749.00**	6,520.00	229.00
Building Permits - New Dwellings & Multi Unit Development - cost of work $600,000+ (Price on Application)	D	-	-	-	-
Building Permits - Reclad/Reroof/Restump - cost of works $0 - $10,000	D	158.36	**1,742.00**	1,683.00	59.00
Building Permits - Reclad/Reroof/Restump - cost of works $10,000 + (Price on Application)	D	-	-	-	-
Building Permits - Reclad/Reroof/Restump - cost of works $5,001 - $10,000	D	240.00	**2,640.00**	2,550.00	90.00
Building Permits - Relocation of Dwelling (including Alterations & Additions) - cost of works $0 - $10,000	D	292.27	**3,215.00**	3,105.90	109.10
Building Permits - Relocation of Dwelling (including Alterations & Additions) - cost of works $10,000 - $20,000	D	341.00	**3,751.00**	3,623.55	127.45
Building Permits - Relocation of Dwelling (including Alterations & Additions) - cost of works $100,000 + (Price on Application)	D	-	-	-	-
Building Permits - Relocation of Dwelling (including Alterations & Additions) - cost of works $20,000 - $50,000	D	487.09	**5,358.00**	5,176.50	181.50
Building Permits - Relocation of Dwelling (including Alterations & Additions) - cost of works $50,000 - $100,000	D	779.36	**8,573.00**	8,282.40	290.60
Building Permits - Signs - cost of works $0 - $10,000	D	77.55	**853.00**	824.16	28.84
Building Permits - Signs - cost of works $10,000 - $20,000	D	116.36	**1,280.00**	1,236.24	43.76
Building Permits - Signs - cost of works $20,000 + (Price on Application)	D	-	-	-	-
Building Permits - Swimming Pools/Spas/Decks - cost of works $25,000+ (Price on Application)	D	-	-	-	-

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2023-24 Budget

Basis of Charge:
A = Act of Parliament D = Discretionary L = Local Law

Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
Building Permits - Swimming Pools/Spas/Pool Barriers/Decks - cost of works $0 - $10,000	D	178.82	**1,967.00**	1,900.00	67.00
Building Permits - Swimming Pools/Spas/Pool Barriers/Decks - cost of works $10,000 - $25,000	D	207.00	**2,277.00**	2,200.00	77.00
Building Permits - Timber & Metal Fences/Screens - cost of works $0 - $10,000	D	56.27	**619.00**	597.52	21.48
Building Permits - Verandahs/Decks/Sheds >20m2 - cost works $10,000 - $20,000	D	94.64	**1,041.00**	1,004.95	36.05
Building Permits - Verandahs/Decks/Sheds >20m2 - cost works $20,000 - $30,000	D	111.27	**1,224.00**	1,181.70	42.30
Building Permits - Verandahs/Decks/Sheds >20m2 - cost works $30,000 - $40,000	D	116.45	**1,281.00**	1,237.25	43.75
Building Permits - Verandahs/Decks/Sheds >20m2 - cost works $40,000 - $50,000	D	160.18	**1,762.00**	1,701.85	60.15
Building Permits - Verandahs/Decks/Sheds >20m2 - cost works $5,000 - $10,000	D	87.45	**962.00**	929.20	32.80
Building Permits - Verandahs/Decks/Sheds >20m2 - cost works $50,000+ (Price on Application)	D	-	-	-	-
Building Services - Building Permits - Registered Builder					
Building Permits - Alterations & Additions - cost of work $0 - $10,000	D	80.00	**880.00**	850.00	30.00
Building Permits - Alterations & Additions - cost of work $10,000 - $25,000	D	169.00	**1,859.00**	1,468.80	390.20
Building Permits - Alterations & Additions - cost of work $100,000 - $150,000	D	322.55	**3,548.00**	3,304.80	243.20
Building Permits - Alterations & Additions - cost of work $150,000 - $200,000	D	368.64	**4,055.00**	3,855.60	199.40
Building Permits - Alterations & Additions - cost of work $200,000+ (Price on Application)	D	-	-	-	-
Building Permits - Alterations & Additions - cost of work $25,000 - $50,000	D	199.64	**2,196.00**	1,836.00	360.00
Building Permits - Alterations & Additions - cost of work $50,000 - $100,000	D	276.45	**3,041.00**	2,754.00	287.00
Building Permits - Any Fence - cost of works $0 - $20,000	D	72.00	**792.00**	765.00	27.00
Building Permits - Any Fence - cost of works $20,000 + (Price on Application)	D	-	-	-	-
Building Permits - Brick Fences - cost of works $0 - $10,000	D	65.27	**718.00**	693.60	24.40
Building Permits - Building & Demolition Permit Outside of CoGG (Permit Price +20%)	D	-	-	-	-
Building Permits - Class 2 - 9 - cost of works $0 - $10,000	D	172.82	**1,901.00**	1,732.00	169.00
Building Permits - Class 2 - 9 - cost of works $1,000,000 + (Price on Application)	D	-	-	-	-
Building Permits - Class 2 - 9 - cost of works $10,000 - $50,000	D	215.00	**2,365.00**	2,235.00	130.00
Building Permits - Class 2 - 9 - cost of works $100,000 - $150,000	D	362.73	**3,990.00**	2,517.00	1,473.00
Building Permits - Class 2 - 9 - cost of works $150,000 - $200,000	D	444.18	**4,886.00**	3,000.00	1,886.00
Building Permits - Class 2 - 9 - cost of works $200,000 - $300,000	D	509.09	**5,600.00**	3,621.00	1,979.00
Building Permits - Class 2 - 9 - cost of works $300,000 - $500,000	D	592.00	**6,512.00**	4,175.00	2,337.00
Building Permits - Class 2 - 9 - cost of works $50,000 - $100,000	D	281.91	**3,101.00**	2,330.50	770.50
Building Permits - Class 2 - 9 - cost of works $500,000 - $600,000	D	684.91	**7,534.00**	5,282.00	2,252.00
Building Permits - Class 2 - 9 - cost of works $600,000 - $800,000	D	755.82	**8,314.00**	7,587.00	727.00
Building Permits - Class 2 - 9 - cost of works $800,000 - $1,000,000	D	893.82	**9,832.00**	9,104.00	728.00
Building Permits - Demolition/Removal (Domestic) - cost of works $0 - $20,000	D	62.36	**686.00**	674.00	12.00
Building Permits - Demolition/Removal (Domestic) - cost of works $20,000 + (Price on Application)	D	-	-	-	-
Building Permits - Garages/Carports/Sheds >20m2 - cost of works $50,000 + (Price on Application)	D	-	-	-	-
Building Permits - Garages/Carports/Sheds >20m2 - cost works $0 - $5,000	D	57.55	**633.00**	612.00	21.00
Building Permits - Industrial & Commercial (includes 1 inspection) (Price on Application)	D	-	-	-	-
Building Permits - Masts/Antennas/Retaining Walls - cost of works $0 - $10,000	D	81.91	**901.00**	867.00	34.00
Building Permits - Masts/Antennas/Retaining Walls - cost of works $10,000 - $25,000	D	155.18	**1,707.00**	1,530.00	177.00
Building Permits - Masts/Antennas/Retaining Walls - cost of works $25,000 + (Price on Application)	D	-	-	-	-
Building Permits - New Dwellings & Multi Unit Development - cost of work $0 - $200,000	D	222.18	**2,444.00**	2,295.00	149.00
Building Permits - New Dwellings & Multi Unit Development - cost of work $200,000 - $300,000	D	260.55	**2,866.00**	2,754.00	112.00
Building Permits - New Dwellings & Multi Unit Development - cost of work $300,000 - $400,000	D	337.27	**3,710.00**	3,672.00	38.00
Building Permits - New Dwellings & Multi Unit Development - cost of work $400,000 - $500,000	D	431.82	**4,750.00**	4,590.00	160.00
Building Permits - New Dwellings & Multi Unit Development - cost of work $500,000 - $600,000	D	518.18	**5,700.00**	5,508.00	192.00
Building Permits - New Dwellings & Multi Unit Development - cost of work $600,000+ (Price on Application)	D	-	-	-	-
Building Permits - Reclad/Reroof/Restump - cost of works $0 - $10,000	D	126.73	**1,394.00**	1,200.00	194.00
Building Permits - Reclad/Reroof/Restump - cost of works $10,000 + (Price on Application)	D	-	-	-	-
Building Permits - Relocation of Dwelling (including Alterations & Additions) - cost of works $0 - $10,000	D	243.64	**2,680.00**	2,588.25	91.75
Building Permits - Relocation of Dwelling (including Alterations & Additions) - cost of works $10,000 - $20,000	D	292.27	**3,215.00**	3,105.90	109.10
Building Permits - Relocation of Dwelling (including Alterations & Additions) - cost of works $20,000 - $50,000	D	438.18	**4,820.00**	4,658.85	161.15
Building Permits - Relocation of Dwelling (including Alterations & Additions) - cost of works $50,000 - $100,000	D	730.45	**8,035.00**	7,764.75	270.25
Building Permits - Relocation of Dwelling (including Alterations & Additions) $100,000 + (Price on Application)	D	-	-	-	-
Building Permits - Signs - cost of works $0 - $10,000	D	62.09	**683.00**	669.63	13.37
Building Permits - Signs - cost of works $10,000 - $20,000	D	93.09	**1,024.00**	875.67	148.33
Building Permits - Signs - cost of works $20,000 + (Price on Application)	D	-	-	-	-
Building Permits - Swimming Pools/Spas/Pool Barrier/Decks - cost of works $0 - $10,000	D	178.64	**1,965.00**	1,900.00	65.00

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2023-24 Budget

Basis of Charge:
A = Act of Parliament D = Discretionary L = Local Law

Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
Building Permits - Swimming Pools/Spas/Pool Barrier/Decks - cost of works $10,000 - $25,000	D	207.00	**2,277.00**	2,200.00	77.00
Building Permits - Swimming Pools/Spas/Pool Barrier/Decks - cost of works $25,000+ (Price on Application)	D	-	**-**	-	-
Building Permits - Timber & Metal Fences/Screens - cost of works $0 - $10,000	D	52.73	**580.00**	561.00	19.00
Building Permits - Verandahs/Decks/Sheds >20m2 - cost works $10,000 - $20,000	D	75.73	**833.00**	800.00	33.00
Building Permits - Verandahs/Decks/Sheds >20m2 - cost works $20,000 - $30,000	D	89.09	**980.00**	903.00	77.00
Building Permits - Verandahs/Decks/Sheds >20m2 - cost works $30,000 - $40,000	D	93.18	**1,025.00**	990.00	35.00
Building Permits - Verandahs/Decks/Sheds >20m2 - cost works $40,000 - $50,000	D	128.18	**1,410.00**	1,145.00	265.00
Building Permits - Verandahs/Decks/Sheds >20m2 - cost works $5,000 - $10,000	D	70.00	**770.00**	694.00	76.00
Building Permits - Verandahs/Decks/Sheds >20m2 - cost works $50,000+ (Price on Application)	D	-	**-**	-	-
Building Services - Building Permits - Variations, Dispensations					
Building Permits - Additional/Reinspect Council Permits (current permit only/per inspection)	D	19.27	**212.00**	204.00	8.00
Building Permits - Change of Builders' Details	D	23.55	**259.00**	250.00	9.00
Building Permits - Change of Ownership Details	D	19.27	**212.00**	204.00	8.00
Building Permits - Drawings / Amendments	D	28.27	**311.00**	300.00	11.00
Building Services - Caravan Park Registrations					
1694 - Build - Stat - Caravan Annexe/UMD Installed in Caravan Parks (per inspection)	D	-	**147.00**	142.00	5.00
2322 - Caravan Park Registration Fee (per unit)	A	-	**16.00**	14.00	2.00
Building Services - Copies of Documents					
Copies of Commercial Plans (all plans regardless of age)	D	33.00	**363.00**	350.00	13.00
Copies of Domestic Plans (all plans regardless of age)	D	18.82	**207.00**	200.00	7.00
Copy of Commercial Building Permits (Per Permit)	D	10.36	**114.00**	110.00	4.00
Copy of Commercial Final Inspection (Per Permit)	D	10.36	**114.00**	110.00	4.00
Copy of Commercial Occupancy Permits (Per Permit)	D	10.36	**114.00**	110.00	4.00
Copy of Domestic Building Permits (Per Permit)	D	7.09	**78.00**	75.00	3.00
Copy of Domestic Final Inspection (Per Permit)	D	7.09	**78.00**	75.00	3.00
Copy of Domestic Occupancy Permits (Per Permit)	D	7.09	**78.00**	75.00	3.00
Scanning of Plans (A0 - per page)	D	1.00	**11.00**	10.00	1.00
Scanning of Plans (A1 - per page)	D	0.91	**10.00**	9.00	1.00
Scanning of Plans (A2 - per page)	D	0.82	**9.00**	8.00	1.00
Scanning of Plans (A3 - per page)	D	0.27	**3.00**	2.00	1.00
Scanning of Plans (A4 - per page)	D	0.18	**2.00**	1.00	1.00
Building Services - Council Consents					
Council Comments (built without consent/report)	D	-	**435.00**	420.00	15.00
Council Consent - Administrative Fee	D	-	**70.00**	67.50	2.50
Council Consent - Neighbour Comments Advertising	D	-	**70.00**	-	70.00
Council Consent - Places of Public Entertainment/Temp Structure - per hour (after the first 3 hours)	D	-	**163.00**	157.00	6.00
Council Consent - Protection of the Public	D	-	**310.00**	299.00	11.00
Council Consent - Siting Approval Only (Temporary Structures)	D	-	**387.00**	373.00	14.00
Council Consents - all matters except easements	A	-	**311.00**	299.85	11.15
Council Consents - easements	D	-	**333.00**	321.00	12.00
Variation to Council Consent / Extension of Time	D	-	**142.00**	137.00	5.00
Building Services - Lodgement Fees					
Lodgement Fee - Commercial Permits - cost of works $5,000 +	A	-	**131.00**	125.85	5.15
Lodgement Fee - Domestic Permits - cost of works $5,000 +	A	-	**131.00**	125.85	5.15
Building Services - Property Information Requests					
Building Permit Details (10 years) inc current notices/orders - fast track	D	-	**102.00**	97.60	4.40
Building Permit Details (10 years) inc current notices/orders - standard	A	-	**52.00**	48.80	3.20
Land in Special Areas - fast track	D	-	**102.00**	97.60	4.40
Land in Special Areas - standard	A	-	**52.00**	48.80	3.20
Mandatory Inspection/Approval Dates	A	-	**51.00**	48.80	2.20
Owner Builder Statement	A	-	**102.00**	97.85	4.15
Building Services - Road Occupation Permits					
Carparking Long Term - Metered	D	3.27	**36.00**	-	36.00
Carparking Long Term - Unmetered	D	1.82	**20.00**	-	20.00
Carparking Short Term - Metered	D	4.09	**45.00**	-	45.00
Carparking Short Term - Unmetered	D	2.18	**24.00**	-	24.00
Extension of Time / Variation to Existing Permit	D	13.64	**150.00**	-	150.00
Road Occupation - Footpath Occup space occup fee (m2/per wk - min $200)	D	0.39	**4.25**	4.00	0.25
Road Occupation - Hoard & scaffold over gantry space occup fee (m2/per wk - min $130)	D	0.39	**4.25**	4.00	0.25
Road Occupation - road/lane closures space occup fee (per lane, per day)	D	26.09	**287.00**	277.00	10.00
Road Occupation - Street Occupation Permit fee	D	26.09	**287.00**	277.00	10.00
Road Occupation - Street Occupation Permit Fee - Minor Works	D	14.09	**155.00**	-	155.00
Building Services - Swimming Pool & Spa Registrations					
Amendment of Application / Permit fee	D	6.36	**70.00**	-	70.00
Information Search Fee - Swimming Pool Regulation	A	-	**51.00**	48.80	2.20

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2023-24 Budget

Basis of Charge:
A = Act of Parliament D = Discretionary L = Local Law

Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
Lodgement Fee - Compliant - Swimming Pool Regulation	A	-	**22.00**	21.10	0.90
Lodgement Fee - Non Compliant - Swimming Pool Regulation	A	-	**412.00**	397.55	14.45
Registration Fee - Swimming Pool Regulation	A	-	**34.50**	32.90	1.60
Swimming Pool & Spa - Penalties & Infringements	A	-	**383.00**	369.85	13.15
Carousel - Private Hire					
0969 - Carousel - Private Hire - Functions, events, Photography, Film Shoots - Per Hour	D	45.45	**500.00**	479.00	21.00
0972 - Private Hire of Carousel - Private Function Booking - Half Day - up to 4 hours	D	136.36	**1,500.00**	1,422.00	78.00
0973 - Private Hire of Carousel - Private Functions Booking - Full Day - up to 8 hours	D	227.27	**2,500.00**	1,922.00	578.00
0975 - Private Hire of Carousel - Decking Hire per Function	D	40.91	**450.00**	431.00	19.00
0976 - Childrens Birthday Parties - Package 1 per Child (self-catered)	D	1.82	**20.00**	16.80	3.20
0977 - Childrens Birthday Parties - Package 2 per Child (catered)	D	3.18	**35.00**	28.00	7.00
Carousel - Ride Tickets					
0979 - Adult Carousel Ride Ticket	D	0.45	**5.00**	5.00	-
0980 - Child Carousel Ride Ticket	D	0.45	**5.00**	5.00	-
0981 - Carousel Ride Group Booking 10-49 people	D	0.41	**4.50**	4.30	0.20
0983 - Carousel Ride Group Booking 50+ people	D	0.36	**4.00**	4.00	-
0984 - Carousel Ride Multi-Ride Ticket (10)	D	4.09	**45.00**	45.00	-
1423 - Concession Carousel Ride Ticket	D	0.45	**5.00**	5.00	-
Certification of Compliance					
Certificate of Compliance	A	-	**342.30**	336.40	5.90
Demolitions Certificates					
Demolition Certificate	D	-	**87.90**	61.00	26.90
Developer Fines & Costs					
Developer Fines and Costs - Breach of Planning & Environment Act - per unit	A	-	**184.92**	184.92	-
Extension of Time					
Extension of Time - first request	D	-	**315.00**	300.00	15.00
Extension of Time - second request	D	-	**440.00**	400.00	40.00
Extension of Time - third request	D	-	**660.00**	600.00	60.00
Information & Copies of Documents					
Written Request for Information - commercial/industrial/other	D	-	**265.00**	250.00	15.00
Written Request for Information - residential	D	-	**190.00**	180.00	10.00
Laneway Waste Collection					
2879 - Laneways Waste Collection	D	103.82	**1,142.00**	1,142.00	-
National Wool Museum - Facilities Hire					
1931 - NWM Auction Room - Standard - Full Day up to 8 hours	D	45.45	**500.00**	440.00	60.00
1932 - NWM Auction Room - Discount and Concession - Full Day up to 8 hours	D	36.36	**400.00**	390.00	10.00
1933 - NWM - Auction Room - Events and Functions - Half day - up to 4 hours	D	31.82	**350.00**	340.00	10.00
1934 - NWM Auction Room - Discount & Concession - Half Day - up to 4 hours	D	27.27	**300.00**	275.00	25.00
1941 - NWM Auction and Multifunction Room - Standard - Full Day up to 8 hours	D	81.82	**900.00**	790.00	110.00
1942 - NWM Auction and Multifunction Room - Discount and Concession - Full Day - up to 8 hours	D	68.18	**750.00**	700.00	50.00
1942 - NWM Auction and Multifunction Room - Discount and Concession - Half Day - up to 4 hours	D	45.45	**500.00**	485.00	15.00
1943 - NWM Auction and Multifunction Room - Events and Functions - half day - up to 4 hours	D	54.55	**600.00**	630.00	- 30.00
1946 - NWM Strachan Room - Standard Full Day up to 8 hours	D	77.27	**850.00**	780.00	70.00
1947 - NWM Strachan Room - Discount and Concession - Full Day - up to 8 hours	D	63.64	**700.00**	700.00	-
1948 - NWM Strachan Room - Standard Half Day up to 4 hours	D	59.09	**650.00**	600.00	50.00
1949 - NWM Strachan Room - Discount and Concession - Half Day - up to 4 hours	D	45.45	**500.00**	485.00	15.00
1951 - Labour - Regular Hourly Rate	D	9.09	**100.00**	65.00	35.00
1952 - Labour - Concessional Hourly Rate	D	6.82	**75.00**	40.00	35.00
1953 - Security & Out of Hours Costs - Museum Staff 5pm-9am Hourly Rate	D	13.64	**150.00**	110.00	40.00
1954 - Security & Out of Hours Costs - Micom Security Call Out - Minimum 4 Hours	D	36.36	**400.00**	330.00	70.00
National Wool Museum - General Admission					
0317 - NWM Gen Adm Adult	D	-	**12.00**	12.00	-
0318 - NWM Gen Adm Concession	D	-	**9.00**	9.00	-
0319 - NWM Gen Adm Child	D	-	**7.00**	7.00	-
0320 - NWM Gen Adm Family	D	-	**35.00**	33.00	2.00
0321 - NWM Gen Adm Group	D	-	**10.00**	9.00	1.00
0322 - NWM Gen Adm School	D	-	**6.00**	6.00	-
0323 - NWM Gen Adm School - Museum Educator-led workshop - price per student	D	-	**9.00**	-	9.00
0324 - NWM Gen Adm School - Museum Educator-led tour - price per student	D	-	**8.00**	-	8.00
0325 - NWM Gen Adm School - Self-guided visit - price per student	D	-	**6.00**	-	6.00
0326 - NWM Gen Adm School - VIT Educators	D	-	**-**	-	-
National Wool Museum - Memberships					
0308 - NWM M/Ship Adult	D	-	**50.00**	45.00	5.00
0309 - NWM M/Ship Senior/Student/Concession	D	-	**40.00**	36.00	4.00

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2023-24 Budget

Basis of Charge:
A = Act of Parliament D = Discretionary L = Local Law

Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
0310 - NWM M/Ship Family (2 adults and up to 4 children - Children under 16 years and registered at the same address)	D	-	**80.00**	70.00	10.00
2391 - NWM M/Ship Child Age 2-16	D	-	**20.00**	17.00	3.00
Planning Permits - Amended Permit Fees					
Amend a Permit - change statement or conditions	A	-	**1,384.85**	1,360.80	24.05
Amend VicSmart Application - $10,000 or more	A	-	**451.25**	443.40	7.85
Amend VicSmart Application - less than $10,000	A	-	**210.05**	206.40	3.65
Amend VicSmart Subdivision	A	-	**210.05**	206.40	3.65
Amended Development Permit $1,000,001 - $9,999,999	A	-	**3,586.60**	3,524.35	62.25
Amended Development Permit $100,001 - $1,000,000	A	-	**1,626.00**	1,597.80	28.20
Amended Development Permit up to $100,000	A	-	**1,205.90**	1,184.95	20.95
Amended Residential Permit $1,000,001 - $ 9,999,999	A	-	**3,586.60**	3,524.35	62.25
Amended Residential Permit $10,001 - $100,000	A	-	**661.30**	649.80	11.50
Amended Residential Permit $100,001 - $500,000	A	-	**1,353.70**	1,330.25	23.45
Amended Residential Permit $500,001 - $1,000,000	A	-	**1,462.65**	1,437.25	25.40
Amended Residential Permit up to $10,000	A	-	**210.05**	206.40	3.65
Amendments to Subdivision Permits	A	-	**1,384.85**	1,360.80	24.05
Planning Permits - Initial Permit Fees					
Amend or End a s173 Agreement	A	-	**692.40**	680.40	12.00
Change of Use	A	-	**1,384.85**	1,360.80	24.05
Create, Vary or Remove Easement	A	-	**1,384.85**	1,360.80	24.05
Create, Vary or Remove Restriction/Right of Way	A	-	**1,384.85**	1,360.80	24.05
Development Buildings & Works $1,000,001 - $5,000,000	A	-	**3,586.60**	3,524.35	62.25
Development Buildings & Works $15,000,001 - $50,000,000	A	-	**26,957.70**	26,489.95	467.75
Development Buildings & Works $5,000,001 - $15,000,000	A	-	**9,141.50**	8,982.90	158.60
Development Buildings & Works $50,000,001 - $9,999,999,999	A	-	**60,590.65**	59,539.25	1,051.40
Development Buildings & Works $100,001 - $1,000,000	A	-	**1,626.00**	1,597.80	28.20
Development Buildings & Works up to $100,000	A	-	**1,205.90**	1,184.95	20.95
Development Plans	A	-	**342.30**	336.40	5.90
Miscellaneous Fees (waiver of car parking requirements etc)	A	-	**1,384.85**	1,360.80	24.05
Planning - Decision of Responsible Authority	A	-	**342.30**	336.40	5.90
Re-alignment or Consolidation	A	-	**1,384.85**	1,360.80	24.05
Removal of Restriction (greater than 2 years)	A	-	**1,384.85**	1,360.80	24.05
Residential Development - Single Dwelling - $1,000,001 - 2,000,000	A	-	**1,571.55**	1,544.30	27.25
Residential Development - Single Dwelling - $10,001 - $100,000	A	-	**661.30**	649.80	11.50
Residential Development - Single Dwelling - $100,001 - $500,000	A	-	**1,353.70**	1,330.25	23.45
Residential Development - Single Dwelling - $2,000,001 - $5,000,000	A	-	**3,586.60**	3,524.35	62.25
Residential Development - Single Dwelling - $500,001 - $1,000,000	A	-	**1,462.65**	1,437.25	25.40
Residential Development - Single Dwelling up to $10,000	A	-	**210.05**	206.40	3.65
Subdivision of Existing Building or Two lots Only	A	-	**1,384.85**	1,360.80	24.05
VicSmart Application - $10,000 or more	A	-	**451.25**	443.40	7.85
VicSmart Application - less than $10,000	A	-	**210.05**	206.40	3.65
VicSmart Subdivision	A	-	**210.05**	206.40	3.65
Potato Shed Facility Hire - Cleaning & Rubbish					
1047 - P-Shed Weekend Surcharge Clean	D	7.27	**80.00**	80.00	-
1048 - P-Shed Extra Cleaning	D	6.36	**70.00**	67.00	3.00
1049 - P-Shed Rubbish - in Skip Full	D	7.45	**82.00**	80.00	2.00
1050 - P-Shed Rubbish - in Skip Half	D	4.91	**54.00**	52.00	2.00
1051 - P-Shed Wastewise Sorting Fee	D	6.18	**68.00**	65.00	3.00
1065 - P-Shed Dirty Dishes (per item)	D	0.36	**4.00**	4.00	-
994 - P-Shed Sunday Cleaning Cost	D	7.91	**87.00**	85.00	2.00
Potato Shed Facility Hire - Commercial Rate					
0432 - P-Shed Comm Rate Auditorium Rehearsal	D	3.64	**40.00**	40.00	-
0433 - P-Shed Comm Rate Auditorium Performance	D	4.09	**45.00**	45.00	-
0434 - P-Shed Comm Rate Multi Purpose	D	2.55	**28.00**	28.00	-
0435 - P-Shed Comm Rate Studio	D	2.55	**28.00**	28.00	-
0436 - P-Shed Comm Rate Music 1	D	2.09	**23.00**	23.00	-
0437 - P-Shed Comm Rate Music 2	D	2.09	**23.00**	23.00	-
0438 - P-Shed Comm Rate Music 3	D	2.09	**23.00**	23.00	-
0439 - P-Shed Comm Rate Foyer	D	2.55	**28.00**	28.00	-
0440 - P-Shed Comm Rate Kitchen	D	1.64	**18.00**	18.00	-
0441 - P-Shed Comm Rate Foyer & Hall - Exhibition weekly	D	6.00	**66.00**	66.00	-
0442 - P-Shed Comm Rate All Areas Hourly	D	12.09	**133.00**	133.00	-
0443 - P-Shed Comm Rate All Areas Daily	D	95.45	**1,050.00**	1,050.00	-
0444 - P-Shed Comm Rate All Areas Weekly	D	413.64	**4,550.00**	4,550.00	-
0445 - P-Shed Comm Rate All Areas Weekend	D	181.82	**2,000.00**	2,000.00	-
0446 - P-Shed Comm Rate Auditorium Daily	D	42.73	**470.00**	470.00	-
0447 - P-Shed Comm Rate Multi Purpose Daily	D	26.36	**290.00**	290.00	-
0448 - P-Shed Comm Rate Studio Daily	D	26.36	**290.00**	290.00	-
0449 - P-Shed Comm Rate Music 123 Daily (each room)	D	21.82	**240.00**	240.00	-
0450 - P-Shed Comm Rate Foyer Daily	D	26.36	**290.00**	290.00	-
0451 - P-Shed Comm Rate Kitchen Daily	D	13.64	**150.00**	150.00	-
0452 - P-Shed Comm Rate Auditorium Weekend	D	75.45	**830.00**	830.00	-
0453 - P-Shed Comm Rate Multi Purpose Weekend	D	52.73	**580.00**	580.00	-
0454 - P-Shed Comm Rate Studio Weekend	D	52.73	**580.00**	580.00	-
0455 - P-Shed Comm Rate Music 123 Weekend (each rm)	D	52.73	**580.00**	580.00	-

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2023-24 Budget

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Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
0456 - P-Shed Comm Rate Foyer Weekend	D	52.73	**580.00**	580.00	-
0457 - P-Shed Comm Rate Kitchen Weekend	D	19.09	**210.00**	210.00	-
0458 - P-Shed Comm Rate Auditorium Week	D	278.18	**3,060.00**	3,060.00	-
0459 - P-Shed Comm Rate Multi Purpose Week	D	134.09	**1,475.00**	1,475.00	-
0460 - P-Shed Comm Rate Studio Daily Week	D	134.09	**1,475.00**	1,475.00	-
0461 - P-Shed Comm Rate Music 123 Week (each room)	D	93.64	**1,030.00**	1,030.00	-
0462 - P-Shed Comm Rate Foyer Week	D	134.09	**1,475.00**	1,475.00	-
0463 - P-Shed Comm Rate Kitchen Weekend	D	41.82	**460.00**	460.00	-
Potato Shed Facility Hire - Corporate Rate					
0464 - P-Shed Corp Rate Auditorium Rehearsal	D	11.82	**130.00**	130.00	-
0465 - P-Shed Corp Rate Auditorium Performance	D	15.27	**168.00**	168.00	-
0466 - P-Shed Corp Rate Multi Purpose	D	7.64	**84.00**	84.00	-
0467 - P-Shed Corp Rate Studio	D	7.64	**84.00**	84.00	-
0468 - P-Shed Corp Rate Music 1	D	5.27	**58.00**	58.00	-
0469 - P-Shed Corp Rate Music 2	D	5.27	**58.00**	58.00	-
0470 - P-Shed Corp Rate Music 3	D	5.27	**58.00**	58.00	-
0471 - P-Shed Corp Rate Foyer	D	9.09	**100.00**	100.00	-
0472 - P-Shed Corp Rate Kitchen	D	4.00	**44.00**	44.00	-
0473 - P-Shed Corp Rate All Areas	D	37.73	**415.00**	415.00	-
0474 - P-Shed Corp Rate All Areas Daily	D	240.91	**2,650.00**	2,650.00	-
0475 - P-Shed Corp Rate All Areas Weekly	D	778.18	**8,560.00**	8,560.00	-
0476 - P-Shed Corp Rate All Areas Weekend	D	361.36	**3,975.00**	3,975.00	-
0477 - P-Shed Corp Rate Auditorium Daily	D	113.64	**1,250.00**	1,250.00	-
0478 - P-Shed Corp Rate Multi Purpose Daily	D	66.36	**730.00**	730.00	-
0479 - P-Shed Corp Rate Studio Daily	D	66.36	**730.00**	730.00	-
0480 - P-Shed Corp Rate Music 123 Daily (each room)	D	38.18	**420.00**	420.00	-
0481 - P-Shed Corp Rate Foyer Daily	D	63.64	**700.00**	700.00	-
0482 - P-Shed Corp Rate Kitchen Daily	D	20.00	**220.00**	220.00	-
0483 - P-Shed Corp Rate Auditorium Weekend	D	215.91	**2,375.00**	2,375.00	-
0484 - P-Shed Corp Rate Multi Purpose Weekend	D	110.91	**1,220.00**	1,220.00	-
0485 - P-Shed Corp Rate Studio Weekend	D	110.91	**1,220.00**	1,220.00	-
0486 - P-Shed Corp Rate Music 123 Weekend (each rm)	D	72.73	**800.00**	800.00	-
0487 - P-Shed Corp Rate Foyer Weekend	D	110.91	**1,220.00**	1,220.00	-
0488 - P-Shed Corp Rate Kitchen Weekend	D	34.09	**375.00**	375.00	-
0489 - P-Shed Corp Rate Auditorium Week	D	361.36	**3,975.00**	3,975.00	-
0490 - P-Shed Corp Rate Multi Purpose Week	D	240.91	**2,650.00**	2,650.00	-
0491 - P-Shed Corp Rate Studio Week	D	240.91	**2,650.00**	2,650.00	-
0492 - P-Shed Corp Rate Music 123 Week (each room)	D	152.27	**1,675.00**	1,675.00	-
Potato Shed Facility Hire - Miscellaneous					
1052 - P-Shed Add On Insurance	D	4.36	**48.00**	47.00	1.00
1062 - P-Shed Call out - Staff	D	8.91	**98.00**	95.00	3.00
1063 - P-Shed Security Call out	D	10.00	**110.00**	107.00	3.00
1315 - P-Shed Globe replacement	D	5.91	**65.00**	65.00	-
1316 - P-Shed Pro Rata Sound Performance	D	2.55	**28.00**	28.00	-
1317 - P-Shed Kiosk Charge	D	3.91	**43.00**	43.00	-
1318 - P-Shed Merchandising Fee	D	2.09	**23.00**	23.00	-
1319 - P-Shed Marketing Fee	D	8.18	**90.00**	88.00	2.00
1320 - P-Shed Advertising Fee	D	9.27	**102.00**	102.00	-
1321 - P-Shed Postering Fee	D	8.64	**95.00**	95.00	-
1322 - P-Shed Security Loading Fee	D	4.09	**45.00**	45.00	-
1323 - P-Shed Lost Key Fee	D	9.27	**102.00**	102.00	-
1324 - P-Shed Key Re Issue Fee	D	5.91	**65.00**	65.00	-
1325 - P-Shed Ticket Set Up Fee	D	4.36	**48.00**	48.00	-
Potato Shed Facility Hire - Set Up & Equipment Hire					
1053 - P-Shed Pro Rata Lights Performance	D	2.55	**28.00**	28.00	-
1054 - P-Shed Radio Mic w/batteries (each)	D	2.55	**28.00**	28.00	-
1055 - P-Shed Microphone lead set (each)	D	2.55	**28.00**	28.00	-
1056 - P-Shed Projector Screen	D	2.55	**28.00**	28.00	-
1057 - P-Shed Full Projector Screen Set Up	D	8.36	**92.00**	92.00	-
1058 - P-Shed Set up / Pick up / Chairs	D	8.64	**95.00**	95.00	-
1059 - P-Shed Stage Set up / Pack up	D	8.64	**95.00**	95.00	-
1060 - P-Shed Set up / Room	D	7.27	**80.00**	80.00	-
1061 - P-Shed Tech on Call hr (min 3hrs)	D	4.55	**50.00**	50.00	-
1064 - P-Shed Incorrect pack up	D	8.64	**95.00**	95.00	-
1066 - P-Shed Tea Coffee Bisc. per head	D	0.36	**4.00**	4.00	-
1309 - P-Shed Small Room Setup	D	5.45	**60.00**	60.00	-
1310 - P-Shed Theatre Set Up	D	13.18	**145.00**	145.00	-
1311 - P-Shed Chair Set Up	D	8.64	**95.00**	95.00	-
1312 - P-Shed Lectern Mic	D	3.82	**42.00**	42.00	-
1313 - P-Shed Data Projector and Remote Screen Per Hour	D	3.18	**35.00**	33.00	2.00
1314 - P-Shed LED Parcan	D	1.36	**15.00**	15.00	-
1326 - P-Shed ProSTAGE	D	3.64	**40.00**	40.00	-
1327 - P-Shed ProSTAGE Rail 1M	D	1.82	**20.00**	20.00	-
1328 - P-Shed ProSTAGE Rail 2M	D	2.27	**25.00**	25.00	-
1330 - P-Shed EWP	D	5.27	**58.00**	58.00	-
1331 - P-Shed Badge Machine	D	2.55	**28.00**	28.00	-
1332 - P-Shed Badge Parts	D	0.18	**2.00**	2.00	-

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
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1333 - P-Shed Hollyland wireless intercom per unit	D	1.36	**15.00**	-	15.00
1334 - P-Shed Basic filming of performance setup	D	13.64	**150.00**	-	150.00
1335 - P-Shed turbosound m12	D	0.91	**10.00**	-	10.00
1336 - P-Shed turbosound m10	D	0.91	**10.00**	-	10.00
1337 - P-Shed Turbosound IQ 15B	D	1.82	**20.00**	-	20.00
1338 - P-Shed Shure Beta 58	D	0.91	**10.00**	-	10.00
1339 - P-Shed Shure sm58	D	0.73	**8.00**	-	8.00
1340 - P-Shed Mirror ball and motor	D	3.64	**40.00**	-	40.00
1341 - P-Shed Antari F1 Hazer	D	2.73	**30.00**	-	30.00
1342 - P-Shed Lectern	D	0.91	**10.00**	-	10.00
1343 - P-Shed Truss 1m, 2m, 3m & 4way corner (each)	D	0.45	**5.00**	-	5.00
1344 - P-Shed Shotbag	D	0.18	**2.00**	-	2.00
1345 - P-Shed Vision switcher	D	2.27	**25.00**	-	25.00
1346 - P-Shed Wired intercom per unit	D	0.45	**5.00**	-	5.00
1357 - P-Shed Festoons LED non dimmable (20M)	D	0.73	**8.00**	-	8.00
1358 - P-Shed Basic streaming setup	D	18.18	**200.00**	-	200.00
1975 - Seating Bank Dismantle	D	31.36	**345.00**	345.00	-
1976 - Seating Bank Reinstall	D	31.36	**345.00**	345.00	-
Potato Shed General Admission					
2274 - P-Shed Activity Fee	D	0.12	**1.30**	1.25	0.05
Pre-Application Advice					
Pre-Application Advice - Type 1	D	13.64	**150.00**	150.00	-
Pre-Application Advice - Type 2	D	18.18	**200.00**	200.00	-
Pre-Application Advice - Type 3	D	22.73	**250.00**	250.00	-
Pre-Application Advice - Type 4	D	45.45	**500.00**	500.00	-
Secondary Consents					
Secondary Consents - General	D	-	**550.00**	500.00	50.00
Secondary Consents - Single Dwelling or Including Alterations to Single Dwellings	D	-	**300.00**	-	300.00
Secondary Consents - VicSmart	D	-	**110.00**	100.00	10.00
Strategic Implementation					
Planning Scheme Amendment - Adoption Fee	A	-	**505.70**	505.70	-
Planning Scheme Amendment - Application Fee	A	-	**3,205.40**	3,205.40	-
Planning Scheme Amendment - Consideration of Submission Fee - 11 to 20 submissions	A	-	**31,742.40**	31,742.40	-
Planning Scheme Amendment - Consideration of Submission Fee - 20 or more submissions	A	-	**42,432.10**	42,432.10	-
Planning Scheme Amendment - Consideration of Submission Fee (minimum fee up to 10 submissions)	A	-	**15,886.80**	15,886.80	-
Subdivision Certificates					
Alter plan prior to Certification	A	-	**116.70**	116.70	-
Certification Fee - Plan of Subdivision	A	-	**183.60**	183.60	-
Certification Fee - Procedural Plan	A	-	**183.60**	183.60	-
Recertification	A	-	**147.80**	147.80	-
Building Services - Building Permits					
Building Permit - Swimming Pool Barrier (ONLY)	D	59.09	**650.00**	-	650.00
Building Services - Occupancy Permits - Places of Public Entertainment					
POPE Permit - 0 to 5,000 people	D	-	**932.00**	900.00	32.00
POPE Permit - 10,000+ people	D	-	**3,054.00**	2,950.00	104.00
POPE Permit - 5,000 to 10,000 people	D	-	**1,553.00**	1,500.00	53.00
City Services					
Use & Occupying Public Space					
Application Fee Roadside Trading (non-refundable)	D	-	**91.00**	91.00	-
Bulk Rubbish Container - Accredited (monthly)	D	-	**46.00**	46.00	-
Busking, Spruiking & Pavement Art Fees (monthly)	D	-	**20.00**	20.00	-
Real Estate agent portable signs occupying footpath (annually) - per application	D	-	**129.00**	129.00	-
Roadside Trading Permit Fee (annually)	D	-	**223.00**	223.00	-
Shipping Container (monthly)	D	-	**46.00**	-	46.00
Street Occupation per day (no building permit)	D	3.18	**35.00**	35.00	-
Transfer of A Frame Advertising Sign occupying footpath (annually)	D	-	**93.00**	93.00	-
Transfer of Goods for Sale occupying footpath (annually)	D	-	**93.00**	93.00	-
Abandoned Vehicles					
Abandoned Vehicles - Impound Release Fee - Motor Cycles	D	-	**355.00**	355.00	-
Abandoned Vehicles - Impound Release Fee - Vehicles	D	-	**355.00**	233.00	122.00
Alfresco Dining Fees & Permits					
A Frame Advertising Sign occupying footpath (can only be placed in a 0-60km/h speed zone)	D	-	**210.00**	203.00	7.00
Alfresco Dining Application Fee	D	-	**90.00**	85.00	5.00
Alfresco Dining Chair Fee (Central Activity Area) - per chair	D	-	**40.00**	39.00	1.00
Alfresco Dining Chair Fee (Non Central Activity Area) - per chair	D	-	**30.00**	33.00	- 3.00
Alfresco Dining Fixed Furniture Fee - per m2	D	-	**90.00**	88.00	2.00

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Alfresco Dining Transfer Fee	D	-	**90.00**	85.00	5.00
Goods for Sale occupying footpath (annually)	D	-	**220.00**	212.00	8.00
Animal Impound & Release Fees					
Impound Release fees - Livestock (per animal)	D	-	**92.70**	90.00	2.70
Labour & Vehicle Charge - Impounded Livestock - all days other than Sunday (per animal)	D	-	**108.15**	105.00	3.15
Labour & Vehicle Charge - Impounded Livestock - Sundays (per animal)	D	-	**128.75**	125.00	3.75
Returned Animal to Owner (dogs and cats)	D	-	**46.00**	34.50	11.50
Sustenance Charge - larger than sheep (per day, per animal)	D	-	**22.66**	22.00	0.66
Sustenance Charge - sheep or smaller (per day, per animal)	D	-	**20.60**	20.00	0.60
Animal Registration Fees - Cat (Special Conditions)					
Cat Breeder	D	-	**54.00**	53.00	1.00
Member Association - Cat	D	-	**54.00**	53.00	1.00
Pensioner Cat Breeder	D	-	**26.00**	26.00	-
Pensioner Member Association - Cat	D	-	**26.00**	26.00	-
Animal Registration Fees - Cat (Standard)					
Cat Over 10	D	-	**54.00**	53.00	1.00
Cat over 10 years desexed	D	-	**53.00**	52.00	1.00
Cat over 10 years desexed pensioner	D	-	**26.00**	26.00	-
Cat Registration Pensioner Fee - Full Fee	D	-	**77.00**	76.00	1.00
Cat Registration Fee - Full Fee	D	-	**155.00**	152.00	3.00
Desexed and Microchipped Cat	D	-	**35.00**	34.00	1.00
Desexed Cat	D	-	**54.00**	53.00	1.00
Microchipped Cat	D	-	**61.00**	60.00	1.00
Pensioner Cat Over 10	D	-	**26.00**	26.00	-
Pensioner Desexed and M/Chipped Cat	D	-	**17.00**	17.00	-
Pensioner Desexed Cat	D	-	**26.00**	26.00	-
Pensioner Microchipped Cat	D	-	**31.00**	30.00	1.00
Animal Registration Fees - Dog (Special Conditions)					
Dangerous Dog (Guard Dog)	D	-	**206.00**	202.00	4.00
Dog Breeder	D	-	**71.00**	70.00	1.00
Dog Registration - Dangerous Dog (Residential)	D	-	**285.00**	280.00	5.00
Dog Registration - Menacing Dog	D	-	**234.00**	230.00	4.00
Dog Registration - Restricted Breed	D	-	**285.00**	280.00	5.00
Member Canine Association	D	-	**71.00**	70.00	1.00
Obedience Trained Dog	D	-	**71.00**	70.00	1.00
Pensioner Dog Breeder	D	-	**36.00**	35.00	1.00
Pensioner Member Canine Association	D	-	**36.00**	35.00	1.00
Pensioner Obedience Trained Dog	D	-	**36.00**	35.00	1.00
Pensioner Working Dog	D	-	**36.00**	35.00	1.00
Working Dog	D	-	**71.00**	70.00	1.00
Animal Registration Fees - Dog (Standard)					
Desexed and Microchipped Dog	D	-	**46.00**	45.00	1.00
Desexed Dog	D	-	**64.00**	63.00	1.00
Dog Over 10 (entire)	D	-	**71.00**	70.00	1.00
Dog over 10 years desexed	D	-	**63.00**	62.00	1.00
Dog over 10 years desexed pensioner	D	-	**32.00**	31.00	1.00
Dog Pensioner Fee - Full Fee	D	-	**101.00**	99.50	1.50
Dog Registration - Full Fee	D	-	**202.00**	199.00	3.00
Microchipped Dog (entire)	D	-	**206.00**	202.00	4.00
Microchipped Dog (pre 2013)	D	-	**71.00**	70.00	1.00
Microchipped Dog Pensioner (pre 2013)	D	-	**36.00**	35.00	1.00
Pensioner Desexed and Microchipped Dog	D	-	**22.00**	22.00	-
Pensioner Desexed Dog	D	-	**32.00**	31.00	1.00
Pensioner Dog Over 10	D	-	**36.00**	35.00	1.00
Pensioner Microchipped Dog (entire)	D	-	**103.00**	101.00	2.00
Animal Registration Information Fees					
Public printing of Animal registration record cost per record	D	-	**11.00**	11.00	-
Viewing of CoGG animal registration database	D	-	**28.00**	28.00	-
Animal Registrations - Misc Permits					
Ad-Hoc Inspections of Domestic Animal Business, Multiple Animal Permits or Declared Dogs	D	-	**111.00**	109.00	2.00
Domestic Animal Business Registration - annually, per business application	D	-	**244.00**	240.00	4.00
Multiple Animal Permit - New Application	D	-	**155.00**	152.50	2.50
Multiple Animal Permit - Renewal (no change in permit conditions & no inspection required)	D	-	**43.00**	42.50	0.50

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Animals at Large/Prohibited					
Cat at large	A	-	**94.00**	94.00	-
Contravening Council Order	A	-	**188.00**	188.00	-
Dog at large day time	A	-	**282.00**	282.00	-
Dog at large night time	A	-	**376.00**	376.00	-
Non serious injury by non dangerous dog	A	-	**470.00**	470.00	-
Casual Parking					
0208 - Reserve Car Park Space - Metered	D	4.43	**48.75**	46.00	2.75
0209 - Reserve Car Park Space - unmetered	D	2.41	**26.50**	25.00	1.50
1392 - Reserved Car Parking Spaces (Long Term) Non- Metered	D	2.02	**22.25**	21.00	1.25
1394 - Reserved Car Parking Spaces (Long Term) Metered	D	3.56	**39.20**	37.00	2.20
3P capped parking fee	D	0.64	**7.00**	6.60	0.40
4P capped parking fee	D	0.64	**7.00**	6.60	0.40
All day capped fee (low occ area)	D	0.64	**7.00**	6.60	0.40
Casual Parking - On-Street Parking	D	0.31	**3.45**	3.25	0.20
Casual Parking - Wesley	D	0.31	**3.45**	3.25	0.20
Haymarket - All Day Parking	D	1.34	**14.75**	13.90	0.85
Failure to Register Animals					
Failure to apply to register	A	-	**376.00**	376.00	-
Failure to renew cat or dog registration	A	-	**376.00**	376.00	-
Food Premises Fees					
Food Premises - Admin Changes including reissuing documentation	D	-	**51.00**	50.00	1.00
Food Premises - Class 1 - base rate, includes aged care; rehab centres and hospitals with limited meals	D	-	**643.00**	630.00	13.00
Food Premises - Class 1 - child care facility	D	-	**643.00**	630.00	13.00
Food Premises - Class 1 - day programs with limited meal services (off-site food production)	D	-	**321.00**	315.00	6.00
Food Premises - Class 1 - hospitals, manufacturing kitchens	D	-	**964.00**	945.00	19.00
Food Premises - Class 2 - Charity/NFP/service clubs/community group & sporting clubs (with bar) - small/seasonal	D	-	**294.00**	288.00	6.00
Food Premises - Class 2 - multiple kitchens	D	-	**985.00**	966.00	19.00
Food Premises - Class 2 - base rate. Includes cafes/restaurants, bakeries, caterers, green grocers, mobile food vehicles, home occupations (PHF/meals/catering), supermarkets (small/medium), large clubs/RSL (i.e. with restaurant), school canteens (i.e. t	D	-	**609.00**	597.00	12.00
Food Premises - Class 2 - Charity/NFP/service clubs/community group & sporting clubs (without bar) - small/seasonal - or their mobile vehicles/temporary premises; school-run before & after school care or canteen (minimal food preparation)	D	-	**152.00**	149.00	3.00
Food Premises - Class 2 - food factories, manufacturing kitchens	D	-	**696.00**	682.00	14.00
Food Premises - Class 2 - small scale/occasional operations. Includes home occupations, accommodation/B&B (meals to guests only), low-risk & small-scale manufacturer, before & after school care (not school-run), school canteens (operate up-to 3 days/week	D	-	**294.00**	288.00	6.00
Food Premises - Class 2 - supermarket (large/multiple production areas)	D	-	**1,576.00**	1,545.00	31.00
Food Premises - Class 2 - temporary or mobile premises - less than 12 events	D	-	**609.00**	597.00	12.00
Food Premises - Class 2/3 - additional registration for off-site trading (temporary premises associated with registered fixed premises)	D	-	**69.00**	68.00	1.00
Food Premises - Class 2/3 - senior citizen groups	D	-	**74.00**	73.00	1.00
Food Premises - Class 2/3 - Vending Machines	D	-	**74.00**	73.00	1.00
Food Premises - Class 3 and 3A - accommodation meals/B&B (with PHW Act registration)	D	-	**152.00**	149.00	3.00
Food Premises - Class 3 - bakery, large convenience store/supermarket, large food/drink manufacturer (including brewery/ distillery/winery)	D	-	**609.00**	597.00	12.00
Food Premises - Class 3 - base rate. Includes accommodation/B&B meals (without PHW registration), mobile & temporary premises, home-based businesses, green-grocers, before & after school care or canteen (not school-run), wholesalers/distributors	D	-	**294.00**	288.00	6.00
Food Premises - Class 3 - Charity/NFP/Church Community Meals/Senior Citizens Groups & Temporary Food	D	-	**74.00**	73.00	1.00
Food Premises - Class 3 - Charity/NFP/service clubs/community group & sporting clubs (with or without bar) or their mobile vehicles/temporary premises; meals-on-wheels services; school-run before & after school care or canteen.	D	-	**152.00**	149.00	3.00
Food Premises - Class 3 - temporary or mobile premises - less than 12 events	D	-	**294.00**	288.00	6.00
Food Premises - Class 3A - base rate, includes accommodation meals (without PHW registration), home-based businesses.	D	-	**294.00**	288.00	6.00
Food Premises - Fast Track Fee - Application or Inspection; additional inspection fee	D	-	**267.00**	262.00	5.00
Food Premises - Fines & Infringements - per unit (failure to register, non-compliance)	A	-	**189.00**	184.92	4.08
Food Premises - Initial Registration + 50% of base fee	D	-	**-**	-	-
Food Premises Rating (CS/Major Non-Compliance) Performance Fee	D	-	**188.00**	184.00	4.00
Food Premises Rating (D-F/Critical Non-Compliance) Performance Fee	D	-	**315.00**	309.00	6.00
GAWS Animal Release Fees					
Release Fees (Cats)	D	-	**85.00**	85.00	-
Release Fees (Dogs)	D	-	**85.00**	85.00	-

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2023-24 Budget

Basis of Charge:
A = Act of Parliament D = Discretionary L = Local Law

Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
Impounding					
Release fee of impounded items - per impoundment	D	-	**150.00**	-	150.00
Local Laws Infringements					
Infringement - 0.5 penalty unit	L	-	**50.00**	50.00	-
Infringement - 1 penalty unit (1)	A	-	**100.00**	100.00	-
Infringement - 1 penalty unit (2)	A	-	**148.00**	148.00	-
Infringement - 2 penalty units	L	-	**200.00**	200.00	-
Infringement - 3 penalty units	A	-	**300.00**	300.00	-
Infringement - 5 penalty units	A	-	**500.00**	500.00	-
Local Laws Permits & Inspections					
Local Law Inspection under Neighbourhood Amenity Local Law	D	-	**111.00**	111.00	-
Local Law Permit Application under Neighbourhood Amenity Local Law	D	-	**28.00**	28.00	-
Onsite Waste Water Management Permits					
Amend a permit (regulation 198)	A	-	**161.51**	158.71	2.80
Construct, install or alter OWMS (regulation 196(1)(b),(2)) (hourly fee after 8.2 hours - up to a maximum of $2,005.70)	A	-	**95.23**	93.57	1.66
Construct, install or alter OWMS (regulation 196(1)(b),(2)) (minimum fee before 8.2 hours)	A	-	**760.57**	747.37	13.20
Copies of Septic Tank Plans	D	-	**112.00**	110.00	2.00
Exemption (regulation 199) - minimum fee	A	-	**228.27**	224.30	3.97
Exemption (regulation 199) (hourly rate after 2.6 hours up to a maximum $909.50)	A	-	**92.43**	90.82	1.61
Minor alteration to OWMS (regulation 196(1)(a),(3))	A	-	**579.61**	569.55	10.06
Renew a permit (regulation 200)	A	-	**129.30**	127.05	2.25
Septic Tank - Minor Admin Changes or reissuing copies of electronic documentation	D	-	**51.00**	50.00	1.00
Septic Tank Additional inspection fee	D	-	**182.00**	178.00	4.00
Septic Tank Fast Track fee	D	-	**241.00**	236.00	5.00
Septic Tank Permits (Alterations)	D	-	**272.00**	267.00	5.00
Septic Tank Permits (Installation)	D	-	**556.00**	545.00	11.00
Septic Tank Re-Issue Expired Permit or Major Administrative Changes	D	-	**112.00**	110.00	2.00
Transfer a permit (regulation 197)	A	-	**154.51**	151.82	2.69
Parking Infringements					
Parking Fine - High Range: No Standing Area, Disabled Bays	A	-	**188.00**	188.00	-
Parking Fine - Low Range: Overstay, Fail to Pay	A	-	**94.00**	94.00	-
Parking Fine - Mid Range: Taxi Zone, Footpath, Driveway	A	-	**113.00**	113.00	-
Parking Permits					
Busport - Reserved Permit Parking	D	340.91	**3,750.00**	3,540.00	210.00
Busport - Unreserved Permit Parking	D	267.27	**2,940.00**	2,775.00	165.00
Haymarket - Unreserved Parking Permit	D	267.27	**2,940.00**	2,775.00	165.00
Little Ryrie St - Unreserved Parking Permit	D	267.27	**2,940.00**	2,775.00	165.00
Mobile Business Parking Permit	D	32.73	**360.00**	360.00	-
Mobile Courier Parking Permit	D	10.91	**120.00**	120.00	-
Private Car Park Agreement Permits	D	-	**23.00**	23.00	-
Replacement Parking Permit	D	1.82	**20.00**	20.00	-
Replacement swipe permit pass	D	-	**25.00**	25.00	-
Wesley - Unreserved Permit Parking	D	267.27	**2,940.00**	2,775.00	165.00
Public Health & Wellbeing infringements					
Public Health & Wellbeing infringements (4 penalty unit infringement)	A	-	**752.64**	737.90	14.75
Public Health Premises					
Health Premises - Admin Changes including reissuing documentation	D	-	**51.00**	50.00	1.00
Health Premises - low risk - once off registration	D	-	**346.00**	339.00	7.00
Health Premises - medium/high risk - annual registration	D	-	**346.00**	339.00	7.00
Health Premises Existing Registration Consultancy Fee - Alteration	D	-	**204.00**	200.00	4.00
Health Premises Initial Registration Consultancy Fee	D	-	**257.00**	252.00	5.00
Health Premises Rating (D-F) Performance Fee	D	-	**81.00**	79.00	2.00
Health Premises Transfer of Registration	D	-	**208.00**	204.00	4.00
Health Prescribed Accommodation - (51-80 people)	D	-	**403.00**	395.00	8.00
Health Prescribed Accommodation - (6-50 people)	D	-	**321.00**	315.00	6.00
Health Prescribed Accommodation - (80 + people)	D	-	**499.00**	489.00	10.00
Design and Services					
2613 - Saleyards Truck Wash	D	0.31	**3.41**	1.00	2.41
Development Planning					
0041 - Asset Protection Permit	D	-	**160.00**	155.00	5.00
0041 - Asset Protection Permit - Additional Inspection Fee	D	-	**62.00**	60.00	2.00
0045 - Standard Vehicle Crossing Permits	D	-	**230.00**	220.00	10.00
Road Opening - Minor Works - Additional Fee	D	-	**51.38**	50.50	0.88
Road Opening - Minor Works - Roadway, Shoulder, Footpath	D	-	**144.99**	142.50	2.49
Road Opening - Minor Works - Shoulder	D	-	**93.30**	91.70	1.60
Fire prevention					
0239 - Fire Prevention - 2nd Notice	D	-	**249.29**	245.00	4.29

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
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Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
1965 - Fire Prevention Penalty Notice	A	-	**1,678.88**	1,650.00	28.88
2260 - Failing To Comply With A Notice To Comply	L	-	**508.75**	500.00	8.75
Geelong Botanic Garden					
2790 - Childrens Program	D	0.95	**10.50**	10.30	0.20
2803 - Booked Program - 90 mins	D	0.57	**6.30**	6.15	0.15
2804 - Booked Program < 20 students	D	1.05	**11.55**	11.30	0.25
2806 - Events - 2hr	D	27.55	**303.00**	297.00	6.00
2806 - Events - 5hr	D	37.27	**410.00**	400.00	10.00
2810 - Annual Agreement	D	13.64	**150.00**	150.00	-
2811 - Annual Agreement - Friends	D	1.36	**15.00**	15.00	-
2812 - Annual Agreement - ad hoc	D	1.31	**14.40**	14.40	-
2813 - Weekdays - full day	D	13.18	**145.00**	142.00	3.00
2814 - Weekdays - half day	D	6.73	**74.00**	72.00	2.00
2828 - Booked Program - 60 mins	D	0.48	**5.25**	5.15	0.10
Infrastructure Planning					
1963 - Property Information Request LPOD - all other sections	A	-	**147.54**	145.00	2.54
1963 - Property Information Request LPOD - Section (i) only	A	-	**193.33**	190.00	3.32
Road Opening - Major Works over 50kmh - Roadway, Shoulder, Footpath	A	-	**670.53**	659.00	11.53
Road Opening - Major Works over 50kmh - Naturestrip	A	-	**93.30**	91.70	1.60
Road Opening - Major Works up to 50kmh - Roadway, Shoulder, Footpath	A	-	**365.59**	359.30	6.29
Road Opening - Major Works up to 50kmh - Naturestrip	A	-	**365.59**	359.30	6.29
Parks and Gardens Administration					
Standpipe Permits	D	-	**59.00**	57.00	2.00
Street and Parks Trees					
2802 - Tree Planting and Establishment	D	43.20	**475.20**	440.00	35.20
Tree Removal - 5m - 10m in height	D	135.64	**1,492.00**	-	1,492.00
Tree Removal - 10m + in height	D	231.27	**2,544.00**	-	2,544.00
Tree Removal - up to 5m in height	D	72.36	**796.00**	-	796.00
Waste Collection Services					
0107 - Other Recycling service	D	20.55	**226.00**	215.25	10.75
0108 - Green Waste Service	D	14.60	**160.65**	153.00	7.65
Works Maintenance - Program Works					
0070 - Up to 10m2 Asphalt path	D	-	**234.30**	226.40	7.90
0071 - Up to 10m2 Concrete Path - 75mm	D	-	**228.00**	220.30	7.70
0072 - Up to 10m2 Concrete Path - 125mm	D	-	**243.80**	235.60	8.20
0074 - Up to 10m2 Concrete Kerb	D	-	**241.80**	233.60	8.20
0082 - Up to 50m2 Asphalt path	D	-	**157.30**	152.00	5.30
0083 - Up to 50m2 Concrete Path - 75mm	D	-	**220.70**	213.20	7.50
0084 - Up to 50m2 Concrete Path - 125mm	D	-	**240.70**	232.60	8.10
0086 - Up to 50m2 Concrete Kerb	D	-	**241.80**	233.60	8.20
0094 - > than 50m2 Asphalt path	D	-	**125.60**	121.40	4.20
0095 - > than 50m2 Concrete Path - 75mm	D	-	**215.40**	208.10	7.30
0096 - > than 50m2 Concrete Path - 125mm	D	-	**231.20**	223.40	7.80
0098 - > than 50m2 Concrete Kerb	D	-	**242.80**	234.60	8.20
2108 - Up to 10m2 Bitumen Rd	D	-	**234.30**	226.40	7.90
2109 - Up to 50m2 Bitumen Rd	D	-	**157.30**	152.00	5.30
2110 - > than 50m2 Bitumen Rd	D	-	**125.60**	121.40	4.20
2795 - Up to 10m2 Concrete Path - 150mm Industrial	D	-	**251.30**	242.80	8.50
2798 - Up to 50m2 Concrete Path - 150mm Industrial	D	-	**248.10**	239.70	8.40
2801 - > 50m2 Concrete Path - 150mm Industrial	D	-	**238.60**	230.50	8.10
Waste Collection Services - Facility					
0110 - 1 bin weekly	D	56.73	**624.00**	559.00	65.00
0111 - extra bins	D	54.36	**598.00**	520.00	78.00
0114 - Waste Car Boot	D	3.00	**33.00**	32.50	0.50
0115 - Waste Utilities Vans Single Axle trailers	D	5.91	**65.00**	64.00	1.00
0116 - Waste Single axle trailers (heaped) min	D	7.91	**87.00**	85.50	1.50
0117 - Waste Tandem Trailers (waterline)	D	7.91	**87.00**	85.50	1.50
0118 - Waste Tandem Trailers (heaped) min	D	15.86	**174.50**	171.00	3.50
0119 - Waste Car tyres up to 1M diameter each	D	0.91	**10.00**	10.00	-
0120 - Waste Car tyres on rims	D	1.00	**11.00**	11.00	-
0121 - Waste Truck Tyres	D	3.09	**34.00**	34.00	-
0154 - Waste Concrete/Build-Build rubble/concrete	D	17.57	**193.30**	189.50	3.80
0164 - Pres Waste Mattresses	D	2.36	**26.00**	25.50	0.50
2215 - Metreage	D	7.91	**87.00**	85.50	1.50
2216 - Single Axle Caged Trailer	D	11.86	**130.50**	128.00	2.50
2217 - Single Axle Caged Heaped Trailer	D	15.86	**174.50**	171.00	3.50
2218 - Tandem Caged Trailer	D	23.77	**261.50**	256.50	5.00
2219 - Tandem Caged Heaped Trailer	D	31.73	**349.00**	342.00	7.00
Waste Disposal Services - Facility					
- Fire Extinguishers	D	0.59	**6.50**	6.50	-
- Solar Panels	D	2.50	**27.50**	27.50	-
0145 - Drys Waste Car Boot	D	3.00	**33.00**	32.50	0.50

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2023-24 Budget

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Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
0146 - Drys Waste Utilities Vans Single Axle trailers	D	5.91	**65.00**	64.00	1.00
0147 - Drys Waste Single axle trailers (heaped) min	D	7.91	**87.00**	85.50	1.50
0148 - Drys Waste Tandem Trailers (waterline)	D	7.91	**87.00**	85.50	1.50
0149 - Drys Waste Tandem Trailers (heaped) min	D	15.86	**174.50**	171.00	3.50
0150 - Waste Car tyres up to 1M diameter each	D	0.91	**10.00**	10.00	-
0151 - Waste Car tyres on rims	D	1.00	**11.00**	11.00	-
0152 - Waste Truck Tyres	D	3.09	**34.00**	34.00	-
0154 - Waste Concrete/Build-Build rubble/concrete	D	17.57	**193.30**	189.50	3.80
0155 - Pres Waste Animal Carcass (single)	D	6.95	**76.50**	75.00	1.50
0156 - Pres Waste Animal Carcass (multiple)	D	20.45	**225.00**	220.58	4.42
0157 - Pres Waste Fish waste	D	26.17	**287.85**	282.20	5.65
0158 - Pres Waste Scallop Shell	D	26.17	**287.85**	282.20	5.65
0159 - Pres Waste Poultry	D	26.17	**287.85**	282.20	5.65
0160 - Pres Waste Industrial Waste	D	20.45	**225.00**	220.58	4.42
0161 - Pres Waste Clean Fill	D	13.05	**143.50**	140.70	2.80
0162 - Pres Waste Greenwaste (clean)	D	19.10	**210.10**	206.00	4.10
0163 - Pres Waste Seaweed	D	18.15	**199.70**	195.80	3.90
0164 - Pres Waste Mattresses	D	2.36	**26.00**	25.50	0.50
2215 - Metreage	D	7.91	**87.00**	85.50	1.50
2216 - Single Axle Caged Trailer	D	11.86	**130.50**	128.00	2.50
2217 - Single Axle Caged Heaped Trailer	D	15.86	**174.50**	171.00	3.50
2218 - Tandem Caged Trailer	D	23.77	**261.50**	256.50	5.00
2219 - Tandem Caged Heaped Trailer	D	31.73	**349.00**	342.00	7.00
Community Life					
Agencies					
Home, Personal and Respite Care Agency - Evening / Saturday	D	8.36	**92.00**	88.90	3.10
Home, Personal and Respite Care Agency - Normal	D	6.44	**70.80**	68.40	2.40
Home, Personal and Respite Care Agency - Public Holiday	D	12.21	**134.30**	129.80	4.50
Home, Personal and Respite Care Agency - Sunday	D	10.29	**113.20**	109.40	3.80
Arena					
Arena - Annex Hire - Basketball per court per hour - after 5pm	D	3.91	**43.00**	41.50	1.50
Arena - Annex Hire - Basketball per court per hour - all other times	D	3.12	**34.30**	33.15	1.15
Arena - Annex Hire - Casual Shoot Around per person	D	0.38	**4.20**	4.10	0.10
Arena - Annex Hire - Commercial Use - per day	D	495.82	**5,454.00**	5,270.00	184.00
Arena - Annex Hire - Community Group	D	297.55	**3,273.00**	3,162.00	111.00
Arena - Annex Hire - School Tournament Days 3 courts - per hour	D	2.49	**27.40**	26.50	0.90
Arena - Auditorium Hire - Commercial Use per day	D	495.82	**5,454.00**	5,270.00	184.00
Arena - Auditorium Hire - Community Group per day	D	297.55	**3,273.00**	3,162.00	111.00
Arena - Contractors - Cleaners	D	6.09	**67.00**	65.00	2.00
Arena - Contractors - First Aid - Commercial	D	5.16	**56.80**	54.85	1.95
Arena - Contractors - First Aid - Community	D	5.16	**56.80**	54.85	1.95
Arena - Contractors - House Technician	D	6.64	**73.00**	70.50	2.50
Arena - Contractors - Road Crew	D	6.64	**73.00**	70.50	2.50
Arena - Contractors - Security	D	5.16	**56.80**	54.85	1.95
Arena - Contractors - Trades - Rigger, electrician, plumber, etc	D	13.09	**144.00**	139.00	5.00
Arena - Fire Isolation (min 4 hrs) - Fire Services After Hours 7pm to 7am	D	72.91	**802.00**	775.00	27.00
Arena - Fire Isolation (min 4 hrs) - Fire Services Daytime 7am to 5pm	D	27.73	**305.00**	295.00	10.00
Arena - Function Room - Community Groups per hour	D	2.68	**29.50**	28.50	1.00
Arena - Function Room - Council Depts per day	D	12.27	**135.00**	130.00	5.00
Arena - Function Room - Private/Commercial Group per hour	D	2.68	**29.50**	28.50	1.00
Arena - Function Room - Staff member hire per hour	D	2.68	**29.50**	28.50	1.00
Arena - Labour Crew - Box Office Attendant	D	5.13	**56.40**	54.50	1.90
Arena - Labour Crew - Chief Fire Warden	D	6.82	**75.00**	73.00	2.00
Arena - Labour Crew - Event Supervisor	D	6.09	**67.00**	65.00	2.00
Arena - Labour Crew - FOH Supervisor	D	6.09	**67.00**	65.00	2.00
Arena - Labour Crew - Labour Crew	D	5.13	**56.40**	54.50	1.90
Arena - Labour Crew - Safety Officer	D	6.82	**75.00**	73.00	2.00
Arena - Labour Crew - Ticket Checker/Usher	D	5.13	**56.40**	54.50	1.90
Arena - Options - Tea/Coffee per person	D	0.43	**4.70**	4.50	0.20
Arena - Public Holiday Rates - Box Office Attendant	D	8.89	**97.80**	94.50	3.30
Arena - Public Holiday Rates - Chief Fire Warden	D	14.06	**154.70**	149.50	5.20
Arena - Public Holiday Rates - Event Supervisor	D	12.00	**132.00**	128.00	4.00
Arena - Public Holiday Rates - FOH Supervisor	D	10.36	**114.00**	110.00	4.00
Arena - Public Holiday Rates - Labour Crew	D	8.89	**97.80**	94.50	3.30
Arena - Public Holiday Rates - Safety Officer	D	14.06	**154.70**	149.50	5.20
Arena - Public Holiday Rates - Ticket Checker/Usher	D	8.89	**97.80**	94.50	3.30
Arena - Services - Catering fee per person	D	0.09	**1.00**	1.00	-
Arena - Services - Linen - table cloths each	D	1.76	**19.40**	18.75	0.65
Arena - Services - Two way radio	D	1.84	**20.20**	19.50	0.70
Arena - Venue Bump In/Out Day - Events	D	74.38	**818.20**	790.50	27.70
Commonwealth Home Support Program					
Home Care - High	D	-	**70.30**	67.90	2.40
Home Care - Low	D	-	**10.00**	9.70	0.30
Home Care - Medium	D	-	**25.00**	24.20	0.80
Personal Care - High	D	-	**70.30**	67.90	2.40
Personal Care - Low	D	-	**10.00**	9.70	0.30
Personal Care - Medium	D	-	**25.00**	24.20	0.80

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Respite - High	D	-	**70.30**	67.90	2.40
Respite - Medium	D	-	**25.00**	24.20	0.80
Respite Care over 18	D	-	**10.00**	9.70	0.30
Community and Recreation					
Casual Hire Summer - Community 1 Oval - Commercial Rate	D	92.56	**1,018.20**	979.00	39.20
Casual Hire Summer - Community 1 Oval - Community Rate	D	30.82	**339.00**	326.00	13.00
Casual Hire Summer - Community 1 Pitch - Commercial Rate	D	53.42	**587.60**	565.00	22.60
Casual Hire Summer - Community 1 Pitch - Community Rate	D	17.77	**195.50**	188.00	7.50
Casual Hire Summer - Community 2 Oval - Commercial Rate	D	60.60	**666.60**	641.00	25.60
Casual Hire Summer - Community 2 Oval - Community Rate	D	20.24	**222.60**	214.00	8.60
Casual Hire Summer - Community 2 Pitch - Commercial Rate	D	30.25	**332.80**	320.00	12.80
Casual Hire Summer - Community 3 Oval - Commercial Rate	D	30.25	**332.80**	320.00	12.80
Casual Hire Summer - Community 3 Oval - Community Rate	D	10.02	**110.20**	106.00	4.20
Casual Hire Summer- Athletics- Commercial Rate	D	30.25	**332.80**	320.00	12.80
Casual Hire Summer- Athletics- Community Rate	D	10.02	**110.20**	106.00	4.20
Casual Hire Summer- BMX- Commercial Rate	D	12.67	**139.40**	134.00	5.40
Casual Hire Summer- BMX- Community Rate	D	4.16	**45.80**	44.00	1.80
Casual Hire Summer- Bowls- Commercial Rate	D	5.20	**57.20**	55.00	2.20
Casual Hire Summer- Bowls- Community Rate	D	1.75	**19.20**	18.50	0.70
Casual Hire Summer- Community 2 Pitch - Community Rate	D	10.02	**110.20**	106.00	4.20
Casual Hire Summer- Community 3 Pitch- Commercial Rate	D	18.53	**203.80**	196.00	7.80
Casual Hire Summer- Community 3 Pitch- Community Rate	D	6.15	**67.60**	65.00	2.60
Casual Hire Summer- Court- Commercial Rate	D	4.16	**45.80**	44.00	1.80
Casual Hire Summer- Court- Community Rate	D	1.37	**15.10**	14.50	0.60
Casual Hire Summer- Criterium Track- Commercial Rate	D	9.07	**99.80**	96.00	3.80
Casual Hire Summer- Criterium Track- Community Rate	D	3.03	**33.30**	32.00	1.30
Casual Hire Summer- Reserve- Commercial Rate	D	12.67	**139.40**	134.00	5.40
Casual Hire Summer- Reserve- Community Rate	D	4.16	**45.80**	44.00	1.80
Casual Hire Summer- Velodrome- Commercial Rate	D	2.55	**28.10**	27.00	1.10
Casual Hire Summer- Velodrome- Community Rate	D	0.89	**9.80**	9.40	0.40
Casual Hire Winter - Community 1 Oval - Community Rate	D	31.48	**346.30**	333.00	13.30
Casual Hire Winter - Community 1 Pitch - Commercial Rate	D	54.36	**598.00**	575.00	23.00
Casual Hire Winter - Community 2 Oval - Commercial Rate	D	61.93	**681.20**	655.00	26.20
Casual Hire Winter - Community 2 Oval - Community Rate	D	20.61	**226.70**	218.00	8.70
Casual Hire Winter - Community 2 Pitch - Commercial Rate	D	31.01	**341.10**	328.00	13.10
Casual Hire Winter - Community 2 Pitch - Community Rate	D	10.31	**113.40**	109.00	4.40
Casual Hire Winter - Community 3 Oval - Commercial Rate	D	31.01	**341.10**	328.00	13.10
Casual Hire Winter - Community 3 Oval - Community Rate	D	10.31	**113.40**	109.00	4.40
Casual Hire Winter - Community Oval 1 - Commercial Rate	D	94.45	**1,039.00**	999.00	40.00
Casual Hire Winter - Community 1 Pitch - Community Rate	D	18.15	**199.70**	192.00	7.70
Casual Hire Winter- Athletics- Commercial Rate	D	30.82	**339.00**	326.00	13.00
Casual Hire Winter- Athletics- Community Rate	D	10.31	**113.40**	109.00	4.40
Casual Hire Winter- BMX- Commercial Rate	D	13.05	**143.50**	138.00	5.50
Casual Hire Winter- Bowls- Commercial Rate	D	5.58	**61.40**	59.00	2.40
Casual Hire Winter- Bowls- Community Rate	D	1.85	**20.30**	19.50	0.80
Casual Hire Winter- Community 3 Pitch- Commercial Rate	D	19.19	**211.10**	203.00	8.10
Casual Hire Winter- Community 3 Pitch- Community Rate	D	6.34	**69.70**	67.00	2.70
Casual Hire Winter- Court- Commercial Rate	D	4.45	**48.90**	47.00	1.90
Casual Hire Winter- Court- Community Rate	D	1.46	**16.10**	15.50	0.60
Casual Hire Winter- Criterium Track- Commercial Rate	D	9.36	**103.00**	99.00	4.00
Casual Hire Winter- Criterium Track- Community Rate	D	3.12	**34.30**	33.00	1.30
Casual Hire Winter- Reserve- Commercial Rate	D	13.05	**143.50**	138.00	5.50
Casual Hire Winter- Reserve- Community Rate	D	4.35	**47.80**	46.00	1.80
Casual Hire Winter- Velodrome- Commercial Rate	D	2.55	**28.10**	27.00	1.10
Casual Hire Winter- Velodrome- Community Rate	D	0.89	**9.80**	9.40	0.40
Casual Hire Winter-BMX- Community Rate	D	4.35	**47.80**	46.00	1.80
Seasonal Hire Summer- Athletics- Commercial Rate	D	1,004.80	**11,052.80**	10,679.00	373.80
Seasonal Hire Summer- Athletics- Community Rate	D	150.64	**1,657.00**	1,601.00	56.00
Seasonal Hire Summer- BMX- Commercial Rate	D	425.57	**4,681.30**	4,523.00	158.30
Seasonal Hire Summer- BMX- Community Rate	D	63.79	**701.70**	678.00	23.70
Seasonal Hire Summer- Bowls- Commercial Rate	D	177.36	**1,951.00**	1,885.00	66.00
Seasonal Hire Summer- Bowls- Community Rate	D	26.54	**291.90**	282.00	9.90
Seasonal Hire Summer- Community 1 Oval- Commercial Rate	D	3,073.76	**33,811.40**	32,668.00	1,143.40
Seasonal Hire Summer- Community 1 Oval- Community Rate	D	461.05	**5,071.50**	4,900.00	171.50
Seasonal Hire Summer- Community 1 Pitch- Commercial Rate	D	1,773.33	**19,506.60**	18,847.00	659.60
Seasonal Hire Summer- Community 1 Pitch- Community Rate	D	265.99	**2,925.90**	2,827.00	98.90
Seasonal Hire Summer- Community 2 Oval- Commercial Rate	D	2,009.78	**22,107.60**	21,360.00	747.60
Seasonal Hire Summer- Community 2 Oval- Community Rate	D	301.46	**3,316.10**	3,204.00	112.10
Seasonal Hire Summer- Community 2 Pitch- Commercial Rate	D	1,004.80	**11,052.80**	10,679.00	373.80
Seasonal Hire Summer- Community 2 Pitch- Community Rate	D	150.64	**1,657.00**	1,601.00	56.00
Seasonal Hire Summer- Community 3 Oval- Commercial Rate	D	1,004.80	**11,052.80**	10,679.00	373.80
Seasonal Hire Summer- Community 3 Oval- Community Rate	D	150.64	**1,657.00**	1,601.00	56.00
Seasonal Hire Summer- Community 3 Pitch- Community Rate	D	93.05	**1,023.60**	989.00	34.60
Seasonal Hire Summer- Community 3 Pitch- Commercial Rate	D	620.72	**6,827.90**	6,597.00	230.90
Seasonal Hire Summer- Court- Commercial Rate	D	144.25	**1,586.70**	1,533.00	53.70
Seasonal Hire Summer- Court- Community Rate	D	21.55	**237.00**	229.00	8.00
Seasonal Hire Summer- Criterium- Commercial Rate	D	303.54	**3,338.90**	3,226.00	112.90
Seasonal Hire Summer- Criterium- Community Rate	D	45.54	**500.90**	484.00	16.90
Seasonal Hire Summer- Reserve- Commercial Rate	D	425.57	**4,681.30**	4,523.00	158.30

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2023-24 Budget

Basis of Charge:
A = Act of Parliament D = Discretionary L = Local Law

Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
Seasonal Hire Summer- Reserve- Community Rate	D	63.79	**701.70**	678.00	23.70
Seasonal Hire Summer- Velodrome- Commercial Rate	D	89.76	**987.40**	954.00	33.40
Seasonal Hire Summer- Velodrome- Community Rate	D	13.45	**148.00**	143.00	5.00
Seasonal Hire Winter- Athletics- Commercial Rate	D	1,025.03	**11,275.30**	10,894.00	381.30
Seasonal Hire Winter- Athletics- Community Rate	D	153.75	**1,691.20**	1,634.00	57.20
Seasonal Hire Winter- BMX- Commercial Rate	D	433.95	**4,773.40**	4,612.00	161.40
Seasonal Hire Winter- BMX- Community Rate	D	65.02	**715.20**	691.00	24.20
Seasonal Hire Winter- Bowls- Commercial Rate	D	180.75	**1,988.20**	1,921.00	67.20
Seasonal Hire Winter- Bowls- Community Rate	D	27.10	**298.10**	288.00	10.10
Seasonal Hire Winter- Community 1 Oval- Commercial Rate	D	3,135.20	**34,487.20**	33,321.00	1,166.20
Seasonal Hire Winter- Community 1 Oval- Community Rate	D	470.26	**5,172.90**	4,998.00	174.90
Seasonal Hire Winter- Community 1 Pitch- Commercial Rate	D	1,808.71	**19,895.80**	19,223.00	672.80
Seasonal Hire Winter- Community 1 Pitch- Community Rate	D	271.26	**2,983.90**	2,883.00	100.90
Seasonal Hire Winter- Community 2 Oval- Commercial Rate	D	2,049.95	**22,549.50**	21,787.00	762.50
Seasonal Hire Winter- Community 2 Oval- Community Rate	D	307.49	**3,382.40**	3,268.00	114.40
Seasonal Hire Winter- Community 2 Pitch- Commercial Rate	D	1,025.03	**11,275.30**	10,894.00	381.30
Seasonal Hire Winter- Community 2 Pitch- Community Rate	D	153.75	**1,691.20**	1,634.00	57.20
Seasonal Hire Winter- Community 3 Oval- Commercial Rate	D	1,025.03	**11,275.30**	10,894.00	381.30
Seasonal Hire Winter- Community 3 Oval- Community Rate	D	153.75	**1,691.20**	1,634.00	57.20
Seasonal Hire Winter- Community 3 Pitch- Commercial Rate	D	633.05	**6,963.50**	6,728.00	235.50
Seasonal Hire Winter- Community 3 Pitch- Community Rate	D	94.94	**1,044.30**	1,009.00	35.30
Seasonal Hire Winter- Court- Commercial Rate	D	147.06	**1,617.70**	1,563.00	54.70
Seasonal Hire Winter- Court- Community Rate	D	22.02	**242.20**	234.00	8.20
Seasonal Hire Winter- Criterium- Commercial Rate	D	309.56	**3,405.20**	3,290.00	115.20
Seasonal Hire Winter- Criterium- Community Rate	D	46.39	**510.30**	493.00	17.30
Seasonal Hire Winter- Reserve- Commercial Rate	D	433.95	**4,773.40**	4,612.00	161.40
Seasonal Hire Winter- Reserve- Community Rate	D	65.02	**715.20**	691.00	24.20
Seasonal Hire Winter- Velodrome- Commercial Rate	D	91.55	**1,007.10**	973.00	34.10
Seasonal Hire Winter- Velodrome- Community Rate	D	13.74	**151.10**	146.00	5.10
Community Halls & Buses					
Centenary Hall Hourly Rate - Main Hall Weekday	D	-	**-**	64.00	- 64.00
Centenary Hall Hourly Rate - Main Hall Weekend	D	-	**-**	103.00	- 103.00
Centenary Hall Hourly Rate - Supper Room Weekday	D	-	**-**	52.00	- 52.00
Centenary Hall Hourly Rate - Supper Room Weekend	D	-	**-**	72.50	- 72.50
Centenary Hall Hourly Rate - Whole Venue Weekday	D	-	**-**	84.50	- 84.50
Centenary Hall Hourly Rate - Whole Venue Weekend	D	-	**-**	135.00	- 135.00
Cobbin Farm Hourly Rate - Chapel Weekday	D	3.62	**39.80**	38.50	1.30
Cobbin Farm Hourly Rate - Chapel Weekend	D	12.00	**132.00**	128.00	4.00
Cobbin Farm Hourly Rate - Homestead Weekday	D	3.62	**39.80**	38.50	1.30
Cobbin Farm Hourly Rate - Homestead Weekend	D	7.18	**79.00**	76.00	3.00
Cobbin Farm Hourly Rate - Whole Venue Weekday	D	7.18	**79.00**	76.00	3.00
Cobbin Farm Hourly Rate - Whole Venue Weekend	D	13.03	**143.30**	138.50	4.80
Cobradah House Hourly Rate	D	3.62	**39.80**	38.50	1.30
Community Bus 24-Hour Hire	D	6.25	**68.80**	66.50	2.30
Geelong West Town Hall Hourly Rate - Main Hall Weekday	D	9.36	**103.00**	100.00	3.00
Geelong West Town Hall Hourly Rate - Main Hall Weekend	D	13.73	**151.00**	146.00	5.00
Geelong West Town Hall Hourly Rate - Supper Room Weekday	D	5.36	**59.00**	57.00	2.00
Geelong West Town Hall Hourly Rate - Supper Room Weekend	D	7.01	**77.10**	74.50	2.60
Geelong West Town Hall Hourly Rate - Whole Venue Weekday	D	13.73	**151.00**	146.00	5.00
Geelong West Town Hall Hourly Rate - Whole Venue Weekend	D	18.00	**198.00**	191.00	7.00
Lara Hall Hourly Rate - Main Hall	D	3.62	**39.80**	38.50	1.30
Lara Hall Hourly Rate - Meeting Room	D	2.68	**29.50**	28.50	1.00
Lara Hall Hourly Rate - Whole Venue	D	5.27	**58.00**	56.00	2.00
Marcus Hill Memorial Hall Hourly Rate	D	3.62	**39.80**	38.50	1.30
Mt. Duneed Hall Hourly Rate	D	2.21	**24.30**	23.50	0.80
Newcomb Hall Hourly Rate - Main Hall	D	3.62	**39.80**	38.50	1.30
Newcomb Hall Hourly Rate - Meeting Room	D	2.68	**29.50**	28.50	1.00
Newcomb Hall Hourly Rate - Whole Venue	D	5.27	**58.00**	56.00	2.00
Parks Hall Hourly Rate - Bayview Room	D	2.21	**24.30**	23.50	0.80
Parks Hall Hourly Rate - Kitchen	D	2.21	**24.30**	23.50	0.80
Parks Hall Hourly Rate - Main Hall	D	3.62	**39.80**	38.50	1.30
Parks Hall Hourly Rate - Parkview Room	D	2.68	**29.50**	28.50	1.00
Parks Hall Hourly Rate - Whole Venue	D	8.42	**92.60**	89.50	3.10
St. Leonards Reserve Hall Hourly Rate	D	3.62	**39.80**	38.50	1.30
Virginia Todd Hall Hourly Rate	D	3.62	**39.80**	38.50	1.30
Community Hubs					
Armstrong Creek East Community Hub Community Space 1	D	3.69	**40.60**	39.00	1.60
Armstrong Creek East Community Hub Community Space 2	D	2.69	**29.60**	28.50	1.10
Armstrong Creek East Community Hub Community Space 3	D	2.69	**29.60**	28.50	1.10
Armstrong Creek East Community Hub Meeting Room 2	D	2.25	**24.80**	23.80	1.00
Leopold Community Hub Community Room	D	3.69	**40.60**	39.00	1.60
Leopold Community Hub Meeting Room	D	2.25	**24.80**	23.80	1.00
Leopold Community Hub Multi-Purpose Room	D	2.69	**29.60**	28.50	1.10
Community Inclusion					
Acacia Commercial (Casual) Per Day	D	14.89	**163.80**	157.50	6.30
Acacia Commercial (Casual) per hour	D	1.98	**21.80**	21.00	0.80
Acacia Commercial (Regular) Per Day	D	11.91	**131.00**	126.00	5.00

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2023-24 Budget

Basis of Charge:
A = Act of Parliament D = Discretionary L = Local Law

Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
Acacia Commercial (Regular) per hour	D	1.59	**17.50**	16.80	0.70
Acacia Community (Casual) Per Day	D	11.91	**131.00**	126.00	5.00
Acacia Community (Casual) per hour	D	1.59	**17.50**	16.80	0.70
Acacia Community (Regular) Per Day	D	10.43	**114.70**	110.25	4.45
Acacia Community (Regular) per hour	D	1.39	**15.30**	14.70	0.60
Banksia Commercial (Casual) Per Day	D	20.85	**229.30**	220.50	8.80
Banksia Commercial (Casual) per hour	D	2.78	**30.60**	29.40	1.20
Banksia Commercial (Regular) Per Day	D	17.37	**191.10**	183.75	7.35
Banksia Commercial (Regular) per hour	D	2.28	**25.10**	24.15	0.95
Banksia Commercial Weekend per hour	D	5.46	**60.10**	57.75	2.35
Banksia Community (Casual) Per Day	D	17.37	**191.10**	183.75	7.35
Banksia Community (Casual) per hour	D	2.28	**25.10**	24.15	0.95
Banksia Community (Regular) Per Day	D	13.90	**152.90**	147.00	5.90
Banksia Community (Regular) per hour	D	1.88	**20.70**	19.95	0.75
Banksia Community Weekend (additional hours) per hour	D	4.46	**49.10**	47.25	1.85
Banksia Community Weekend (Less than 6 hrs) per hour	D	3.47	**38.20**	36.75	1.45
Casual Hirer's Public Liability Insurance	D	2.36	**26.00**	25.00	1.00
Community Information Board	D	13.30	**146.30**	140.70	5.60
Correa Commercial (Casual) Per Day	D	18.86	**207.50**	199.50	8.00
Correa Commercial (Casual) per hour	D	2.48	**27.30**	26.25	1.05
Correa Commercial (Regular) Per Day	D	13.90	**152.90**	147.00	5.90
Correa Commercial (Regular) per hour	D	1.88	**20.70**	19.95	0.75
Correa Community (Casual) Per Day	D	13.90	**152.90**	147.00	5.90
Correa Community (Casual) per hour	D	1.88	**20.70**	19.95	0.75
Correa Community (Regular) Per Day	D	11.91	**131.00**	126.00	5.00
Correa Community (Regular) per hour	D	1.59	**17.50**	16.80	0.70
Dianella Hall / Kitchen Commercial (Casual) Per Day	D	22.84	**251.20**	241.50	9.70
Dianella Hall / Kitchen Commercial (Casual) per hour	D	2.98	**32.80**	31.50	1.30
Dianella Hall / Kitchen Commercial (Regular) Per Day	D	17.37	**191.10**	183.75	7.35
Dianella Hall / Kitchen Commercial (Regular) per hour	D	2.28	**25.10**	24.15	0.95
Dianella Hall / Kitchen Commercial Weekend per hour	D	5.46	**60.10**	57.75	2.35
Dianella Hall / Kitchen Community (Casual) Per Day	D	17.37	**191.10**	183.75	7.35
Dianella Hall / Kitchen Community (Casual) per hour	D	2.28	**25.10**	24.15	0.95
Dianella Hall / Kitchen Community (Regular) Per Day	D	13.90	**152.90**	147.00	5.90
Dianella Hall / Kitchen Community (Regular) per hour	D	1.88	**20.70**	19.95	0.75
Dianella Hall / Kitchen Community Weekend (additional hours) per hour	D	4.46	**49.10**	47.25	1.85
Dianella Hall / Kitchen Community Weekend (Less than 6 hrs) per hour	D	3.47	**38.20**	36.75	1.45
Moonah Commercial (Casual) Per Day	D	18.86	**207.50**	199.50	8.00
Moonah Commercial (Casual) per hour	D	2.48	**27.30**	26.25	1.05
Moonah Commercial (Regular) Per Day	D	13.90	**152.90**	147.00	5.90
Moonah Commercial (Regular) per hour	D	1.88	**20.70**	19.95	0.75
Moonah Community (Casual) Per Day	D	13.90	**152.90**	147.00	5.90
Moonah Community (Casual) per hour	D	1.88	**20.70**	19.95	0.75
Moonah Community (Regular) Per Day	D	11.91	**131.00**	126.00	5.00
Moonah Community (Regular) per hour	D	1.59	**17.50**	16.80	0.70
Golf Courses					
Balyang Adult Green Fee	D	1.44	**15.80**	15.30	0.50
Balyang Adult Membership - 12 months	D	37.36	**411.00**	397.00	14.00
Balyang Adult Membership - 3 months	D	12.82	**141.00**	136.00	5.00
Balyang Child Green Fee	D	1.25	**13.80**	13.30	0.50
Balyang Concession Adult Green Fee	D	1.25	**13.80**	13.30	0.50
Balyang Concession Membership - 12 months	D	30.36	**334.00**	323.00	11.00
Balyang Concession Membership - 3 months	D	10.36	**114.00**	110.00	4.00
Balyang Family Membership - 12 months	D	71.55	**787.00**	760.00	27.00
Balyang Golf Club Hire - 1 Club	D	0.18	**2.00**	2.00	-
Balyang Group Concession	D	1.11	**12.20**	11.80	0.40
Balyang Junior Membership - 12 months	D	14.64	**161.00**	156.00	5.00
Balyang School Group	D	0.89	**9.80**	9.50	0.30
Elcho Adult Green Fee	D	2.68	**29.50**	28.50	1.00
Elcho Green Concession and Students u/21	D	2.14	**23.50**	23.00	0.50
Elcho Green Students u /17 years of age	D	1.74	**19.10**	18.50	0.60
Elcho M/Ship Adult 12 months	D	56.31	**619.40**	598.50	20.90
Elcho M/ship Pensioner / Concession 12 months	D	44.08	**484.90**	468.50	16.40
Elcho M/ship Student 12 month	D	28.45	**313.00**	302.00	11.00
Elcho Park - 9 holes	D	2.05	**22.50**	22.00	0.50
Green Fees Competition	D	1.06	**11.70**	11.30	0.40
Queens Park 9 Holes	D	1.95	**21.50**	21.00	0.50
Queens Park 9 Holes Junior	D	1.41	**15.50**	15.00	0.50
Queens Park Adult Green Fee	D	2.77	**30.50**	29.50	1.00
Queens Park Junior 12 Month Membership	D	13.27	**146.00**	141.00	5.00
Queens Park M/ship Adult 12 months	D	57.73	**635.00**	614.00	21.00
Queens Park M/ship Pensioner / Concession 12 months	D	45.12	**496.30**	479.50	16.80
Queens Park M/ship Student 12 months	D	31.38	**345.20**	333.50	11.70
Queens Park Pensioner / Concession Green Fee	D	1.95	**21.50**	21.00	0.50
Queens Park Student Green Fee	D	1.74	**19.10**	18.50	0.60
Home Care Packages					
Home, Personal and respite Care - Public Holiday	D	-	**120.30**	116.20	4.10
Home, Personal and Respite Care - Sunday	D	-	**101.40**	98.00	3.40

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2023-24 Budget

Basis of Charge:
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Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
Home, Personal and Respite Care - Evening/ Saturday	D	-	**82.50**	79.70	2.80
Home, Personal and Respite Care - Normal	D	-	**63.50**	61.30	2.20
Home Modifications					
Home Maintenance - Agency	D	6.56	**72.20**	69.80	2.40
Home Maintenance - High	D	-	**65.80**	63.60	2.20
Home Maintenance - Low	D	-	**20.70**	20.00	0.70
Home Maintenance - Medium	D	-	**24.70**	23.90	0.80
Home Maintenance - PYP - High	D	-	**54.30**	52.50	1.80
Home Maintenance - PYP - Low	D	-	**16.20**	15.70	0.50
Home Maintenance - PYP - Medium	D	-	**20.50**	19.80	0.70
Indoor Activity Centres					
B/Ball Causal User Shootaround	D	0.38	**4.20**	4.10	0.10
BVAC B/ton Casual User	D	1.59	**17.50**	17.00	0.50
BVAC Badminton	D	0.91	**10.00**	9.70	0.30
BVAC Belmont Market Online Booking Indoor Stall	D	2.12	**23.30**	22.50	0.80
BVAC Belmont Market Online Booking Outdoor Stall	D	1.93	**21.20**	20.50	0.70
BVAC Court Four B/Ball Casual Hire	D	3.08	**33.90**	32.75	1.15
BVAC Court One B/Ball Casual Hire	D	3.79	**41.70**	40.25	1.45
BVAC Court Three Cricket Casual Hire	D	5.82	**64.00**	62.00	2.00
BVAC Court Two B/Ball Casual Hire	D	3.79	**41.70**	40.25	1.45
BVAC Futsal Stars development & transition (per player)	D	1.05	**11.50**	11.10	0.40
BVAC Futsal Stars game phase (per player)	D	1.05	**11.50**	11.10	0.40
BVAC Meet Rm	D	2.27	**25.00**	24.00	1.00
BVAC Sports Club (per child)	D	0.98	**10.80**	10.40	0.40
BVAC Sunday Market Clothes Rack Hire	D	0.48	**5.30**	5.10	0.20
BVAC Sunday Market Indoor Stall	D	3.08	**33.90**	32.75	1.15
BVAC Sunday Market Outdoor Stall	D	2.36	**26.00**	25.00	1.00
BVAC Sunday Market Storage	D	1.49	**16.40**	15.80	0.60
BVAC Sunday Market Trestle Table Hire	D	0.48	**5.30**	5.10	0.20
CLTC - Futsal Stars Development & Transition (per player)	D	0.98	**10.80**	10.40	0.40
CLTC - Sports Club (per Child)	D	0.98	**10.80**	10.40	0.40
CLTC - V/Ball & Soccer Casual after 5pm	D	3.82	**42.00**	41.00	1.00
CLTC - V/Ball & Soccer Casual before 5pm	D	3.53	**38.80**	37.50	1.30
CLTC B/Ball After 5pm	D	3.79	**41.70**	40.25	1.45
CLTC B/Ball Casual before 5pm	D	3.07	**33.80**	32.70	1.10
CLTC Badminton After 5pm	D	1.59	**17.50**	17.00	0.50
CLTC Badminton Casual before 5pm	D	1.35	**14.80**	14.30	0.50
CLTC Meet Rm After 5pm	D	2.69	**29.60**	28.60	1.00
CLTC Meet Rm Casual before 5pm	D	2.69	**29.60**	28.60	1.00
CLTC Meet Rm Day Rate	D	11.27	**124.00**	120.00	4.00
CLTC Meet Rm User grp schools before 5pm	D	2.12	**23.30**	22.50	0.80
CLTC MP Room After 5pm	D	2.69	**29.60**	28.60	1.00
CLTC MP Room Casual before 5pm	D	2.40	**26.40**	25.50	0.90
CLTC N/Ball O/Door Casual rate	D	0.98	**10.80**	10.40	0.40
CLTC Squash After 5pm	D	1.74	**19.10**	18.50	0.60
CLTC Squash Casual before 5pm	D	0.96	**10.60**	10.20	0.40
CLTC Street Soccer After 5pm	D	2.14	**23.50**	23.00	0.50
CLTC Street Soccer before 5pm	D	2.14	**23.50**	23.00	0.50
CLTC Synthetic Pitch Casual Hire Full Pitch after 4pm	D	11.15	**122.60**	118.50	4.10
CLTC Synthetic Pitch Casual Hire Full Pitch before 4pm	D	9.64	**106.00**	102.00	4.00
CLTC Synthetic Pitch Casual Hire Half Pitch before 4pm	D	5.19	**57.10**	55.20	1.90
CLTC Synthetic Pitch Half Pitch Casual Hire After 4pm	D	5.97	**65.70**	63.50	2.20
CLTC Synthetic Pitch Half Pitch Hire After 4pm	D	5.60	**61.60**	59.50	2.10
CLTC Synthetic Pitch Hire Affiliate Full Pitch after 4pm	D	8.09	**89.00**	86.00	3.00
CLTC Synthetic Pitch Hire Affiliate Full Pitch before 4pm	D	7.09	**78.00**	75.00	3.00
CLTC Synthetic Pitch Hire Affiliate Half Pitch After 4pm	D	4.27	**47.00**	45.00	2.00
CLTC Synthetic Pitch Hire Affiliate Half Pitch before 4pm	D	3.72	**40.90**	39.50	1.40
CLTC Synthetic Pitch Hire Local Tournaments & Events Per Day	D	62.36	**686.00**	663.00	23.00
CLTC Synthetic Pitch Hire Non-Affiliate Full Pitch after 4pm	D	10.55	**116.00**	112.00	4.00
CLTC Synthetic Pitch Hire Non-Affiliate Full Pitch before 4pm	D	9.00	**99.00**	96.00	3.00
CLTC Synthetic Pitch Hire Non-Affiliate Half Pitch After 4pm	D	5.57	**61.30**	59.20	2.10
CLTC Synthetic Pitch Hire Non-Affiliate Half Pitch before 4pm	D	4.75	**52.30**	50.50	1.80
CLTC Synthetic Pitch Social Competition 1/2 Pitch Team Fee Per Week	D	7.29	**80.20**	77.50	2.70
Kindergarten Services					
3 & 4 yr old Kindergarten Fees - 15 hour session	D	-	**2,500.00**	1,700.00	800.00
3 yr old Kindergarten Fees - 10 hr session	D	-	**1,667.00**	1,133.00	534.00
3 yr old Kindergarten Fees - 5 hr session	D	-	**833.00**	567.00	266.00
3 yr old Kindergarten Fees - 7.5 hr session	D	-	**1,250.00**	850.00	400.00
Leisure Centres					
Active Adult GOLD - Fortnightly Debit	D	-	**-**	32.55 -	32.55
Active Adult GOLD - Monthly Debit (only available to existing members)	D	6.86	**75.50**	70.50	5.00
Active Adults 12 Months (only available to existing members)	D	66.62	**732.80**	708.00	24.80
Active Adults 3 months	D	-	**-**	226.00 -	226.00
Active Adults 3 months Renew (only available to existing members)	D	17.13	**188.40**	182.00	6.40
Active Adults Fortnightly Debit	D	2.56	**28.20**	27.25	0.95
Active Adults GOLD - 12 months (only available to existing members)	D	79.60	**875.60**	846.00	29.60

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2023-24 Budget

Basis of Charge:
A = Act of Parliament D = Discretionary L = Local Law

Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
Active Adults Monthly Debit	D	5.55	**61.10**	59.00	2.10
Adult after Entry Swim/Sauna/Spa	D	0.61	**6.70**	6.40	0.30
Adult M/Ship (funded) 12 months	D	109.28	**1,202.10**	1,161.40	40.70
Adult M/Ship (funded) 3 months	D	36.14	**397.50**	384.00	13.50
Adult M/Ship Fortnightly	D	3.91	**43.00**	41.55	1.45
Adult M/Ship Monthly	D	8.47	**93.20**	90.00	3.20
Adult Renew 12 months (only available to existing members)	D	90.91	**1,000.00**	950.00	50.00
Aqua Aerobics Adult	D	-	**-**	14.80	- 14.80
Aqua Aerobics Adult x 10	D	-	**-**	133.20	- 133.20
Aqua Aerobics Concession	D	-	**-**	11.70	- 11.70
Aqua Aerobics Concession x 10	D	-	**-**	105.30	- 105.30
Casual 25 Metre Lane Hire	D	3.58	**39.40**	38.00	1.40
Club 25 Metre Lane Hire	D	0.99	**10.90**	10.50	0.40
Concession Adult M/Ship Fortnightly	D	2.94	**32.30**	31.15	1.15
Concession Adult M/Ship Monthly	D	6.35	**69.90**	67.50	2.40
Concession after Entry Swim/Sauna/Spa	D	0.50	**5.50**	5.50	-
Concession Renew 12 months (only available to existing members)	D	67.75	**745.20**	720.00	25.20
Corp Adult 12 Mth Renew (only available to existing members)	D	82.73	**910.00**	860.00	50.00
Corp Family 12 Mth Renew (only available to existing members)	D	142.27	**1,565.00**	1,480.00	85.00
Corp Family Monthly Debit + 1 student (only available to existing members)	D	16.82	**185.00**	172.00	13.00
Corp Family Monthly Debit + 2 students (only available to existing members)	D	19.55	**215.00**	195.00	20.00
Corp Family Monthly Debit + 3 students (only available to existing members)	D	21.82	**240.00**	217.00	23.00
Corp M/Ship Adult Fortnightly	D	3.52	**38.70**	37.40	1.30
Corp M/Ship Adult Monthly	D	7.63	**83.90**	81.00	2.90
Corp M/Ship Adult weekly	D	-	**-**	18.70	- 18.70
Corp M/Ship Family + 1 student Payroll Deduction (only available to existing members)	D	3.37	**37.10**	35.85	1.25
Corp M/Ship Family + 2 Students Payroll Deduction (only available to existing members)	D	3.83	**42.10**	40.70	1.40
Corp M/Ship Family Fortnightly	D	6.26	**68.90**	66.55	2.35
Corp M/Ship Family Monthly	D	13.57	**149.30**	144.20	5.10
Corp M/Ship Family Payroll Deduction (only available to existing members)	D	2.95	**32.40**	31.30	1.10
Creche Aerobics Staff	D	-	**7.20**	6.95	0.25
Fam M/Ship Fortnightly	D	6.96	**76.60**	73.95	2.65
Fam M/Ship Monthly	D	15.07	**165.80**	160.20	5.60
Family Renew 12 months (only available to existing members)	D	159.09	**1,750.00**	1,650.00	100.00
Group Adult Swim	D	0.58	**6.40**	6.20	0.20
Group Personal Training	D	-	**-**	255.00	- 255.00
Group Personal Training - Session cost per person	D	1.04	**11.40**	11.00	0.40
Gym Adult	D	1.70	**18.70**	17.80	0.90
Gym Adult x 10	D	15.30	**168.30**	160.20	8.10
Gym Concession	D	1.27	**14.00**	14.00	-
Gym Concession x 10	D	11.45	**126.00**	126.00	-
Learn to Swim - Private Lesson (only available to those on existing arrangements)	D	-	**67.30**	65.00	2.30
Learn to Swim - Squad (funded)	D	-	**20.10**	19.40	0.70
Learn to Swim - Squad Concession	D	-	**-**	15.00	- 15.00
Learn to Swim Concession	D	-	**-**	14.30	- 14.30
Membership Card Replacement	D	0.39	**4.30**	4.10	0.20
Off Peak Upgrade	D	-	**-**	7.60	- 7.60
Pool Parties - Catered Party	D	2.60	**28.60**	27.60	1.00
Pool Parties - Inflatable per hour	D	10.59	**116.50**	112.50	4.00
Pool Parties - Party Deposit	D	9.60	**105.60**	102.00	3.60
Single Waterslide	D	0.28	**3.10**	3.00	0.10
Squad Casual Member	D	1.32	**14.50**	14.00	0.50
Squad Casual Non Member	D	1.65	**18.10**	17.50	0.60
Squad Member x 25 visits	D	27.66	**304.30**	294.00	10.30
Squad Non Member x 25 visits	D	34.58	**380.35**	367.50	12.85
Swim Adult	D	0.77	**8.50**	8.20	0.30
Swim Adult With Child 5 - 10 yrs	D	-	**-**	13.00	- 13.00
Swim Adult With Child Under 5 yrs	D	-	**-**	6.15	- 6.15
Swim Adult x 25	D	16.62	**182.80**	172.20	10.60
Swim Concession	D	0.58	**6.40**	6.15	0.25
Swim Concession x 25	D	12.15	**133.70**	129.15	4.55
Swim School	D	0.40	**4.35**	4.20	0.15
Swim Spectator Fee	D	-	**-**	-	-
Swim/Sauna/Spa Adult	D	1.36	**15.00**	14.30	0.70
Swim/Sauna/Spa Concession	D	1.05	**11.50**	11.50	-
Unlimited Ticket Waterslide	D	1.41	**15.55**	15.00	0.55
Unlimited Ticket Waterslide After Entry	D	0.85	**9.30**	9.00	0.30
Accessibility Card 25 visits (gym)	D	18.55	**204.00**	187.00	17.00
Accessibility Card 25 visits (swim)	D	10.64	**117.00**	109.00	8.00
Aquatic Access Membership Adult - Fortnightly	D	2.73	**30.00**	29.00	1.00
Aquatic Access Membership Concession - Fortnightly	D	2.05	**22.50**	21.75	0.75
Aquatic Access Membership Corp Adult - Fortnightly	D	-	**-**	26.10	- 26.10
Aquatic Access Membership Corp Family - Fortnightly	D	-	**-**	52.20	- 52.20
Aquatic Access Membership Family - Fortnightly	D	5.45	**60.00**	58.00	2.00
BASC Gymnastics Intermediate (per session)	D	1.51	**16.60**	16.00	0.60
BASC Gymnastics Advanced (per session)	D	1.70	**18.70**	18.00	0.70
BASC Gymnastics Begin With Gym (per session)	D	1.42	**15.60**	15.00	0.60
BASC Gymnastics Toddler Play (per session)	D	0.85	**9.40**	9.00	0.40
Creche 25 visit pass 30 mins (Member)	D	-	**75.60**	70.00	5.60
Creche 25 visit pass 30 mins (Non Member)	D	-	**130.20**	120.00	10.20

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2023-24 Budget

Basis of Charge:
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Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
Creche Casual Visit 30 mins (Member)	D	-	**3.60**	3.50	0.10
Creche casual Visit 30 mins(Non Member)	D	-	**6.20**	6.00	0.20
Group Exercise Adult	D	1.40	**15.40**	14.80	0.60
Group Exercise Adult x 10	D	12.60	**138.60**	133.20	5.40
Group Exercise Concession	D	1.06	**11.70**	11.70	-
Group Exercise Concession x 10	D	9.57	**105.30**	105.30	-
Group Exercise Group	D	12.80	**140.80**	136.00	4.80
Joining Fee	D	4.55	**50.00**	49.00	1.00
Learn to Swim (funded)	D	-	**19.15**	18.50	0.65
Locker Hire (per hour)	D	0.21	**2.30**	2.20	0.10
Occasional Care 3 hr	D	-	**31.60**	30.50	1.10
Occasional Care half hour	D	-	**6.30**	6.10	0.20
Offpeak Adult M/Ship Fortnightly (only available to existing members)	D	2.93	**32.25**	31.15	1.10
Offpeak Adult M/Ship Monthly (only available to existing members)	D	6.35	**69.90**	67.50	2.40
Offpeak Renew 12 months (only available to existing members)	D	67.75	**745.20**	720.00	25.20
Swim Lessons - 30 min Group 5-6	D	-	**9.46**	8.60	0.86
Swim Lessons - 30 min Group 7-8	D	-	**8.09**	7.35	0.74
Swim Lessons - 45 min Group 7-8	D	-	**9.79**	8.90	0.89
Swim Lessons - 45min Group 5-6	D	-	**11.88**	10.80	1.08
Swim Lessons - 60min Group 5-6	D	-	**14.25**	12.95	1.30
Swim Lessons - 60min Group 7-8	D	-	**11.44**	10.40	1.04
Webstar Learn to Swim	D	-	**34.10**	31.00	3.10
Webstar Learn to Swim Concession	D	-	**26.40**	24.00	2.40
Webstar Learn to Swim Concession x 2 Classes (only available to those on existing arrangements)	D	-	**47.50**	43.20	4.30
Webstar Learn to Swim x 2 Classes (only available to those on existing arrangements)	D	-	**60.00**	56.00	4.00
Webstar Private Lesson (only available to those on existing arrangements)	D	-	**108.70**	105.00	3.70
Webstar Squad	D	3.25	**35.75**	32.50	3.25
Webstar Squad Concession	D	2.52	**27.72**	25.20	2.52
Long Day Care					
Belmont and Whittington - Hourly Rate	D	-	**18.50**	17.50	1.00
Belmont and Whittington - Per Day	D	-	**139.50**	134.00	5.50
Belmont and Whittington - Per Week	D	-	**667.50**	641.50	26.00
Belmont and Whittington - Sessional	D	-	**85.00**	81.50	3.50
Belmont and Whittington - Short Day Program	D	-	**104.00**	100.00	4.00
Long Day Care per day	D	-	**144.50**	138.50	6.00
Long Day Care per hour	D	-	**20.50**	19.50	1.00
Long Day Care per week	D	-	**674.00**	648.00	26.00
Long Day Care Sessional	D	-	**92.50**	88.50	4.00
Long Day Care short day	D	-	**118.50**	113.50	5.00
Meal Provision and Distribution Service					
Food Services	D	-	**11.50**	10.50	1.00
Food Services (Agencies)	D	2.73	**30.00**	25.10	4.90
Hardship Rate	D	-	**3.90**	3.80	0.10
Occasional Care					
Occasional Care - 1 hr session	D	-	**19.50**	18.50	1.00
Occasional Care - 3 hr session	D	-	**55.00**	53.00	2.00
Occasional Care - 4 hr session	D	-	**71.00**	68.00	3.00
Occasional Care - 5 hr session	D	-	**86.00**	82.50	3.50
Outdoor Pools					
Aquatic Access Membership Adult - Fortnightly	D	2.73	**30.00**	29.00	1.00
Aquatic Access Membership Concession - Fortnightly	D	2.05	**22.50**	21.75	0.75
Aquatic Access Membership Corp Adult - Fortnightly	D	-	**-**	26.10	- 26.10
Aquatic Access Membership Corp Family - Fortnightly	D	-	**-**	52.20	- 52.20
Aquatic Access Membership Family - Fortnightly	D	5.45	**60.00**	58.00	2.00
Club Whole Pool Hire, Per Hour	D	20.70	**227.70**	220.00	7.70
Club/School Carnival, Fina Pool	D	169.36	**1,863.00**	1,800.00	63.00
Club/School Carnival, Olympic Pool	D	135.00	**1,485.00**	1,435.00	50.00
Club/School Half Day Carnival	D	88.45	**973.00**	940.00	33.00
Diving Pool Per Hr	D	12.37	**136.10**	131.50	4.60
Group Exercise Adult	D	1.40	**15.40**	14.80	0.60
Group Exercise Adult x 10	D	12.60	**138.60**	133.20	5.40
Group Exercise Concession	D	1.06	**11.70**	11.70	-
Group Exercise Concession x 10	D	9.57	**105.30**	105.00	0.30
Joining Fee	D	4.55	**50.00**	49.00	1.00
Kardinia Adult Swimming with Child 5-10	D	-	**-**	13.00	- 13.00
Kardinia Adult with Child Under 5	D	-	**-**	6.15	- 6.15
Kardinia Carnival - Half Day	D	117.64	**1,294.00**	1,250.00	44.00
Kardinia Carnival Hire, Fina Pool	D	235.27	**2,588.00**	2,500.00	88.00
Kardinia Carnival Hire, Olympic Pool	D	189.09	**2,080.00**	2,010.00	70.00
Kardinia Swim Clubs (non profit) lane hire per hour	D	0.99	**10.90**	10.50	0.40
Kardinia Waterslide per hour	D	16.47	**181.20**	175.00	6.20
Learners Pool per hr	D	9.88	**108.70**	105.00	3.70
Pool Hire 50 m Lane Hire (per hr)+entry fee	D	3.58	**39.40**	38.00	1.40
Replacement Card	D	0.39	**4.30**	4.10	0.20
School Slide After Entry	D	-	**-**	3.70	- 3.70

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2023-24 Budget

Basis of Charge:
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Fees & Charges	Basis of Charge	2023-24 GST Amount $	2023-24 Charge $ (incl GST if applicable)	2022-23 Charge $ (incl GST if applicable)	Movement in price per unit $
School Swim and Slide	D	0.81	**8.90**	8.60	0.30
Slide	D	0.58	**6.40**	6.15	0.25
Swim Adult	D	0.77	**8.50**	8.20	0.30
Swim Adult x 25	D	16.61	**182.75**	172.20	10.55
Swim Child 4 and under	D	-	**-**	-	-
Swim Child over 4	D	0.58	**6.40**	6.15	0.25
Swim Concession	D	0.58	**6.40**	6.15	0.25
Swim Concession x 25	D	12.51	**137.60**	129.15	8.45
Swim Locker	D	0.21	**2.30**	2.20	0.10
Swim School	D	0.41	**4.50**	4.30	0.20
Swim Spectator	D	-	**-**	-	-
Swim/slide unlimited	D	-	**-**	12.30	- 12.30
Toddlers Pool Per Hr	D	9.88	**108.70**	105.00	3.70
Whole Pool Hire, Per Hour	D	26.35	**289.80**	280.00	9.80
Program for Younger People					
PYP Home Care	D	-	**6.80**	6.60	0.20
PYP Home Care - High	D	-	**52.40**	50.60	1.80
PYP Home Care - Medium	D	-	**16.70**	16.10	0.60
PYP Personal Care	D	-	**6.70**	6.50	0.20
PYP Personal Care - High	D	-	**52.50**	50.70	1.80
PYP Personal Care - Medium	D	-	**10.90**	10.50	0.40
PYP Respite	D	-	**6.30**	6.10	0.20
PYP Respite - High	D	-	**52.40**	50.60	1.80
PYP Respite - Medium	D	-	**6.40**	6.20	0.20
Customer & Corporate Services					
Marketing					
0001 - Signage, Banners and Billboards - 50 Banners - Production (includes install, 2 week booking, removal and storage)	D	750.00	**8,250.00**	8,250.00	-
0002 - Signage, Banners and Billboards - 50 Banners - Additional 2 weeks	D	150.00	**1,650.00**	1,650.00	-
0003 - Signage, Banners and Billboards - 50 Banners - Install, 2 week booking, remove and store	D	250.00	**2,750.00**	2,750.00	-
0004 - Signage, Banners and Billboards - Mobile Billboard - Production (includes install, 2 week booking, removal and storage)	D	200.00	**2,200.00**	2,200.00	-
0005 - Signage, Banners and Billboards - Mobile Billboard - Additional 2 weeks	D	50.00	**550.00**	550.00	-
0006 - Signage, Banners and Billboards - Mobile Billboard - Install, 2 week booking, remove and store	D	100.00	**1,100.00**	1,100.00	-
0007 - Signage, Banners and Billboards - Hovells Creek - Production (includes install, 2 week booking, removal and storage)	D	400.00	**4,400.00**	4,400.00	-
0008 - Signage, Banners and Billboards - Hovells Creek - Additional 2 weeks	D	200.00	**2,200.00**	2,200.00	-
0009 - Signage, Banners and Billboards - Hovells Creek - Install, 2 week booking, remove and store	D	250.00	**2,750.00**	2,750.00	-
Revenue, Property and Valuations					
0011 - P&R Land Information Certificates	A	-	**28.20**	27.80	0.40
0013 - P&R Sales / Misc / Fencing	D	0.94	**10.30**	10.00	0.30
1002 - Rates Rate Reprint between 1 and 7 years	D	1.43	**15.70**	15.25	0.45
1003 - P&V Rate search over 7 years	D	8.18	**90.00**	87.50	2.50
2651 - Complaint Costs	D	-	**922.70**	882.10	40.60
2652 - Judgement	D	-	**96.90**	94.10	2.80
2653 - Warrant	D	-	**357.90**	347.10	10.80
2654 - Summons for Oral Examination	D	-	**355.00**	339.20	15.80
2655 - Attachment of Earnings	D	-	**174.30**	199.90	- 25.60
2656 - Substituted Service Fee	D	-	**162.10**	159.30	2.80
2950 - Admin Fee on Refunds	D	2.73	**30.00**	30.00	-
998 - P&R Renumbering Charge to Subdividers	D	9.55	**105.00**	105.00	-

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2023-24 COMMUNITY SUPPORT

Project Name	Type	2022-23 Budget $	2023-24 Budget $	Description
Other Community Support				
Tourism Greater Geelong & The Bellarine	Operational	2,198,017	2,142,922	Annual support provided to Tourism Greater Geelong & the Bellarine through utilisation of the City's resources.
Geelong Regional Library Corporation	Contribution	13,675,247	13,948,009	Annual support provided to the Geelong Regional Library Corporation for the operation of libraries in the Geelong region. This includes a cash contribution and payment of operating costs on behalf of the Library.
Total		**15,873,263**	**16,090,930**	

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GLOSSARY OF TERMS

Act	*Local Government Act 2020* (Act).
Accounting standards	Accounting standards are set by the Australian Accounting Standards Board (AASB) and have the force of law for Corporations law entities under s 296 of the Corporations Act 2002. They must also be applied to all other general purpose financial reports of reporting entities in the public and private sectors. Accounting standards are issued from time to time by the professional accounting bodies and are applicable to the preparation of general purpose financial reports.
Adjusted underlying revenue	The adjusted underlying revenue means total income other than non-recurrent grants used to fund the capital expenditure, non-monetary asset contributions and contributions to fund capital expenditure from sources other than grants and non-monetary contributions. *Local Government (Planning and Reporting) Regulations 2020.*
Annual budget	Is a plan under section 94 of the Act setting out the services to be provided and initiatives to be undertaken over the next financial year and the funding and other sources required.
Annual report	Is a report of the Council's operations of the previous financial year and contains a report of operations, audited financial statements and an audited performance statement.
Annual reporting requirements	Annual reporting requirements include the financial reporting requirements of the Act, Accounting Standards and other mandatory professional reporting requirements.
Asset renewal expenditure	Expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to original capability. *Local Government (Planning and Reporting) Regulations 2020 - Regulation 5.*
Asset upgrade expenditure	Expenditure that: (a) enhances an existing asset to provide a higher level of service; or (b) that will increase the life of the asset beyond its original life. *Local Government (Planning and Reporting) Regulations 2020 - Regulation 5.*
Australian Accounting Standards (AAS)	Means the accounting standards published by the Australian Accounting Standards Board.
Better practice	Means that in the absence of legislation or a relevant Australian Accounting Standard this commentary is considered by Local Government Victoria to reflect better practice reporting.
Borrowing strategy	A borrowing strategy is the process by which the Council's current external funding requirements can be identified, existing funding arrangements managed and future requirements monitored. *Local Government (Planning and Reporting) Regulations 2020 - Regulation 5.*
Budget	Means a plan setting out the services and initiatives to be funded for the financial year and subsequent 3 financial years, and how they will contribute to achieving strategic objectives specified in the Community Plan.
Budget preparation requirement	Under Section 94(1) of the *Local Government Act 2020* a Council must prepare and adopt a budget for each financial year and the subsequent 3 financial years by; (b) a general description of the services and initiatives to be funded in the budget. Council is required to prepare and adopt an annual budget by 30 June each year.

GLOSSARY OF TERMS

Budgeted Balance sheet	The balance sheet shows the expected net current asset, net non-current asset and net asset positions in the forthcoming year compared to the forecast actual in the current year. The balance sheet should be prepared in accordance with the requirements of AASB 101 - Presentation of Financial Statements and the Local Government Model Financial Report.
Budgeted Comprehensive income statement	The comprehensive income statement shows the expected operating result in the forthcoming year compared to the forecast actual result in the current year. The income statement should be prepared in accordance with the requirements of AASB 101 Presentation of Financial Statements and the Local Government Model Financial Report.
Budgeted Financial statements	Budgeted Financial statements are the: • Budgeted Comprehensive Income Statement • Budgeted Balance Sheet • Budgeted Statement of Changes in Equity • Budgeted Statement of Cash Flows • Budgeted Statement of Capital Works • Statement of Human Resources The budgeted financial statements must be in the form set out in the Local Government Model Financial Report. Means the financial statements and notes prepared in accordance with the Local Government Model Financial Report, Australian Accounting Standards and other applicable standards as they apply to the general purpose financial reports and statement of capital works, included in the annual report.
Budgeted Statement of capital works	The statement of capital works shows the expected internal and external funding for capital works expenditure and the total proposed capital works expenditure for the forthcoming year with a comparison with forecast actual for the current year. The statement of capital works should be prepared in accordance with Regulation 9.
Budgeted Statement of cash flows	The statement of cash flows shows the expected net cash inflows and outflows in the forthcoming year in the form of reconciliation between opening and closing balances of total cash and investments for the year. Comparison is made to the current year's expected inflows and outflows. The cash flows statement should be prepared in accordance with the requirements of AASB 107 Statement of Cash Flows and the Local Government Model Financial Report.
Budgeted Statement of changes in equity	The statement of changes in equity shows the expected movement in accumulated surplus and reserves for the year. The statement of changes in equity should be prepared in accordance with the requirements of AASB 101 - Presentation of Financial Statements and the Local Government Model Financial Report.
Capital expenditure	Capital expenditure is relatively large (material) expenditure that produces economic benefits expected to last for more than 12 months. A predetermined 'threshold' may be used which indicates the level of expenditure deemed to be material in accordance with Council's policy. Capital expenditure includes renewal, expansion and upgrade. Where capital projects involve a combination of renewal, expansion and upgrade expenditures, the total project cost needs to be allocated accordingly.

GLOSSARY OF TERMS

Capital works program	A detailed list of capital works expenditure that will be undertaken during the 2023-24 financial year. Regulation 10 requires that the budget contains a detailed list of capital works expenditure and sets out how that information is to be disclosed by reference to asset categories, asset expenditure type and funding sources.
Carry forward capital works (forward commitments)	Carry forward capital works are those works that are incomplete in the current year due to unavoidable delays and will be completed in the following budget year.
Community plan / vision	A "community owned" document or process which identifies the long term needs and aspirations of the Council, and the medium and short-term goals and objectives which are framed within the long term plan.
Council plan (Community Plan)	Means a plan setting out the medium-term strategic objectives, strategies, strategic indicators and resources reflecting vision and aspirations of the community for the next four years.
Current year rate increase *(Rating information)*	A statement included in the budget quantifying the amount of the rate change for the forthcoming year and disclosing any significant factors influencing the rate change.
Differential rates	When a Council intends to declare a differential rate (e.g. business and residential), information prescribed by the Act under section 94(2) must be disclosed in the Council budget.
Discretionary reserves	Discretionary reserves are funds earmarked by Council for various purposes. Councils can by resolution, change the purpose of these reserves.
Financial sustainability	A key outcome of the four-year budget. Longer term planning is essential in ensuring that a Council remains financially sustainable in the long term.
Financial year	Means the period of 12 months ending on 30 June each year.
Financing activities	Financing activities means those activities which relate to changing the size and composition of the financial structure of the entity, including equity, and borrowings not falling within the definition of cash.
Heritage asset	Means an asset with historic, artistic, scientific, technological, geographical or environmental qualities that is held and maintained principally for its contribution to knowledge and culture and this purpose is central to the objectives of the entity holding it.
Infrastructure	A category of non-current fixed assets comprising a number of asset classes including roads, drains, footpaths and cycleways, bridges and off-street car parks, recreational leisure and community facilities and parks, open space and streetscapes. Non-current property, plant and equipment excluding land.
Infrastructure strategy	An infrastructure strategy is the process by which the council's current infrastructure and ongoing maintenance requirements can be identified, budgeted capital works implemented and future developments monitored. The key objective of an infrastructure strategy is to maintain or preserve council's existing assets at desired condition levels. If sufficient funds are not allocated

GLOSSARY OF TERMS

	to asset preservation then council's investment in those assets will reduce, along with the capacity to deliver services to the community.
Investing activities	Investing activities means those activities which relate to acquisition and disposal of non-current assets, including property, plant and equipment and other productive assets, and investments not falling within the definition of cash.
Legislative framework	The Act, Regulations and other laws and statutes which set a Council's governance, planning and reporting requirements.
Local Government Act 2020	The *Local Government Act 2020* (the Act) provides a framework for the establishment and operation of councils.
Local Government Model Financial Report	Local Government Model Financial Report published by the Department from time to time including on the Department's Internet website.
Local Government (Planning and Reporting) Regulations 2020	Regulations, made under Section 325 of the Act prescribe: (a) the content and preparation of the financial statements of a Council; and (b) the performance indicators and measures to be included in a budget, revised budget and annual report of a Council; and (c) the information to be included in a financial plan, budget, revised budget and annual report. (d) other matters required to be prescribed under Parts 4 of the Act.
Minister	Means the Minister for Local Government.
New asset expenditure	Means expenditure that creates a new asset that provides a service that does not currently exist. *Local Government (Planning and Reporting) Regulations 2020 - Regulation 5.*
Non-financial resources	Resources of a non-financial nature (such as human resources, information systems and processes, asset management systems) that are consumed by a Council in the achievement of its strategic resource plan goals. *Local Government (Planning and Reporting) Regulations 2020 - Regulation 5.*
Non-recurrent grant	A grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by the Council's budget.
Operating activities	Operating activities means those activities that relate to the provision of goods and services.
Operating expenditure	Operating expenditure is defined as consumptions or losses of future economic benefits, in the form of reductions in assets or increases in liabilities; and that result in a decrease in equity during the reporting period.
Operating performance	This statement shows the expected operating result as compared to the budget result in the current year separating operating and capital components of revenue and expenditure.
Operating revenue	Operating revenue is defined as inflows or other enhancements, or savings in outflows of future economic benefits, in the form of increases in assets or

GLOSSARY OF TERMS

	reductions in liabilities; and that result in an increase in equity during the reporting period.
Own-source revenue	Revenue generated from council operations excluding revenue that is not under the control of Council e.g. Government Grants.
Performance statement	Means a statement including the results of the prescribed service outcome indicators, financial performance indicators and sustainable capacity indicators for the financial year and included in the annual report.
Planning and accountability framework	Means the key statutory planning and reporting documents that are required to be prepared by councils to ensure accountability to local communities in the performance of functions and exercise of powers under the Act.
Principal accounting officer	Means the person designated by a council to be responsible for the financial management of the council.
Projections	Means a financial forecast of future revenues and expenses for the three financial years subsequent to the annual budget year.
Rate cap	The maximum annual rate of increase that Councils can apply to their rates revenue, as advised by the Minister for Local Government under Section 185D of the Local Government Act 1989.
Rating strategy	A rating strategy is the process by which the Council's rate structure is established and how the total income generated through rates and charges is allocated across properties in the municipality. Decisions regarding the quantum of rate levels and increases from year to year are made as part of Council's budget, financial planning processes and with consideration of Council's other sources of income and the planned expenditure on services and works to be undertaken for its community.
Recurrent grant	A grant other than a non-recurrent grant.
Recurrent Surplus/(Deficit)	Recurrent surplus /(deficit) is the net result from on-going recurrent operations.
Regulations	Means the *Local Government (Planning and Reporting) Regulations 2020.*
Restricted cash	Cash and cash equivalents, within the meaning of Australian Accounting Standards, that are not available for use other than a purpose for which it is restricted and includes cash to be used to fund capital works expenditure form the previous financial year.
Report of operations	Means a report containing a description of the operations of the Council during the financial year and included in the annual report.
Revised budget	Section 95 of the Act permits a council to prepare a revised budget if circumstances arise which cause a material change in the budget and which affects the financial operations and position of the Council.
Road Management Act 2004	The purpose of this Act which came into operation from 1 July 2004 is to reform the law relating to road management in Victoria and to make relating amendments to certain Acts, including the *Local Government Act 2020.*

GLOSSARY OF TERMS

Services, initiatives and major initiatives	Section 94(2) of the Act requires a budget to contain a description of the services and initiatives to be funded by the budget, along with a statement as to how they will contribute to the achievement of the Council's strategic objectives as specified in the Council Plan. The budget must also include major initiatives, being initiatives identified by the Council as priorities to be undertaken during the financial year. The services delivered by Council means assistance, support, advice and other actions undertaken by a council for the benefit of the local community. Initiatives means actions that are once-off in nature and/or lead to improvements in service. Major initiatives mean significant initiatives that will directly contribute to the achievement of the Council plan during the current year and have a major focus in the budget.
Specialised assets	Means assets designed for a specific limited purpose. Specialised assets include buildings such as schools, hospitals, court houses, emergency services buildings (police, fire, ambulance and emergency services), specialised buildings to house infrastructure (pump stations, etc.), some heritage properties and most infrastructure assets.
Statement of human resources	Means a statement which shows all Council staff expenditure and the number of full-time equivalent Council staff. Local Government (Planning and Reporting) Regulations 2020 Regulation 8(4)(c).
Statutory reserves	Statutory reserves are funds set aside for specified statutory purposes in accordance with various legislative and contractual requirements. These reserves are not available for other purposes.
Unrestricted cash	Unrestricted cash represents all cash and cash equivalents other than restricted cash.
Valuations of Land Act 1960	The Valuations of Land Act 1960 Section 2 requires a Council to revalue all rateable properties every year.

THE CITY OF
GREATER GEELONG

FOUR YEAR REVENUE AND RATING PLAN
2021-22 TO 2024-25

2023-24 UPDATE

CITY OF GREATER GEELONG

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

Artwork: *On Country* by Ammie Howell.

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Preamble

On 28 June 2021 Council adopted a four-year Revenue and Rating Plan (the Plan). The updated Plan for 2023-24 incorporates feedback from the community engagement during the 2022-23 budget process as well as outcomes from Council's budget discussions. The Plan will continue to be reviewed and updated on an annual basis.

The four-year plan explains how the City of Greater Geelong (City) will generate sufficient income to deliver infrastructure, services and programs to ensure the social, economic and environmental sustainability of our region.

The Plan will introduce changes outlined in the medium and long term strategy section, key features being;

- In the medium term reduce commercial, industrial and petroleum rates in the dollar relative to the residential rate. Resulting in an overall reduction in the average rates payable by commercial, industrial and petroleum rate classes and bridging the gap to residential average rates payable, and
- Remove the farm rebate and increase the farm rate in the dollar to 75% of the residential rate over the long term.

In 2023-24 it is proposed to;

- Increase general rates by a total of 3.50%, in line with the State Government rate cap.
- Combine the commercial, industrial and petroleum differentials into one differential known as commercial/industrial.
- Discontinue The Point residential, The Point vacant and The Point commercial and combine with the residential, vacant and commercial/industrial differentials as it would not be equitable to charge one sector more rates than one with the same uses and objectives.
- Reduce the average commercial/industrial rates payable by (5.81%)% or $304.61.
- Increase the average residential rates by 5.79% or $80.99.
- Increase the average vacant land rates by 7.15% or $124.18.
- Set the farm rebate at 7.6% to maintain an average rate increase consistent with the residential rate increase.

The Plan also includes the City's approach to fees and user charges, operating and capital grants, cash contributions and other non-rate revenue.

Introduction

PURPOSE

The *Local Government Act 2020* requires Council to prepare a Revenue and Rating Plan (the Plan) for a minimum period of four years, following each Council election. Each year the plan will be revised to take into consideration any changes to the rating and other revenue strategies.

The purpose of the Plan is to outline the most appropriate and affordable revenue and rating approach for Council in conjunction with other income sources that will adequately finance the objectives and actions of Our Community Plan 2021-25.

The Plan explains the revenue required to fund council services and activities and how the funding responsibility will be apportioned between rate payers and users of council facilities and services.

In particular, the Plan sets out the system of rates and charges adopted by Council for the purposes of allocating the required rates contribution across the municipality on the most appropriate, equitable and affordable basis.

LINKS TO OUR COMMUNITY AND FINANCIAL PLANS

Our Community Plan 2021-25 represents our community voice and guides our resources to deliver infrastructure, services and programs to ensure the social, economic and environmental sustainability of our region.

As part of moving towards Council's 30-year vision, Our Community Plan focuses on four strategic directions over the next three years. These strategic directions and links to the Revenue and Rating Plan are summarised below:

1. Healthy, caring and inclusive community

Working alongside other stakeholders and community groups, the City's role is to deliver liveable and accessible places, promote active and healthy lifestyles at every stage of life, deliver services and programs more equitably and support people to stay connected with others in their local community. The Plan strongly supports the actions and outcomes of this key initiative in the following ways:

- Income received from general rates are used to support key direct services and support functions of Local Government (i.e. community grants, statutory planning and administration) and indirect services and amenity (i.e. open space, playgrounds, footpaths and roads).
- The use of fees and charges to support fully or partly subsided services (i.e. fee for service in long day care, leisure and recreation services).

2. Sustainable growth and environment

It is anticipated that Greater Geelong will continue to experience strong growth and demand for housing over a sustained period. Our role will be to manage population growth while maintaining what people love about living in this region, both now and in the future.

The Plan outlines how fees and charges will assist in the supporting growth in in the region.

3. Strong local economy

To secure Geelong's economic future, council supports business and industry across:

- existing sectors – health, education, construction, tourism, retail and hospitality.
- diversifying industries – advanced manufacturing, technology, research and innovation, transport, warehousing and logistics.
- emerging industries – carbon fibre manufacturing, progressive agribusiness, creative and cultural industries, smart technology businesses.

We will continue to work with a range of partners to leverage and promote our competitive strengths including transport and access, available and affordable land, and natural and cultural assets. In addition, we will continue to work with our stakeholders to prepare our workforce for this changing economy.

The Plan's longer term strategy aims to support the delivery of a strong economy by focussing on the fair distribution of rate income between residential, commercial and industrial rate payers.

4. High performing Council and Organisation.

Council make decisions that are evidence-based, financially responsible and reflect the needs of the community and stakeholders we serve.

Advancing technologies, environmental issues, social inequity, rapid growth, organisational change and ageing assets all place pressure on our existing resources. Council adapts to these challenges by continuing to deliver services, programs and infrastructure to our communities in a way that is fair and equitable.

The Plan strongly supports this initiative through:

- Generating sufficient revenue to maintain service levels.
- Investing in efficiencies in key initiatives to drive cost savings.
- Investing in our people, systems and processes to drive an improved community experience of services delivered by Council.

As part of council's Integrated Strategic Planning and Reporting Framework, a four-year budget is prepared on an annual basis. The key strategies of this Plan will be integrated into the budget document.

The Plan includes increased focus on the following:

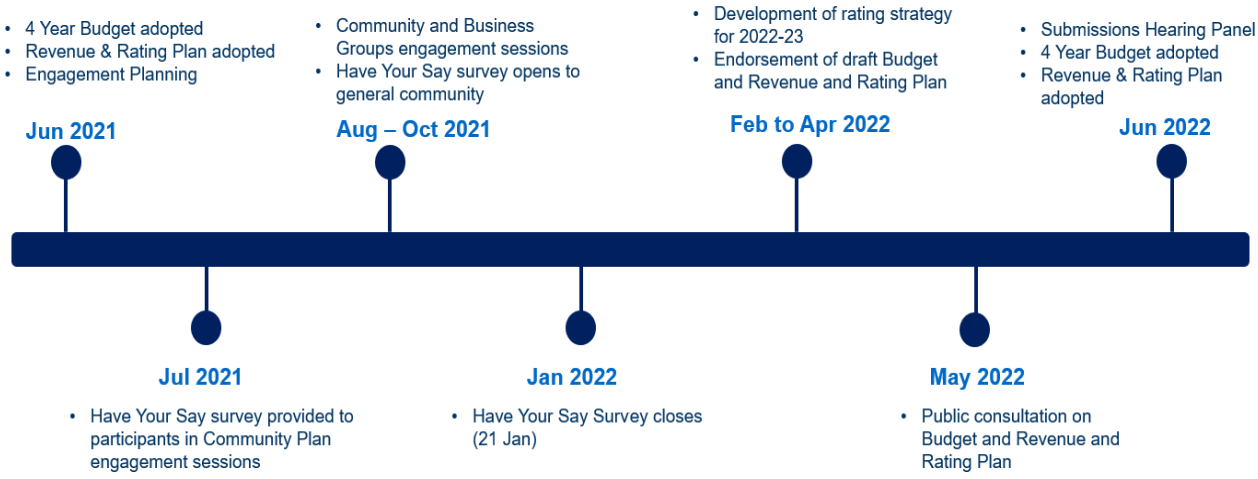
- Aligning rating decisions and linkages to long term financial plans.
- Engagement opportunities will continue to be provided for the community to review and provide feedback on the Plan.
- Revenue raising practices covering both rates and other income sources such as fees and charges, operating and capital grants and other non-rate income.

How we engaged with the community

Community engagement is a key step in the planning process, it has helped shape several strategic plans and key projects for the City. The feedback received from the community engagement has influenced the development of the Revenue and Rating Plan.

Engagement with the community commenced via a Have Your Say Survey which was open from July 2021 to January 2022. Furthermore, broader discussions were undertaken with a wide range of rating sectors including commercial and residential groups. The engagement provided insight on community expectations regarding the current rating strategy and timeline for any proposed change. The learnings from this engagement were considered as part of setting the 2022-23 rating strategy and on-going engagement will inform future revenue and rating plans.

Overview of Engagement Process



What makes up total revenue

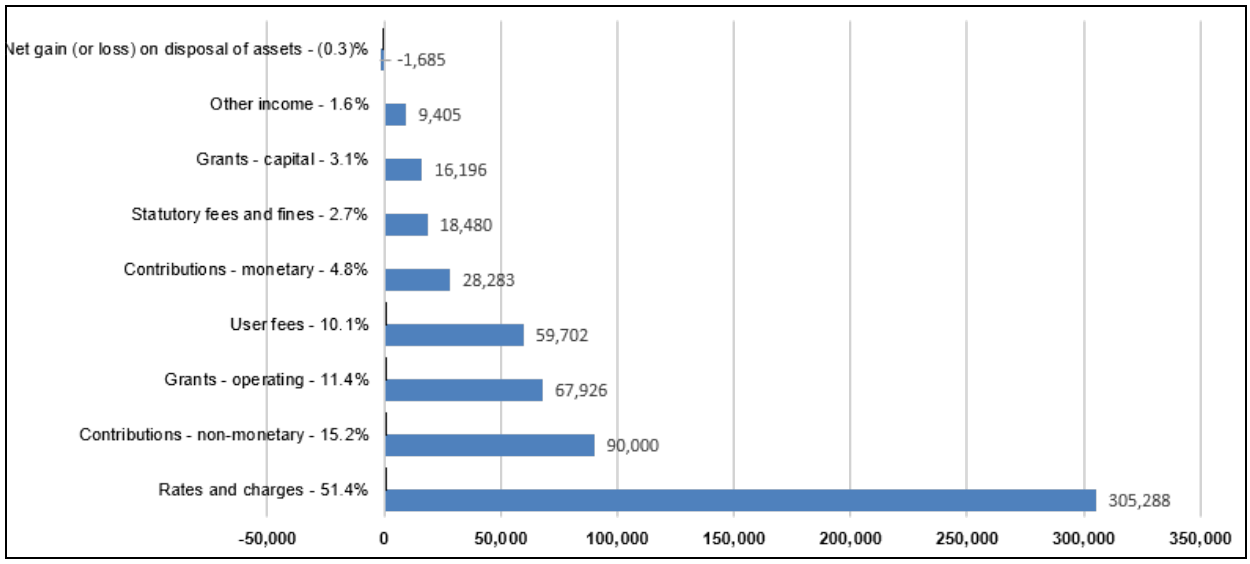
REVENUE SOURCES

The City requires sufficient revenue to deliver ongoing services, infrastructure and asset management requirements. Some of these services cannot be delivered by the general market (e.g. community services, street lighting, regulatory and compliance activities).

The most significant sources of council funds are:

- General rates and charges;
- Statutory fees and fines;
- User fees and charges;
- Government grants (operating and capital);
- Contributions (both cash and non-cash); and
- Asset sales.

A summary of the City's revenue for 2023-24 ($'000) is shown in the graph below.



Rates and Charges

WHY HAVE A RATING PLAN?

Council is required to consider how the rate contributions from individual rating sectors can be most appropriately apportioned. It is the method by which Council informs its decisions about the rating strategy and how Council will raise revenue from properties within the municipality.

The rating system comprises the valuation base for each property class and the actual rating instruments allowed under the *Local Government Act (1989)* to calculate a property owners' contribution for rates.

The Plan is underpinned by sound principles, which are well understood, communicated to ratepayers and compliant with current legislation.

Council aims to balance service levels in accordance with the needs and expectations of its community and applies rates to adequately resource its roles and responsibilities.

In setting rates, the City gives primary consideration to the strategies, rate cap and budget sustainability principles the current economic climate, other external factors and likely impacts upon the community.

The City currently receives 51.4% of its total revenue (excluding capital grants and contributions) by way of property based rates and waste charges. The balance of 48.6% is received from government operational grants, fees and charges, statutory fees and fines and other income. The principles of good governance require council to provide ongoing or periodic monitoring and review of the impact of major decisions. It is, therefore required that the City review on a regular basis, the legislative objectives relevant to rating.

RATING FRAMEWORK

Rates are a property tax on the local community to help fund local infrastructure and services and subsequently a ratepayer will not necessarily receive services to the extent of the tax (rates) paid. Benefits are consumed in different quantities and types over the lifecycle of the ratepayer (e.g. maternal and child health, libraries and aged care, roads and footpaths, local laws).

The City's practices and decisions regarding rating are underpinned by:

- Accountability, transparency and simplicity;
- Efficiency, effectiveness and timeliness;
- Equitable distribution of the rate contribution across the community according to assessment of property values for like uses (Horizontal equity further defined below) and capacity to pay (Vertical equity further defined below) based on different uses;
- A "safety net" approach to assist eligible ratepayers significantly affected by increasing rates; and
- Compliance with relevant legislation.
- Where feasible, services should be funded on a user pays system.
- Where specified, local objectives can be achieved using differential rates.
- Residual service costs should be apportioned on the basis of property valuation.

In addition to the decisions above, public finance theory sets three major criteria for successful taxation policy:

- Equity - including both horizontal and vertical equity.

  - Horizontal equity means ratepayers in similar situations should pay similar amounts. This is achieved mainly by accurate property valuations, undertaken in a consistent manner, their classification into homogenous property classes and the right of appeal against valuation.
  - Vertical equity means those who are better off should pay more than those worse off. The rationale applies for the use of progressive and proportional income taxation. It implies a "relativity" dimension to the fairness of the tax contribution.

- Efficiency - has two meaning's. The tax should not unduly interfere with the efficient operation of the economy and secondly is related to the cost of administering the collection of rates. For Local Government the tax should also be consistent with the major policy objectives of council. Administration costs include the issuing of assessments, collection of rates (including maintaining and improving collection systems), monitoring outcomes, communicating and informing ratepayers, and enforcement and debt recovery.
- Simplicity - for both administrative ease (and therefore lower cost) and to ensure that the tax is understood by taxpayers. The latter ensures that the tax system is transparent and capable of being questioned and challenged by ratepayers.

Council has considered the issues concerning equity within the community and through the Plan aims to over the medium to long term ameliorate the changes in commercial and industrial rating groups which have occurred over a long period of time. The inputs used to calculate rates payable include the following:

- Land use – differential groups;
- Valuation – valuation relative to other properties within land use groups;
- Rate in the dollar – based on the City's revenue requirements and % contribution by differential group; and
- Hardship being taken into consideration – subject to rating impact on class of persons or by application for individuals.

Rating equity as it relates to land uses with the exception of the specified objectives in each of the differentials are as follows:

- Commercial/Industrial, and Mixed Use differs from the Residential differential based on:
  - Vertical equity principle in that these uses all generate a revenue and that it recognises the ability of some ratepayers to obtain concessions from the tax deductibility of council rates.
- Vacant Land – As distinct from all other differentials to stimulate the development of vacant land to attract new residents and businesses; and
- Farm – As distinct from all other differentials to stimulate sustainable primary production.

NO WINDFALL GAIN

The City does not receive any "windfall gain" of additional income when the property valuations change. The revaluation process results in a redistribution of rate revenue across all properties in the municipality. Any increase to total valuations/number of properties of the municipality is adjusted by recalculating the rate in dollar to stay within the rate cap set by State Government.

The rate in the dollar is adjusted for the change to the capital improved value to obtain the same revenue. The rate in the dollar is then adjusted by the rate cap percentage for the budgeted revenue.

Example	2022-23	Change to valuation without adjusting rate in $	Adjusted to 2022-23 – No windfall gain	2023-24 Increase by rate cap
Rate in $	0.00191288	0.00191288	0.00176530	0.00182708
Valuation	731,263	792,397	792,397	792,397
Rates Generated	1,398.82	1,515.76	1398.82	1,447.78

*Rate in $ x Valuation = Rates Generated

MEDIUM AND LONG TERM RATING PLAN

The City of Greater Geelong medium term (2023-24 to 2025-26) and long-term (to 2032-33) Revenue and Rating Plan will:

- Maintain rate increases in alignment with State Government rate cap, unless significant circumstances warrant a request for a variation to the rate cap.
- Reduce the commercial/industrial rate in the dollar relative to the residential rate over the medium term as opportunities arise in the setting of the annual rate cap and valuation changes allow. The target state to be set at 1.8 times the residential differential by 2025-26. Excluding any valuation changes, this will have the impact of reducing average rates payable for commercial/industrial properties.
- Residential and vacant land rates will, depending on the movement in valuations, need to increase at amounts higher than the rate cap over the medium term in order to reduce the relativity of the commercial/industrial rating differential.
- The current Farm rebate is transitioned out over the medium term to allow all differential rates to be managed solely within the 4 times rule.
- The Farm rate differential to be set at 75% of the residential rates over the long term.
- All rating differentials including vacant land, mixed use and other land use types will continue to be reviewed on an annual basis.

Refer to Appendix 1 for the impact on differentials to set commercial rates at a notional 1.8 of residential rates by 2025-26.

The medium to long term plan recognises the current rating differential comparisons within the Local Government sector where average rates paid by commercial/ industrial rate payers are in the top quartile and the residential rates are in the lowest quartile.

RATE CAP

The rate cap is regulated by the Essential Services Commission (ESC).[1] For the 2023-24 financial year the rate cap is set to a maximum of 3.50% increase on the total rates amount levied and not individual rating classes. Waste charges are a separate cost reflective charge which is excluded from the rate cap calculations.

The Valuer General-Victoria provides the valuations to Council on an annual basis. The actual rate increase for an individual rateable property class is likely to differ from the rate cap percentage due to changes in individual property valuations and changes between property classes.

Where the change in an individual property valuation is higher than the average for all rateable properties, the rate increase for that property may be greater than the cap. Where the change in the property valuation is lower than the average for all properties, the rate increase may be lower than the cap.

Rate Type	Number of Properties	Average Capital Valuation 2022-23 $	Average Capital Valuation 2023-24 $	Valuation Change %
Residential	122,927	731,263	792,397	8.4%
Vacant land	6,085	650,135	742,381	14.2%
Commercial/Industrial	8,854	1,083,386	1,164,643	7.5%
Mixed use	299	867,726	938,813	8.2%
Farm	937	2,627,017	2,962,689	12.8%
Cultural and recreation land	53	3,037,962	3,179,943	4.7%
Grand Total	**139,155**			**8.6%**

Property Valuations

The *Valuation of Land Act 1960* is the principal act in determining property valuations. Generally, each separate occupancy on rateable land must be valued and rated. Contiguous areas of vacant land with more than one title in the same ownership may be consolidated for rating purposes.

For the purpose of rating an assessment may be levied on any piece of land subject to separate ownership or occupation. In this context, land has been defined to include buildings, structures or improvements and may include automatic teller machines, signage, advertising, radio and mobile telecommunications towers.

Local Government may adopt one of the following three valuation methodologies to value properties in its area (LGA section 157).

[1] The *Local Government Act (Vic) 1989* (the Act) was amended in December 2015 to include Part 8A – Rate Caps, sections 185A to 185G to promote the long- term interests of ratepayers and the community in relation to sustainable outcomes in the delivery of services and infrastructure.

Capital Value: (CIV) the value of land and other improvements including the house, other buildings and landscaping.

Site Value: (SV) the value of the land plus any improvements which permanently affect the amenity or use of the land, such as drainage works, but excluding the value of buildings and other improvements. Also referred to as the unimproved market value of the land.

Net Annual Value: (NAV) the value of the rental potential of the land, less the landlords' outgoings (such as insurance, land tax and maintenance costs). For residential and farm properties this must be set at 5% of the CIV (Valuation of Land Act 1960 - section 2).

Council has adopted the Capital Improved Value as the value to which the rate in the dollar will be assessed.

Council applies a capital improved valuation (CIV) method to all properties within the municipality to take into account the full development value of the property. This method is applied irrespective of whether the property is subject to rates or exempt under legislation.

The Valuer General-Victoria has a statutory requirement under the *Valuation of Land Act 1960 section 13DC (5)*, to conduct a review of property values based on market movements and recent sales trends on an annual basis. For the 2023-24 rating year, valuations will be based on values returned as at 1 January 2023.

The valuers undertake a physical inspection of some properties during each revaluation. Other valuations are derived from a formula based on sectors, sub market groups, property condition factors (including age, materials and floor area), influencing factors such as locality and views, and land areas compared to sales trends within each sector/sub-market group. The municipality has defined sub-market groups of homogeneous property types which are reviewed during the revaluation process. The valuers determine the valuations according to the highest and best use of a property.

In valuing large areas of land without buildings, residential zoning, permits for subdivision or structure plans are indications of potential for subdivision. If the land is capable of subdivision it will be valued accordingly as potential subdivisional land rather than farm land, despite its use. The value of subdivisional land will typically be higher than farm land. The amount of valuation increase will depend on market factors at the time of valuation.

Supplementary Rates

In certain circumstances, valuations must be performed between general valuations. These are known as supplementary valuations. The Valuer-General Victoria is tasked with undertaking supplementary valuations and advises council of valuation and Australian Valuation Property Classification Code (AVPCC) changes. Supplementary valuations bring the value of the affected property into line with the general valuation of other properties within the municipality.

They are mainly required when properties are:

- physically changed – for example, when buildings are altered, erected or demolished; or
- amalgamated or subdivided; or
- when data held on council's database is corrected.

Supplementary valuations are completed in accordance with the circumstances as listed in section 13DF (2) (a)-(o) of the *Valuation of Land Act 1960*.

Rate Review

Rateable and non-rateable land shall be subject to regular review and audit.

- upon revaluation;
- when building permits or subdivisions occur;
- physically changed – for example, when buildings are altered, erected or demolished;
- where a parcel of land may have more than one land use;
- if the creation of a separate assessment on a parcel of land is required;
- upon sale and transfer of land;
- upon inspection by the City; and
- upon application and inquiry by the ratepayer.

Objections for Property Valuation

The *Valuation of Land Act 1960* provides that objection to the valuation may be made each year within two months of the issue of the original or amended (supplementary) Rates and Valuation Charges Notice (Rates Notice), or within four months if the notice was not originally issued to the occupier of the land.

Objections must be dealt with in accordance with the Valuation of Land Act – Division 3 sections 16-21.

The City will continue to advise ratepayers via the Rates, Charges and Valuation Notice (the Rate Notice), brochure, web site and City News, of their right to object and appeal the valuation.

Property owners also have the ability to object to the site valuations on receipt of their land tax assessment. Property owners can appeal their land valuation within two months of receipt of council Rate Notice (via the City) or within two months of receipt of their Land Tax Assessment (via the State Revenue Office).

Property owners are able to lodge objections directly with the Valuer-General Victoria via the Rating Valuation Objections Portal www.ratingvaluationobjections.vic.gov.au.

DIFFERENTIAL RATING CLASSES

Ministerial Guidelines

The Local Government Legislation Amendment (Miscellaneous) Act 2012 allows the Minister to set differential rating guidelines for compliance by councils. The final version of the Ministerial Guidelines was gazetted on 26 April 2013 and came into effect from 1 July 2013. Council needs to consider the objectives, the suitable uses and the types of classes of land when introducing a differential rate. There are no new differential rates being introduced as part of the 2023-24 Budget.

Reasons for Differential Rates

Rating, through the application of different differentials recognises the ability of some ratepayers to obtain concessions from the tax deductibility of council rates and provides for a series of differential rates. This considers low economic return to large landholdings, avoid distortions in the market or an ability to contribute above the standard charge.

DIFFERENTIAL CHARACTERISTICS & RATING OBJECTIVES

Residential Land - means any land:

i. that is used exclusively for residential purposes; or

ii. on which a habitable building is erected, which building is unoccupied, and which is zoned residential under the Greater Geelong Planning Scheme.

Rating Objective:

i. That all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

a) construction and maintenance of public infrastructure;
b) development and provision of health and community services; and
c) provision of general support services

Vacant Land - means any land:

i. that does not have the characteristics of Farm Land; and

ii. on which no building is erected, save for any uninhabitable shed or shelter, the size of which does not exceed 5% of the total area of the land.

Rating Objectives:

i. That all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:

a) construction and maintenance of public infrastructure;
b) development and provision of health and community services; and
c) provision of general support services.

ii. To encourage the prompt development of vacant land to attract new residents and businesses to the City of Greater Geelong.

These objectives will be met by setting the Vacant Land differential at 134.23% of the Residential Land differential.

Commercial/Industrial Land - means any land:

i. That does not have the characteristics of:
   a) Farm Land; or

ii. That is used predominantly for the sale of goods or services or other commercial purposes; or

iii. predominantly used for industrial purposes, which includes manufacturing, repairing, servicing, processing and reprocessing or warehousing; or

iv. that is used primarily for the production or conveyance of petroleum and/or petroleum by-products; and

v. on which a habitable building is erected, which building is unoccupied, and which is zoned other than residential under the Greater Geelong Planning Scheme.

Rating Objective:

i. That all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:
   a) construction and maintenance of public infrastructure;
   b) development and provision of health and community services; and
   c) provision of general support services.
   d) enhancement of the economic viability of the commercial sector through targeted programs and projects;
   e) That the equitable contribution made by commercial/industrial land recognises the income generating capability and tax deductibility of council rates, which is not available to the majority of the residential sector.

Farm Land – means any land which:

i. is not less than 2 hectares in area; and

ii. is used predominantly for the business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, beekeeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities; or

iii. has a registered deed of covenant with the Trust for Nature (Victoria) through the Victorian Conservation Trust Act 1972 over the land. Through this deed of covenant, the owner of the land has secured permanent protection for significant natural heritage in the municipality.

To avoid doubt, 'business' for the purposes of identifying Farm Land has the same meaning as that given to it by section 2(1) of the *Valuation of Land Act* 1960 for the same purpose, being a business that:

   a) has a significant and substantial commercial purpose or character; and
   b) seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
   c) is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

Rating Objectives:

i. That all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of the City generally, including the:
   a) construction and maintenance of public infrastructure;
   b) development and provision of health and community services; and
   c) provision of general support services.

ii. To encourage and support the business of primary production.

These objectives will be met by setting the Farm Land differential at 59.04% of the Residential Land differential and by the provision of a farm rebate of 7.6% under section 169 of the LGA.

Cultural & Recreational Land – means any land:

i. that has the characteristics of '*recreational lands*' as defined by the *Cultural and Recreational Lands Act* 1963;

CULTURAL AND RECREATIONAL LANDS RATES

Council declares the Cultural and Recreation Rate on all land reserved under and in accordance with the *Cultural and Recreational Lands Act 1963* – section 4.

The *Cultural and Recreational Lands Act 1963* provides that "an amount be payable in lieu of rates in each year being such amount as the municipal council thinks reasonable having regard to the services provided in relation to such lands and having regard to the benefit to the community derived from such recreational lands".

Rather than calculating the costs that local government bears in respect to such lands, or the benefits received by locals in relation to these properties, Council has set the rate representing a concession to the commercial rate. The 2023-24 rate is 33.0% of the commercial rate.

REBATES AND CONCESSIONS

Council provides the following rebates:

Pensioner Rebates

Council administers the State Government funded pension rebate according to the eligibility criteria set by the State Government.

Holders of a Centrelink or Veterans Affairs pension concession card, or a Veteran Affairs Gold card which stipulates TPI or War Widow (excludes Health Care and DVA all conditions, POW, EDA and dependant cards) may claim a rebate on their sole or principal place of residence.

For 2023-24 the government-funded indexed rebate is provided under the Municipal Rates Concession scheme. It will increase from $253.20 to an estimated $262.10 (amount to be provided by State Government) or 50% of the rate payment, whichever is the less. Upon initial application, an ongoing eligibility is maintained unless rejected by Centrelink or Department of Veteran Affairs during verification procedures. Upon acceptance of pensioner status the concession or rebate is deducted from the rate account before payment by the ratepayer. Applications for the concession must be lodged by 30 June in each year.

Farm Rebates

Council declares a Farm Rebate to support the continuation of broad acre farming or protection of significant natural heritage. The Farm Rebate is fixed at 7.6% of farm rates payable in respect of each assessment that is subject to the Farm Land differential.

Council has resolved to retain and set the farm differential at a lower rate than the residential rate, (for 2023-24 the farm differential will be set at 59.04% of the residential differential before the farm rebate, set at 53.07% of the residential rate after the rebate) and provide a rebate to all farm properties in accordance with having the farm sector as the lowest rated differential.

To qualify for the farm rebate, properties will be classified and rated as farm land. The rebate will be set at 7.6% of the amount payable of the capital improved value of the property. The rebate recognises the nature of the farm with a LGA section 169 rebate.

Incentives for Prompt Payment

Council has determined that no incentives for prompt payment will be offered for the year 2023-24.

Liability to Pay Rates

The Local Government Act section 156 makes the owner of the land liable to pay the rates and charges on that land. In certain cases, the occupier, mortgagee or licensee holder is liable to pay the rates.

The Local government Act section 156(6) declares the rate or charge, unpaid interest or costs to be a first charge upon the land.

Electronic Notices

Council encourages the electronic distribution of rate notices and promotes the My Geelong website where ratepayers can receive either their Annual Rate notice or Instalment Rate notice electronically through their email address.

Register with your rate notice at www.geelongaustralia.com.au/ratesonline.

Once you have registered you can:

- Receive and manage rate notices and payments
- Receive and manage animal registrations
- Check bin collection days
- Submit service requests.

Payment Dates for Rates

Council, in accordance with the Act section 167 (1) must allow for the payment of rates by four instalments per annum. Council may allow a person to pay a rate or charge in a single lump sum payment LGA section 167 (2).

The Minister for Local Government fixes instalment and single lump sum payment dates by notice published in the Government gazette.

This is set in accordance with the Act.

Council offers ratepayers the option to pay rates by four instalments due on 30 September, 30 November, 28 February and 31 May each year, or the next working day thereafter should those days be a weekend or public holiday.

Ratepayers may pay in a single lump sum payment provided that payment is received by 15 February or next working day thereafter if that day is a weekend or public holiday.

For 2023-24 there is to be no change to the existing payment instalment arrangements.

Payment Options

The City offer a range of payment options including direct debit, Bpay, internet via www.geelongaustralia.com.au, by mail, telephone, over the counter services at customer service centres or Australia Post agencies. Council also uses Centrepay arrangements which allows Centrelink recipients to have payments deducted directly from their Centrelink entitlements.

Individual payment arrangements are available by contacting our team. Any payment arrangement should be set with a known end date that clears the debt within an agreed timeframe preferably within 12 months.

Council incurs costs of collection via agency and merchant service fees. A payment processing fee on credit card transactions in 2023-24 will be 0.25% from 1 July 2023 to offset the merchant service fees charged by financial institutions.

If you overpay your rates, there may be a $30 administration fee to process your refund. If the administration fee is to be charged, you will be notified at the time of your request. Please note any refunds may take up to 2-3 weeks to be fully processed.

Late Payment of Rates

Council has determined that the application of interest penalties will be in accordance with the Act section 172. Late payment of fines and penalties will be applied to any outstanding rates not paid by the due date. .

Interest on Arrears and Overdue Rates

Interest is charged on all overdue rates in accordance with the Act section 172. Penalty interest is to be charged from the date when each instalment was due, irrespective of whether a lump sum option is available.

Under the Local Government Act 1989, Section 172 (2)(a) The interest rate to apply is fixed under section 2 of the Penalty Interest Rates Act 1983, which is determined by the Minister and published by notice in the Government Gazette. The penalty interest rate of 10% per annum will apply from 1 July 2017. Under Part 2 – Amendment of Local Government Act 1989, the Minister must fix a maximum rate of interest that may be calculated under section 172 (2)(a) by notice published in the Government Gazette. If no rate is declared prior to 1 July 2023, the current rate of 10% will apply.

Whilst Council cannot apply an alternative rate it does have the power to exempt any person from paying the whole or part of any interest amount generally or specifically payable – LGA section 172 (2A).

As part of the hardship provisions the City allows people who have proven financial difficulties to defer rate payments. The interest rate for deferred rate payments is set at 4.81% for 2023-24.

Debt Recovery - Collection of Overdue Rates

It is the ratepayers' responsibility to properly advise the City of their contact details. Amendments to the Act require both the vendor and buyer of property, or their agents (e.g. solicitors), to notify the City by way of a notice of acquisition.

Council has established procedures for the issue of an overdue final notice which may include interest pre calculated to a forward payment date.

Where an account remains unpaid, the City may take legal action with notice to recover any overdue amount. All fees and court costs are recoverable from the ratepayer.

If Rates remain in arrears for three years or more, Council may sell the land in accordance with the Local Government Act – section 181.

Councils debt collection practices have regard to ratepayers who are experiencing hardship but are intended to act as a deterrent to ratepayers who might otherwise fail to pay rates on time.

RELIEF AND HARDSHIP POLICIES AVAILABLE TO RATEPAYERS IN DISTRESS

Rates Assistance is reviewed annually as part of the budget process and published within the City's Revenue and Rating Plan and on our website www.geelongaustralia.vic.gov.au.

Ratepayers are encouraged to contact the City to discuss support options available to them.

Applications for hardship will be considered in accordance with sections 170 and 171 of the LGA and as per Council's hardship policy.

Rates Assistance Waiver

Council declares a waiver to any qualifying ratepayer experiencing an increase in valuation of more than 50% due solely to the annual revaluation.

The purpose of this measure is to provide relief to qualifying ratepayers who have incurred significant increases to valuation and hence rates arising solely from an increase in valuation caused by market conditions. Relief is granted subject to the criteria below.

- the property is the principal place of residence;
- the property has been owned by the same ratepayer for both valuation periods;
- the property is rated within the residential or farm differential; and
- have not had an increase in valuation because of improvements made requiring a building permit;
- can demonstrate that they are of low-income status with a maximum income of $58,108 or less (Statement of Earnings SOE - Centrelink or most recent tax assessment notice).

The amount of the waiver is shown in the table below:

Property valuation increased by:		
50% - 51.9%	Waiver	25%
52% - 53.9%	Waiver	30%
54% - 55.9%	Waiver	35%
56% - 57.9%	Waiver	40%
58% - 59.9%	Waiver	45%
60% or greater	Waiver	50%

The waiver for 2023-24 is granted in accordance with the waiver / hardship provisions of section 171A of the Act. The waste charge is excluded from the waiver.

Housing Support Waivers

Council declares a Housing Support Waiver of 100% of general rates under section 171 of the LGA for ratepayers in respect of assessments which contain the following types of housing:

- transitional, emergency or crisis housing;
- housing for legatees or war widows, provided by the Geelong Legacy Club or provided by RSL; and
- supported housing for disabled people.

This allows Council to waive the fire services property levy under section 27 of the FSPL Act. This waiver recognises that these properties provide for specific needs within the community.

The waste charge is excluded from the waiver.

Assistance to Individuals in Hardship or Domestic Violence

In times of emergency, the City recognises the significant hardship that can be experienced by the members of the community and business. Managing financial hardship is a shared responsibility and the City has a part to play whilst ensuring that it maintains the necessary cashflow to deliver critical services to the community during this time.

Council has determined that the provisions for deferral (the Act section 170) and waiver of rates (the Act section 171 & 171A) may be utilised in accordance with the delegated authority to officers approved by Council.

Promotion of this option will occur on the rate notice, rate brochures and web site.

The City will consider an application for financial hardship relief confidentially and objectively based on the information provided by the person or business in the application and will advise of its decision in writing within 14 days of receiving the application and all supporting information.

The deferral will be granted on the following conditions:

- That the ratepayer pay interest on the amount affected by the deferral at a rate fixed by Council.
- The deferral ceases if the City in its discretion revokes the deferral (in which case the City must give the ratepayer at least 30 days' notice in writing of the revocation before taking action to recover rates affected by the deferral);
- The ratepayer ceases to own or occupy the land in respect of which rates are imposed (in which case the rates are immediately payable); and
- Any other conditions at the City's discretion.

The application for deferral does not change the due date for payment of rates.

In all applications for Deferral, Ratepayers will be encouraged to continue to pay that portion of the rates, fees and charges or rent that is affordable given their individual circumstances. This will be mutually agreed given the particular circumstances of the Ratepayer's individual case.

Council policy is that deferral is appropriate where ratepayers have incurred increases to rates and immediate affordability is an issue.

Council acknowledges an inequity for ratepayers is created where rates are waived which would otherwise be charged against the property assets and recognises the deferral of rates and charges as a more equitable outcome for the entire community.

Council will consider waiving or reducing rates for ratepayers where exceptional circumstances are experienced, and where severe impact can be demonstrated.

Consideration of a waiver can only occur if all relevant financial information has been disclosed to the City with supporting documentation as may be requested. For residential rates the ratepayer needs to meet with a financial

counsellor and provide authority for the City to discuss the account. Penalties apply for providing false and misleading information for an application for waiver.

Exceptional circumstances will be determined at the sole discretion of the Chief Executive Officer. Waivers can only be approved by the Chief Executive Officer and are limited to a total value of one instalment.

Where a person or business is dissatisfied with the outcome of their application, the person or business may ask the Chief Financial Officer to review the City's decision by completing and lodging the *Appeal Against Decision* form. The Chief Financial Officer will determine the appeal within 14 days from receipt of the form.

New Corio Estate Waivers

For 2023-24 financial year, Council declares a waiver of 100% of general rates under section 171 of the LGA for the class of persons comprised of ratepayers in respect of assessments which are in private ownership within the inappropriate subdivision known as New Corio Estate.

This rates assistance waiver recognises the financial burden associated with ownership of this land. Land within the New Corio Estate is zoned as farming land and the area has been determined to be an inappropriate subdivision due to the difficulty of providing utilities and drainage and due to its distance from other residential areas. The Minister for Environment & Climate Change has approved a native vegetation plan for this land in support of natural temperate grassland of the Victorian Volcanic Plains.

The waiver recognises the ongoing encumbrances on the land that prevent owners from making any demands on council services now and into the future.

OTHER SERVICE RATES AND CHARGES COLLECTED VIA THE RATES PROCESS

Waste Collection Service Charges – LGA section 162

Council declares a service charge in respect to the collection and disposal of refuse. The Recycle and Waste Collection service is based on cost reflective principles to cover the costs of collection, recycling and landfill disposal. The City operates a full domestic garbage, recycling and green waste system providing a three-bin service to all residential and eligible farm households. Private contractors generally undertake all non-residential refuse collections by direct arrangement with the landowner or tenant.

The Recycling and Waste Collection Service charge is levied on the following criteria:

- Geographic existence within those areas of the municipal district in which the City provides a domestic refuse collection and disposal service. The standard 3 bin waste collection service charge will be raised irrespective of whether the service is used or not.
- Where during the planning process of high rise and multiple units, it is identified that the standard 3 bin service is unable to be utilised, the identified multi-unit rate will apply. This charge will be raised in place of the standard annual service charge.

The service charge does not form part of the rate cap. The waste collection charge will increase from $429.65 to $457.25 or 6.4%. For identified multi-unit assessments, the charge will be $176.35 per assessment. The EPA landfill levy moves from $80.75 to $80.12 per tenement (included in the service charge). The charges are a direct result of the State Government EPA levy.

A section 162 service charge was introduced in 2016-17- The Annual Service Charge – Additional Bin Service.

From 1 July 2016 property owners currently receiving the waste collection service charge are able to apply for the additional bin service via application compliant with the following criteria with upfront payment:

- In all cases of application for additional bins, the City reserves the right to inspect the applicant's existing bins to confirm that they are overloaded. If this cannot be confirmed, the additional bins will not be provided;
- The property owner or their authorised agent signs the additional bin application form, provides appropriate supporting evidence and agrees to the application service charge.

Applications that meet the criteria will be billed via the Rate, Valuation & Charges notice in future years.

If an application is received and approved in the first six months of the financial year, that is, from July to December, the full annual cost of the additional bin will be charged. If an application is received and approved in the second half of the financial year, that is January to June, half the annual cost will be charged.

The following costs will apply for the additional bin service per year:

- Garbage bin 140L $184.25
- Garbage bin from 140L to 240L $133.20
- Recycling bin 240L $ 96.95
- Green waste bin 240L $ 90.10

Special Charge Rates – LGA section 163

Council has special rates and charges to defray the cost for the performance of a function that is of special benefit to any specific ratepayer group (refer Council Policy Special Rates & Charges).

Council from time to time declares special charges in respect to street schemes, construction of footpaths and area beautification subject to the provisions of LGA S163-S166.

Ex Gratia Rates

Council has "Ex Gratia Rates" to gain contributions towards its operational costs from those property owners which are otherwise exempt from paying rates. It is Council's intent to align ex gratia contributions as close, or equivalent, to the applicable rate category for that property as possible, subject to particular circumstances.

THE FIRE SERVICES PROPERTY LEVY (FSPL) AND ITS IMPACT ON RATE NOTICES

Fire Services Property Levy (FSPL)

The Victorian State Government introduced the Fire Services Property Levy Act (2012) which came into effect from 1 July 2013 and requiring local government to bill, receipt and collect a Fire Services Property Levy on rateable and non rateable properties.

The levy is designed to ensure that all property owners pay a contribution for fire services so that Victoria's fire services continue to operate with sufficient resources. The levy is assessed on the Capital Improved Value (CIV) of property and is consistent with the valuation base used by most municipalities in levying rates.

How is the payment calculated?

The levy will consist of a fixed component plus a variable component based on the property's capital improved value. The variable component will be a rate based on the land use classification code, known as the Australian Valuation Property Classification Code (AVPCC) for different property types [residential, commercial, industrial, primary production, public benefit, vacant] and will be determined by the Minister on or before 31 May each year. A $50 per property concession will apply to pensioner concession and Veterans Affairs gold card holders

Fees and Charges

USER FEES AND CHARGES

The City provides a wide range of services to its community. In undertaking this role, the City respond to community needs through its planning process and assesses which services Council will support. Of those identified services, the City can advocate for the service, facilitate the service or actively participate and deliver the service.

Examples of user fees and charges provided by the City include:

- Kindergarten & childcare fees
- Leisure Centre, Gym and Pool visitation and membership fees
- Waste management fees
- Aged and health care service fees
- Leases and facility hire fees.

The City periodically reviews user fees and charges and adjusts the levels consistent with application of the principles outlined in the Council's Fees and Charges Policy.

The provision of infrastructure and services form a key part of council's role in supporting the local community. In providing these, council must consider a range of 'Best Value' principles including service cost and quality standards, value-for-money, and community expectations and values. Council must also balance the affordability and accessibility of infrastructure and services with its financial capacity and in the interests of long-term financial sustainability.

Councils must also comply with the government's Competitive Neutrality Policy for significant business activities they provide and adjust their service prices to neutralise any competitive advantages when competing with the private sector.

Council has adopted a Fees and Charges Policy that guides in the setting of user fees and charges for council services. This policy and methodology are applied to setting fees consistently across the organisation in order to enhance accountability and provide transparency to the community in the decision-making process.

A schedule of the current user fees and charges is presented in the City of Greater Geelong annual budget.

STATUTORY FEES AND CHARGES

Statutory fees and fines are those which council collects under the direction of legislation or other government directives. The rates used for statutory fees and fines are generally advised by the state government department responsible for the corresponding services or legislation, and generally councils will have limited discretion in applying these fees.

Examples of statutory fees and fines include:

- Planning and subdivision fees
- Building and Inspection fees
- Infringements and fines
- Land Information Certificate fees

Penalty and fee units are used in Victoria's Acts and Regulations to describe the amount of a fine or a fee.

Grants Revenue

Grant revenue represents income usually received from other levels of government. The City pursues all avenues to obtain external grant funds for programs and prioritised works. Our Community Plan guides us in prioritising new initiatives and improvements to our services and allows us to ensure resources are directed to areas where action is needed to achieve our Council priorities. However, we cannot deliver this alone. Key to our success will be our ability to advocate to and collaborate with:

- state and federal governments
- other local governments, especially those in the G21 region
- peak bodies
- community groups
- local organisations
- businesses.

A large proportion of grants income is made up of the Financial Assistance Grant provided by the Commonwealth Government under the Local Government (Financial Assistance) Act 1995 (Commonwealth) and distributed annually to 79 local governing bodies within Victoria.

The Financial Assistance Grant program consists of two components:

- A general purpose component, which is distributed between the states and territories according to population (i.e., on a per capita basis), and
- An identified local road component, which is distributed between the states and territories according to fixed historical shares.

Both components of the grant are untied, allowing councils to spend the grants according to local priorities. The City applies the local roads component to road rehabilitation projects in its capital works program and utilises the general purpose component to fund the City's operations and capital works.

When preparing its budget and financial plan, council considers its future projects, advocacy priorities, upcoming grant program opportunities, and co-funding options to determine what grants to apply for.

Contributions

Contributions represent funds received by the City, usually from non-government sources, and are usually linked to projects. Contributions can be made to the City in the form of either cash payments or asset hand-overs.

Examples of contributions include:

- Monies collected from developers under planning and development agreements
- Monies collected under developer contribution plans and infrastructure contribution plans
- Contributions from user groups towards upgrade of facilities
- Assets handed over to council from developers at the completion of a subdivision, such as roads, drainage, and streetlights.

Contributions should always be linked to a planning or funding agreement. The City will not undertake any work on a contribution-funded project until a signed agreement outlining the contribution details is in place. Contributions linked to developments can be received well before any council expenditure occurs. In this situation, the funds will be identified and held separately for the specific works identified in the agreements

Appendix 1

FOUR YEAR VIEW OF MEDIUM TERM STRATEGY

The below figures are indicative only and are based on a number of assumptions. Each year the strategy will be numbers will be reviewed based on changes in the approved rate cap and property valuations.

Key Assumptions:

- Property valuations for 2023-24 are based on Stage 3 valuations (28 February 2023) from the Valuer General.
- No valuation changes are assumed for the 2024-25 to 2025-26 financial years
- The rate cap is assumed to increase 3.50% per annum

Four Year View																
	2022-23				2023-24				2024-25				2025-26			
Rate Type	Average Rates Payable	Year on Year Change $	Year on Year Change %	Relativity	Average Rates Payable	Year on Year Change $	Year on Year Change %	Relativity	Average Rates Payable	Year on Year Change $	Year on Year Change %	Relativity	Average Rates Payable	Year on Year Change $	Year on Year Change %	Relativity
Residential Rates	1,397.87	62.91	4.7%	100.0%	1,479.81	80.99	5.8%	100.0%	1,564.90	85.09	5.8%	100.0%	1,647.06	82.16	5.3%	100.0%
Vacant Land	1,625.85	105.14	6.9%	139.7%	1,860.93	124.18	7.1%	134.2%	1,972.59	111.66	6.0%	134.5%	2,071.21	98.63	5.0%	134.2%
Commercial/Industrial Rate	5,163.79	(317.14)	-5.8%	252.9%	4,937.43	(304.61)	-5.8%	227.0%	4,600.09	(337.34)	-6.8%	200.0%	4,357.43	(242.65)	-5.3%	180.0%
Mixed Use Rate	2,625.30	109.96	4.4%	158.5%	2,781.98	152.51	5.8%	158.7%	2,879.34	97.37	3.5%	155.4%	2,980.12	100.78	3.5%	152.8%
Farm Rate	2,555.39	(41.49)	-1.6%	55.2%	3,266.72	88.98	2.8%	59.0%	3,598.36	331.64	10.2%	61.5%	3,799.59	201.23	5.6%	61.7%
Culture & Recreation	4,374.96	(256.79)	-5.5%	75.0%	4,453.93	95.49	2.2%	75.0%	4,710.03	256.10	5.8%	75.0%	4,957.31	247.28	5.3%	75.0%

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PO Box 104, Geelong VIC 3220
P: 5272 5272
E: contactus@geelongcity.vic.gov.au
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CITY OF GREATER GEELONG

2.2. Amendment C434ggee - Geelong Saleyards Precinct - Consideration of Panel Report and Adoption

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

Cr Nelson declared a Conflict of Interest in Agenda Item 2.2 Amendment C434ggee Geelong Saleyards Precinct – Consideration of Panel Report and Adoption in that Cr Nelson's partner is employed at Gateways Support Services and left the meeting room prior to discussion at 7.52pm.

Purpose

1. To consider the independent Panel report with regards to Planning Scheme Amendment C434ggee and adopt the amendment.

Background

2. Amendment C434ggee 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.

3. **Attachment 1** provides a background summary of the amendment process including consideration of the report of the independent Panel that considered submissions on the proposal.

4. Following a hearing on 28-30 November 2022, the Panel's report was received on 31 January 2023. Under Section 27 of the *Planning and Environment Act 1987* (the Act), the Planning Authority must consider the Panel's report before deciding on whether to adopt the amendment.

Key Matters

5. Exhibition of the amendment in June and July 2022 resulted in fifteen written submissions. Two submissions supported the amendment, with nine supporting the amendment with changes and four submissions objecting to the amendment. Issues included the permitted scale of the amendment, both that it was too dense and not dense enough, character change, amenity impacts and traffic impacts.

6. The submissions were considered by Council on 27 September 2022, which resolved to refer all submissions to an independent Panel appointed by the Minister for Planning subject to some changes being made to the amendment.

7. The independent Panel held a hearing in November 2022 and has found the amendment to be strategically supported by planning policy and recommended that it be adopted with changes, including those negotiated with submitters during the Panel Hearing and others to the Amendment documentation.

8. Whilst most of the Panel's recommendations are supported, this report at **Attachment 1** provides the City's response.

RESOLUTION - Item 2.2

Cr Kontelj moved, Cr Murrihy seconded -

That Council:

1. **Adopt Amendment C434ggee – Geelong Saleyards in the form outlined in Attachments 2 and 3 of this report;**
2. **Submit the adopted Amendment C434ggee together with the prescribed information to the Minister for Planning requesting approval;**
3. **Require the City to ensure the future sale of the Council owned former saleyards is conditional on the purchaser entering into a Section 173 Agreement to contribute to shared infrastructure; and**
4. **Note that the City will enter into a Section 173 agreement with the private landowners to deliver shared infrastructure.**

Cr Mason left the meeting room at 7.49pm
Cr Mason re-joined the meeting at 7.50pm

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 Act 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. At the time of preparation of this report, the two private landowners (Leaf Corporation and the Sphinx owners) have yet to sign the agreement. It is anticipated that either this agreement will be signed prior to the Council meeting on the 26 April 2023 or a letter will be provided from the landowners agreeing to enter into the S173 Agreement when it is finalised.

11. The third landowner is Council which is unable to enter into a Section 173 Agreement with itself. It is important that such an Agreement is entered into prior to any development of the land and as such Council is requested to resolve to bind future purchasers of the Council owned saleyards site to enter into an agreement as a condition of the sale of the land.

Community Engagement

12. Amendment C434ggee was exhibited in accordance with the requirements of the Act.

13. All submitters had an opportunity to be heard before an independent Panel. The Panel considered all submissions referred to it, not just the submissions presented at the hearing.

14. The City has advised submitters of the release of the independent Panel report. Submitters will be notified of the final decision of Council and the Minister for Planning.

Social Equity and Sustainability

15. The amendment will provide social benefits through the establishment of a new residential development conveniently located in relation to existing open space and public transportation.

Relevant Law/Policy/Legal Implications

16. The amendment is consistent with the Greater Geelong Planning Scheme Policy Framework, in particular those relating to urban consolidation, providing a range of housing types in well serviced location, the preservation of heritage and neighbourhood character and design.

Alignment to Community Plan and Vision

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

18. 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

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

Risk Assessment

20. Delay in adopted Amendment C434ggee will impact on the approval timeline of the Minister for Planning and will likely result in the land being subject to the Windfall Gains Tax upon its gazettal if this occurs after 30 June 2023.

Environmental Sustainability

21. 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 for Council Adoption Report [**2.2.1** - 15 pages]
2. Attachment 2 – Amendment to be adopted [**2.2.2** - 41 pages]
3. Attachment 3 – Comprehensive Development Plan to be adopted [**2.2.3** - 36 pages]
4. Attachment 4 – Panel Report Executive Summary & Recommendations [**2.2.4** - 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 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.

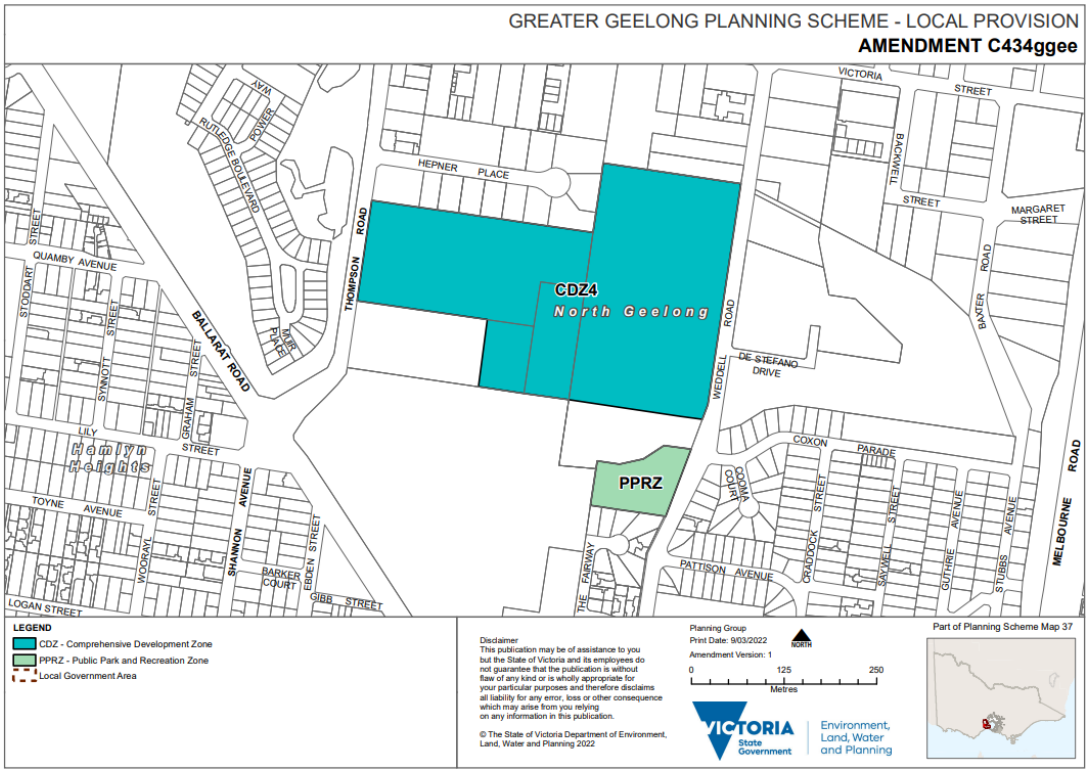


Image 1: Proposed zones for Amendment C434ggee. Comprehensive Development Zone is shaded in teal and Public Park and Recreation Zone in green.

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 (CDP)

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.

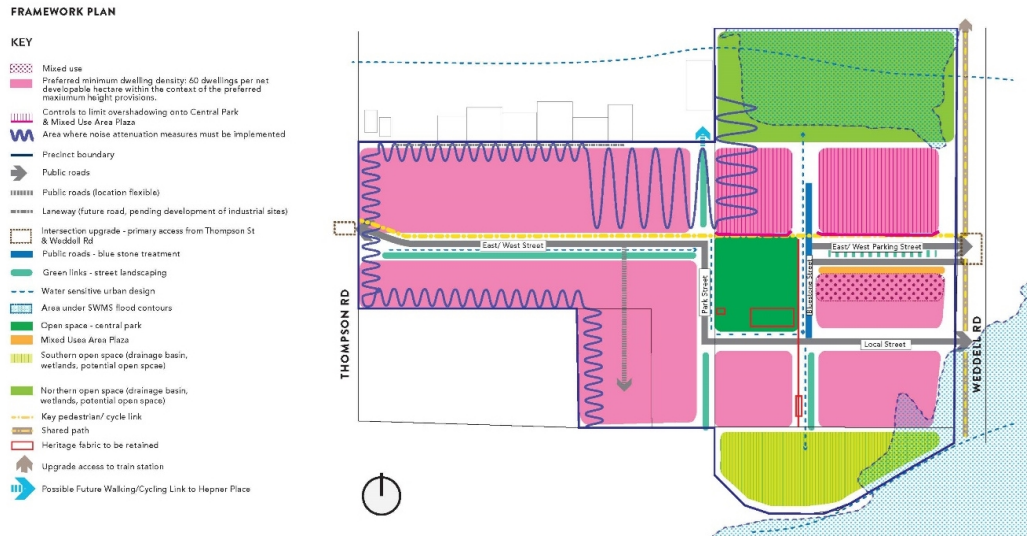


Image 2: Plan 1 - Future Urban Structure in proposed Comprehensive Development Plan. Residential land is coloured in pink and central park in dark green.

Discussion

7. Amendment C434ggee was exhibited from 16 June 2022 to 25 July 2022. 15 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.

8. The main issues the panel identified in the submissions were:

- Building heights and setbacks;
- Solar access to open space;
- The approach to development contributions;
- Open Space;

- Shared infrastructure contributions for trails and roads;
- Affordable housing contributions;
- Traffic;
- Pedestrian and cycling connectivity;
- Emergency vehicle access;
- Land use compatibility and noise;
- Environmental audit;
- Waste management; and
- Flooding

9. The Council report dated 27 September 2022 both summarised all the submissions and provided a detailed City response to the issues raised.

10. All submissions were considered pursuant to Section 22 (1) and (2) of the *Planning and Environment Act 1987* and were referred to an independent panel appointed by the Minister for Planning.

11. The panel has now presented its report to Council and recommended the Amendment C434ggee be adopted subject to changes. A copy of the Panel's executive summary and recommended changes is located at **Attachment 4**.

12. A complete copy of the panel's report is available on the Geelong Australia website www.geelonaustralia.com.au/amendments under the C434ggee webpage.

Key Panel Findings and City Responses

13. The panel report provided discussion and a series of findings and recommendations about all the issues with the amendment. A summary and response to the key matters is provided below.

14. Overall, the panel considered that the amendment's intent is consistent with the policies in the Greater Geelong planning scheme.

Strategic Justification

15. Issues:

16. Whether the Amendment is consistent with the Municipal Planning Strategy (MPS), Planning Policy Framework (PPF) and G21 Regional Growth Plan.

17. Panel Conclusions:

18. The Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework.

19. The Amendment is well founded and strategically justified, and is consistent with the relevant Ministerial Directions and Practice Notes.

20. The Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

21. Panel Recommendations:

22. Delete Clause 21.06-8 (Implementation).

23. Amend Clause 02.04-3 to include the Saleyards Precinct Key Development Area in the 'Housing and Settlement Framework Plan' map and 'Key Development Areas' map consistent with the version exhibited as Clause 21.06-8. *City Response:*

24. The City is supportive of the intent of the recommendations prepared by the Panel, however some minor changes will be required due to changes within the Planning Scheme.

25. In particular, during the course of this Amendment, an error in the Scheme resulted in the 'Key Development Areas' being removed. These have since been reinstated through the C451ggee Amendment which was gazetted on the 9 March 2023.

26. As a result, Clause 21.06-8 (Implementation) has already been removed from the Planning Scheme, and will no longer be referenced as a part of this Amendment.

27. Further Clause 02.04-3 will be amended to include the Amendment area in the 'Housing and Settlement Framework Plan' Map.

28. Key Development Areas are now re-instated in the Greater Geelong Planning Scheme and located at Clause 16.01-1L-01, it is proposed that this Amendment include the Key Development Area map for the saleyards precinct at this location.

Buildings Heights

29. *Issues:*

30. Whether the building heights are appropriate

31. Whether a maximum building height should be set

32. Whether mandatory requirements should apply where a development exceeds the preferred building height

33. How preferred and maximum building heights should be given effect in the CDP and CDZ4.

34. *Panel Conclusions:*

- The panel noted that the Comprehensive Development Plan (CDP) would benefit from clearly expressing the preferred character for the precinct. It also expressed that the preferred maximum heights of 4 and 6 storeys with an overall maximum of 10 storeys was appropriate, however that the desire to give public notice for applications above seven stories operated against the sensible drafting of the CDP.
- The preferred character of the precinct should be expressed in the CDP vision and objectives.
- The Panel noted that the requirements for buildings above the preferred maximum heights did not meet relevant tests and recommended redrafted wording to be included as decision guidelines in the CDP.

35. *Panel Recommendations:*

- Amend the Comprehensive Development Zone Schedule 4 to express an absolute maximum height of development in the form of "*Buildings must not exceed 34 metres or 10 storeys (whichever is the lesser)"*
- Amend the Comprehensive Development Plan Vision to reference the preferred character of the area.

- Amend the Comprehensive Development Plan to express an absolute maximum height of development in the form of "*Buildings must not exceed 34 metres or 10 storeys (whichever is the lesser)".*
- Amend the Comprehensive Development Plan to include the following new guideline "*Development that exceeds the preferred maximum building height should:*
- *represent high quality architecture, urban design and landscaping.*
- *not result in an unreasonable loss of amenity to the public realm or open space which is privately owned but publicly accessible through overshadowing visual bulk*
- *should avoid a sense of enclosure at street level."*

36. City Response:

- The City concurs with the views of the Panel on these matters. The implication of including the preferred maximum building heights, and the overall maximum in the Comprehensive Development Plan does result in the amendment unable to fulfil part of the Council Resolution of the 27 September 2022 meeting.
- The resolution from the 27 September 2022 adopted a maximum height of 10 storeys and required a planning notice process for all applications above the preferred maximum heights. Unfortunately, there is no mechanism to include this requirement in the Planning Scheme. Only applications not in accordance with the CDP are required to give notice under the Comprehensive Development Zone (CDZ or Zone), but development not in accordance with the CDP cannot be approved under the Zone. The Panel also noted that the CDP is the appropriate location for the inclusion of the height requirements, and the CDP cannot direct notice to be given.
- The Panels recommendation around the criteria that would apply where a development exceeds the preferred building heights has been taken on board. This has resulted in the removal of revised criteria that remove requirements for additional social housing contributions and open space contributions, and revised wording for amenity protection and urban design outcomes.

Solar Access to Open Space

37. Issue:

38. What are the appropriate requirements and guidelines to protect solar access to public open space?

39. Panel Conclusions:

40. R11 should be simplified to protect solar access to Central Park between 11.00am and 2.00pm at the winter solstice, generally in the form agreed by Council and Leaf.

41. R12 should be simplified to protect solar access to the Mixed Use Plaza between 11.00am and 2.00pm at the winter solstice, in the form proposed by Council.

42. It is appropriate for G12 to include a guideline to minimise overshadowing on the public realm.

43. Panel Recommendations:

44. Amend the Saleyards Comprehensive Development Plan to:

- *Replace Requirement 11 with:*
- *"At the winter solstice (21 June), no shadow is to be cast over Central Park by any building form above or behind a hypothetical 11.5-metre-high built form set back 6 metres north of the northern boundary of the Central Park (inclusive of a 3-metre-wide shared path) between 11:00am and 2:00pm. This Requirement is shown in Image 1 – Overshadowing of Central Park northern boundary."*
- *Replace Requirement 12 with:*
- *"At the winter solstice (21 June) between 11:00am and 2:00pm, no shadow is to be cast by built form over the Mixed Use Plaza".*
- *Insert the following additional text in Guideline 12:*
- *"Development should be configured to minimise the impact of overshadowing on the public realm (such as overshadowing on the southern footpath of the east west street) where no overshadowing standard is provided in this CDP".*

45. *City Response:*

46. The City concurs with the Panels Conclusions and Recommendations with relation to the matters of solar access to open space and has implemented the recommended changes.

Approach to development contributions

47. *Issue:*

48. Whether the approach to development contributions is appropriate.

49. *Panel Conclusions:*

50. It is preferable to apply a Development Contributions Plan Overlay (DCPO) to secure infrastructure contributions where items in a proposed voluntary agreement are contested.

51. There are no Panel Recommendations relating to this matter.

52. *City Response:*

53. The City notes that whilst the Panel identified this as the preferred option, it did not recommend this be changed to facilitate the amendment. It is assumed this is because whilst this will be a useful mechanism going forward for future amendments, the preparation of a DCPO requires an additional amendment to be undertaken and this would take considerable time.

54. Given landowners have verbally agreed to signing the Section 173 Agreement post Panel hearing with the Panel recommended changes being taken into account, there is no need for a DCPO in this instance. This would only be required if the landowners were unable to reach agreement but as further negotiations have occurred it is not relevant at this time.

55. The City will take note for future amendments for the preferred application of the Development Contributions Plan Overlay (DCPO) to secure infrastructure contributions where items in a proposed voluntary agreement are contested.

Open Space contributions

56. Issues:

- Should the schedule to Clause 53.01 be amended to specify a 10 per cent unencumbered open space contribution for land included in CDZ4?
- Should landscape and embellishment works for the Central Park be included in the Precinct Infrastructure Plan of the CDP as a shared open space item?
- Should the green links shown on the framework plan be classified as 'open space' or 'roads' in the Precinct Infrastructure Plan?

57. Panel Conclusions:

58. The mechanisms for collection with relation to Public Open Space were included the schedule to Clause 53.01 (Public Open Space Contribution and Subdivision) and the Precinct Infrastructure Plan which included the Central Park embellishment and works. The Panel advised that sufficient justification is lacking to include the Central Park embellishment works in the SIFP.

59. The unencumbered open space contribution rate should be set at 10 per cent.

60. OS-01 Central Park embellishment works should be deleted from the Precinct Infrastructure Plan.

61. The green links shown on the Framework Plan fall into two categories:

- the east/west link is part of the East/West Road reserve as shown on the relevant road cross section and should not be credited open space
- the other north/south green links are not roads and should be credited as public open space as part of a developer's Clause 53.01 contribution.

62. The description of the east/west green link in the Precinct Infrastructure Plan should be amended and combined with the description of the east/west street.

63. Panel Recommendations:

- Item OS-01 Central Park embellishment works be deleted from the Comprehensive Development Plan Table 1 – Precinct Infrastructure Plan
- Amend the description of the east/west green link in the Comprehensive Development Plan Table 1 – Precinct Infrastructure Plan, as shown in Appendix F, as follows:
- replace the description "East/West Road" with "East/West Street with green link" and replace "East/West Road through the Saleyards Development, including shared user path and green link" with "East/West Street through the eastern part of the precinct, including shared user path and green link".

64. City Response:

65. The City does not fully accept the recommendations of the Panel in this instance. It has negotiated with the submitter who presented the removal of Item OS-01 Central Park which has resulted in a revised contribution rate as a part of the Precinct Infrastructure Plan that solely relates to the Heritage Embellishment works which are those above and beyond those of a normal open space area. The 10 per cent unencumbered contribution will remain at Clause 53.01.

66. The City recognises the Panel's categorisation of the Green Links, and has amended the CDP to reflect them as unencumbered open space. It is noted that a sewer easement does occupy some space below the Green Links but the exact extent of any

encumbrance will be determined at the permit stage with the balance to be considered unencumbered open space.

67. The categorisation of the Green Links as unencumbered open space has implications for the broader land budget and the Net Developable Area of the Site. Due to this there is the need to identify that any land provided beyond the 10% unencumbered open space requirement will be provided to Council at no cost. This has resulted in a new requirement in the CDP listed as Requirement 11.

Shared infrastructure contributions for trails and roads

68. *Issues:*

- Whether the infrastructure items within the CDP are justified.
- Whether infrastructure items in the CDP should be provided as shared or local items.

69. *Panel conclusions:*

- The Panel concluded that whilst there was a demonstrated nexus and need between some infrastructure items and the amendment area, not all of these were evident.
- There was a demonstrated nexus between the precinct and shared path TR_01 located on the west side of Weddell Road, which the Panel recommended be retained in the Precinct Infrastructure Plan and SIFP.
- It considered that where there was a benefit to a much broader and established residential community, the nexus to the amendment was inadequate.
- The Panel acknowledged the desire to improve pedestrian circulation and access to the public transportation, however, noted that where there is current need, any heightened need as a result of the development was considered negligible and therefor recommended the removal of a number of shared infrastructure items from the shared infrastructure plan.
- The Panel did identify that some items would benefit the whole precinct and should be listed as shared items in the Precinct Infrastructure Plan.
- While the SIFP is not part of the Amendment, it should be changed for consistency with the Precinct Infrastructure Plan, as amended, in the CDP.

70. *Panel Recommendations:*

- Remove shared paths TR_02, TR_03 and TR_04 from the Comprehensive Development Plan, Precinct Infrastructure Plan and SIFP.
- Remove pedestrian crossing upgrades RD_02, RD_03 and RD_04 from the Comprehensive Development Plan, Precinct Infrastructure Plan and SIFP.
- Remove Public Transport – bus stop upgrades on the northern side of Ballarat Road from the Comprehensive Development Plan, Precinct Infrastructure Pan and SIFP.
- Include the Thompson Road and Weddell Road intersection upgrades, the bus stop on Weddell Road and the potential relocation of the bus stop on Thompson Road as shared items within the Precinct Infrastructure Plan.

71. The *City Response:*

72. The City is accepting of most of the Panel's Recommendations.

73. It has accepted the recommendation to remove shared paths TR_02, TR_03 and TR_04 from the Precinct Infrastructure Plan and SIFP.

74. It has also accepted the recommendation to remove pedestrian crossing upgrades RD_02, RD_03 and RD_04 from the Precinct Infrastructure Plan and SIFP.

75. The Panel's request to include the intersection upgrades and bus stops in the SIFP as shared items has not been upheld for a number of reasons:

- Whilst it is understood that the intersection upgrades were ideally to be included, the Panel also noted that '*final design and potential signalisation of the intersection on Thompson Road providing access to precinct should be assessed at the planning permit application stage*.' (*Panel Report Page 8*) It is not possible to include an item in the SIFP that has not been designed. As the design of both intersections is dependent upon future planning permits the cannot be included in the current SIFP.

- Further as there are two main intersections and the precinct is primarily within two main land holdings, with three land holders in total, the distribution of works is already distributed to some degree across the precinct and its respective landholdings.

- Similarly, the City does not yet understand the exact scope of the bus stops. Their locations and exact design are dependent upon comments from the Department of Transport which is also reliant on the density of the development within Saleyards, which would only be understood through the planning permit process.

Affordable housing contribution

76. Issues:

- Whether the provisions for affordable housing in the CDP and CDZ4 are appropriate

- Whether *Supporting Housing as Essential Infrastructure in Geelong's Saleyards Precinct,* March 2022 should be a background document

- Whether affordable housing would have a negative impact on the amenity of surrounding areas

77. Panel recommendation:

78. Through the Panel hearing the presenting submitter and Council were able to reach an agreement on the affordable housing provisions, which the Panel commended. It considered the revised contribution rate of 5 per cent is within the range accepted for previous developments in other municipalities.

79. It considered that the Practitioners Guide provides clarity as to the inclusion of a new background document which does not warrant the inclusion of *Supporting Housing as Essential Infrastructure in Geelong's Saleyards Precinct,* March 2022 as a background document.

80. That there is no evidence to support the assertion that affordable housing will increase crime and other social issues.

81. Panel Conclusion:

82. The agreed provisions for affordable housing in the CDP and the CDZ4 are appropriate.

83. *Supporting Housing as Essential Infrastructure in Geelong's Saleyards Precinct,* March 2022 should not be a background document.

84. There is no evidence to substantiate that affordable housing will have a negative impact on the amenity of surrounding areas.

85. City Response:

86. The City concurs with the conclusions and recommendations of the panel with regards to the recommended social and affordable housing contributions.

Traffic

87. Issues:

- Whether the intersection on Thompson Road should be signalised;
- Whether Weddell Road is suitable for additional traffic;
- Whether the speed limit on Weddell Road should be reduced to 40 kilometres per hour and/or other traffic calming measures be introduced; and,
- Whether sufficient parking will be provided to cater for development of the Precinct.

88. Panel Recommendations:

89. The Panel noted the sites previous uses as a saleyards and Target Head Office, both of which were uses which would have generated high levels of heavy vehicle traffic.

90. The panel was satisfied that the surrounding road network, including Weddell Road had sufficient capacity to accommodate the traffic generated by the Development.

91. That it was beyond the scope of the amendment to reduce the speed limit on Weddell Road.

92. That car parking is not considered to be an issue, and any future development would be assessed against Clause 52.06 Car Parking of the Planning Scheme during the planning permit stage.

93. The matter of signalisation of the Thompson Road intersection was best dealt with at the planning permit application stage.

94. Panel Conclusions:

95. A number of changes to the Comprehensive Development Plan, including amending the cross sections for 'Park Street' and 'Local Street' to increase the carriageway width from 7.0 metres to 7.3 metres and deleting the building forms from road cross sections.

96. City Response:

97. All panel recommendations and conclusions with relation to changes to street cross sections are agreed to.

Pedestrian and cycling connectivity

98. Issue:

99. Whether the pedestrian and cycling connectivity through and around the precinct is appropriate.

100. Panel Recommendations:

101. The proposed pedestrian and cycling infrastructure items external to the Precinct are supported by the panel, however there is the issue as the source of funding for the items which was discussed previously in this report.

102. The Framework Plan should be amended to show the 'possible future link' to Hepner Place as a pedestrian/cycling link located further east to align with the 'green link' extension of park street.

103. Panel Conclusions:

104. Amend the Comprehensive Development Plan located within the CDZ4 and Saleyards Precinct CDP to align the 'Possible future link' to Hepner Place as a walking/cycling link and relocate it east to align with the 'green link' extension of park street.

105. City Response:

106. The City concurs with the Panel on its recommendations and conclusions and has made the appropriate changes to the Comprehensive Development Plan located within the CDZ4 and CDP.

Emergency vehicle access

107. Issue:

108. Whether the design of internal roads will adequately cater for emergency vehicle access.

109. Panel Recommendations:

110. The submitter with relation to these matters withdrew its request to be heard at the Hearing, so the Panel could not seek further clarification on the matters, as it accepted the evidence of Council that the standards set out in the CCDPS provide for emergency vehicles.

111. Panel Conclusions:

112. The design and construction of internal roads will be required to meet the standards set out in the Planning Scheme and are adequate for emergency vehicles.

113. City Response:

114. The City agrees with the recommendations and conclusions of the Panel, as all permits for future development will be required to meet the appropriate standards at the time of development and design.

Land use compatibility and noise

115. Issues:

- Whether sensitive land uses will be compatible with existing industrial uses and live music venues
- Provisions in the CDP and CDZ4 to protect future sensitive land uses from external noise sources are necessary and appropriate.

116. Panel Recommendations:

117. The Panel was satisfied that future sensitive uses are compatible with both established industrial uses and entertainment uses, and that potential conflicts can be appropriately managed by the Amendment and existing provision in the Planning Scheme.

118. It agreed with the City that as the agent of change, the onus rests with the future developer/s to deliver a development that is consistent with the noise requirements of the EPA regulations, and that variation techniques may be employed to meet these requirements. As such it considered it appropriate that the CDP and CDZ 4 provide flexibility to manage noise attenuation beyond the acoustic wall solution originally specified.

119. Noise exposure in areas abutting existing industrial and live music venues is foundational to the acceptability of future development and is an appropriate requirement of the CDP.

120. Panel Conclusions:

- Amend the Comprehensive Development Zone Schedule 4 and Saleyards Precinct Comprehensive Development Plan to modify the Saleyards Development Plan to show the area for appropriate noise attenuation measures.
- Replace the third paragraph of the 'Vision' with '*the interface of the precinct with industrial land will be managed through noise attenuation measures and requirements for specific building materials, such as double glazing*."
- insert the content from Requirement 10 as a guideline
- delete Guideline 23
- delete item 'g' from Requirement 24
- delete item 'h' Requirement 25.

121. City Response:

122. All Panel recommendations and conclusions with relation to noise attenuation measures and revised requirements and guidelines of the CDP are agreed to.

Environmental Audit

123. Issues:

- Whether it is appropriate to apply the EAO to the whole precinct
- Whether the requirement for a preliminary risk screen assessment in the CDZ4 duplicates the Environmental Audit Overlay.

124. Panel Recommendations:

125. The Panel agrees it is appropriate to apply the EAO to the whole of the precinct. In the absence of submissions to the contrary from EPA, the Panel accepts Council's advice that the audit provisions in CDZ4 are targeted to assessment of the microbial contamination risk of Q fever and will not duplicate the function of the EAO.

126. Panel Conclusions:

- It is appropriate to apply the EAO to the whole precinct.
- The preliminary risk screen assessment requirement is targeted to Q fever and does not duplicate EAO requirements.

127. City Response:

128. The City concurs with the conclusions and recommendations of the panel with regards to the recommended EAO application.

Waste Management

129. Issue:

130. Whether future waste management arrangements will impact on the amenity of the area.

131. Panel Recommendations:

132. The Panel agrees that waste management issues are best addressed during the planning permit process. The guideline, as agreed by Council and Leaf, will appropriately guide waste management arrangements and ensure waste storage does not impact on visual amenity.

133. Panel Conclusions:

134. The CDP guideline for waste management is appropriate and will assist in ensuring waste storage and disposal does not impact on the amenity of the area.

135. City Response:

136. The City agrees with the conclusions and recommendations of the Panel with relation to waste management and notes not further change is needed.

Flooding

137. Issues:

138. Whether the development will increase flood risk.

139. Panel Recommendations:

140. Detailed stormwater and drainage issues will be addressed through the planning permit process. The CDP and CDZ4 provide the appropriate framework for these detailed considerations.

141. Panel Conclusions:

142. Stormwater management and drainage will be addressed by the CDP, CDZ4 and the existing Planning Scheme to ensure the development does not increase flood risk.

143. City Response:

144. The City agrees with the conclusions and recommendations of the Panel with relation to the matters of flooding and notes not further change is needed.

Comprehensive Development Plan

145. Through the course of the Panel hearing various changes to the CDP were discussed. Where there were items in dispute between Council and Leaf, the Panel has provided a recommendation in their report. These recommendations are as follows:

146. Agreed Changes

- make changes agreed by Council and Leaf Corporation as shown in the Day 4 version (Document 24).

147. Future Urban Structure

- Submitter 11 proposed expansion of the precinct boundary to include the land at 2-6 Thompson Road, and nomination of the subject land as ‘tourist resort and entertainment complex’ and extension of the key pedestrian/cycle link to aforementioned land.
- The Panel considered there is no strategic justification to the changes proposed and the Framework Plan should not be changes in response to this submission.

148. *Built Form*
149. *Requirement 5*
    - delete Requirement 5, which as exhibited proposed: *Applications for dwellings or residential buildings must include adaptable internal dwelling design.*
    - The Panel considers there is no strategic justification for imposing a higher accessibility standard on dwellings in the precinct than the default under Clause 58.05-1. As Clause 58.05-1 will apply to all apartment developments, it is unnecessary to include a specific accessibility standard in the CDP.
150. *Requirement 9*
    - insert the content from Requirement 9 as a guideline. Requirement 9 as exhibited proposed: *The minimum floor level of all buildings within the 'Area under SWMS flood contours' (1% Annual Exceedance Probability Flood Extent) shown on Plan 1 – Future Urban Structure must be no lower than minimum development levels determined in the Geelong Saleyards Precinct Surface Water Management Strategy (BMT, April 2021), unless otherwise agreed to by the responsible authority.*
151. *Guideline 9*
    - replace Guideline 6 with "*Development should achieve a minimum dwelling density of 60 dwellings per net developable hectare*". The exhibited guideline 9 proposed: *Buildings should achieve a preferred minimum density of 60 dwellings per net developable hectare.*
    - It is noted that the Panel report incorrectly references Guideline 6 instead of 9. As this section relates to the content of requirement 9 it will be applied to this guideline.
152. *Guideline 15*
    - Guideline 15 as exhibited proposed: *Additional stories above four storeys should be recessive in scale and massing.*
    - In the Day 4 version of the CDP, Council proposed it be revised as: *Development should:*
        - *above 4 storeys should be recessive and incorporate measures to minimise its visual prominence from the public realm.*
        - *use massing or articulation or changes of surface treatment, or a combination of these, to relate building height to the scale of its surrounds, and to diminish visual bulk.*
    - The Panel considered drafting proposed by Council to retain the focus on the exhibited provision.
    - The Panel recommended replacing Guideline 15 with: "*Development above 4 storeys should be recessive and incorporate measures to minimise its visual prominence from the public realm. Development should use massing or articulation or changes of surface treatment, or a combination of these, to relate building height to the scale of its surrounds, and to diminish visual bulk*."
153. *Guideline 64*
    - G64 as exhibited proposed:
    - *5 per cent of car parking spaces in apartments or mixed use developments should be reserved for electric vehicles.*
    - In the Day 4 version of the CDP, Council proposed G64 be revised as:
    - *25 per cent of car parking spaces in apartments or mixed use developments should be reserved for electric vehicles.*

- The Panel does not support an increase to the exhibited electric vehicle parking space rate. No evidence or submissions were made to the Panel justifying the increase.

154. The Panel noted that the updated Comprehensive Development Plan must be incorporated into the Planning Scheme in the schedule at 72.04 and recommended:
155. *Amending the Schedule to Clause 72.04 (Document Incorporated in this Planning Scheme) to update the date of the Saleyards Comprehensive Development Plan.*

City Response

The City has considered all changes made by the Panel with relation to the CDP and concurs with all their recommendations. All the recommended changes noted above to guidelines, requirements and to the content of the CDP will be adopted.

Comprehensive Development Zone Schedule 4

156. Similar to the CDP, various changes to the exhibited CDZ4 were proposed by Leaf and Submitter 2. The changes were generally agreed to by all parties, and as such the Panel Recommended:
157. *Amending the Saleyards Precinct Comprehensive Development Zone Schedule 4, as shown in Appendix E, to make changes agreed by Council and Leaf Corporation as shown in the Day 4 version (Document 24).*

City Response to Comprehensive Development Zone Schedule 4 Changes

158. The City concurs with the changes recommended by the Panel to the Comprehensive Development Zone Schedule 4. These changes will be adopted.

Proposed Tourist and entertainment complex

159. Various changes to the exhibited CDZ4 were proposed by Submitter 11 to support its proposal to designated part of the land at 2-6 Thompson Road as a tourist resort and entertainment complex.
160. The Panel concluded there was no strategic justification for this proposal. It follows that the Panel does not support the changes requested by this submitter.
161. The City agrees with the position of the Panel on this matter.

Attachment 2 - Amendment to be adopted

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C434ggee

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

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

Zoning Maps

1. Amend Planning Scheme Map No 37ZN in the manner shown on the one attached map marked "Greater Geelong Planning Scheme, Amendment C434ggee".

Overlay Maps

2. Amend Planning Scheme Map No 37EAO in the manner shown on the one attached map marked "Greater Geelong Planning Scheme, Amendment C434ggee".

3. Amend Planning Scheme Map No 37DDO in the manner shown on the one attached map marked "Greater Geelong Planning Scheme, Amendment C434ggee".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In **Municipal Planning Strategy** – replace Clause 02.04-3 Housing and settlement framework plan with the attached.

5. In **Planning Policy Framework** – insert the attached map at Clause 16.01-1L-02 Increased housing diversity areas.

6. In **Zones** – Clause 37.02, insert a new Schedule 4 in the form of the attached document.

7. In **Overlays** – Clause 43.01, replace Schedule with a new Schedule in the form of the attached document.

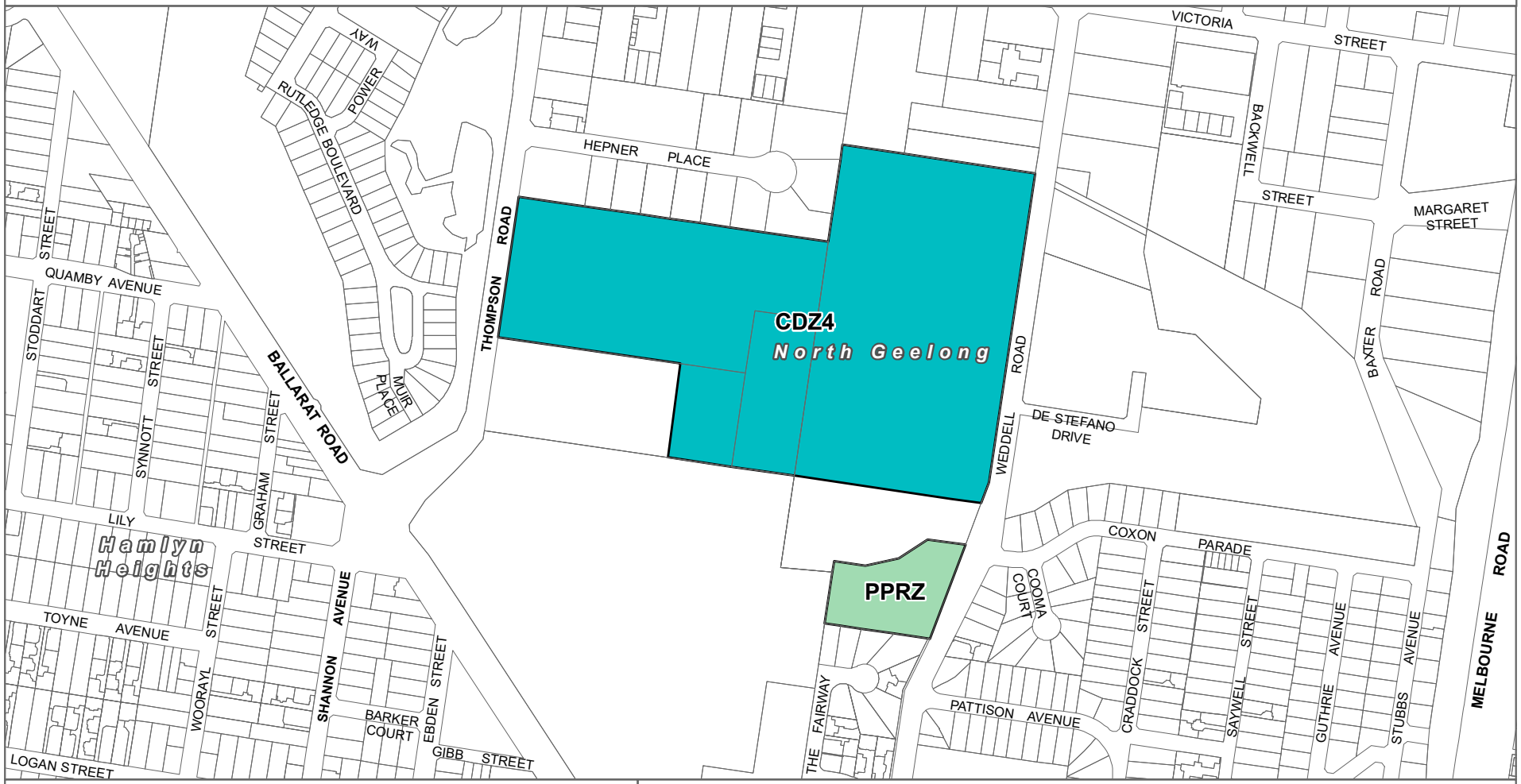
8. In **Particular Provisions** – Clause 53.01, replace the Schedule with a new Schedule in the form of the attached document.

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

10. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C434ggee



LEGEND

- CDZ - Comprehensive Development Zone
- PPRZ - Public Park and Recreation Zone
- Local Government Area

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NORTH

0 125 250
Metres

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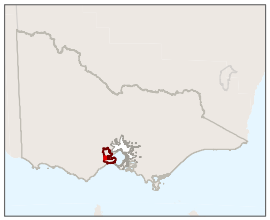
Part of Planning Scheme Map 37



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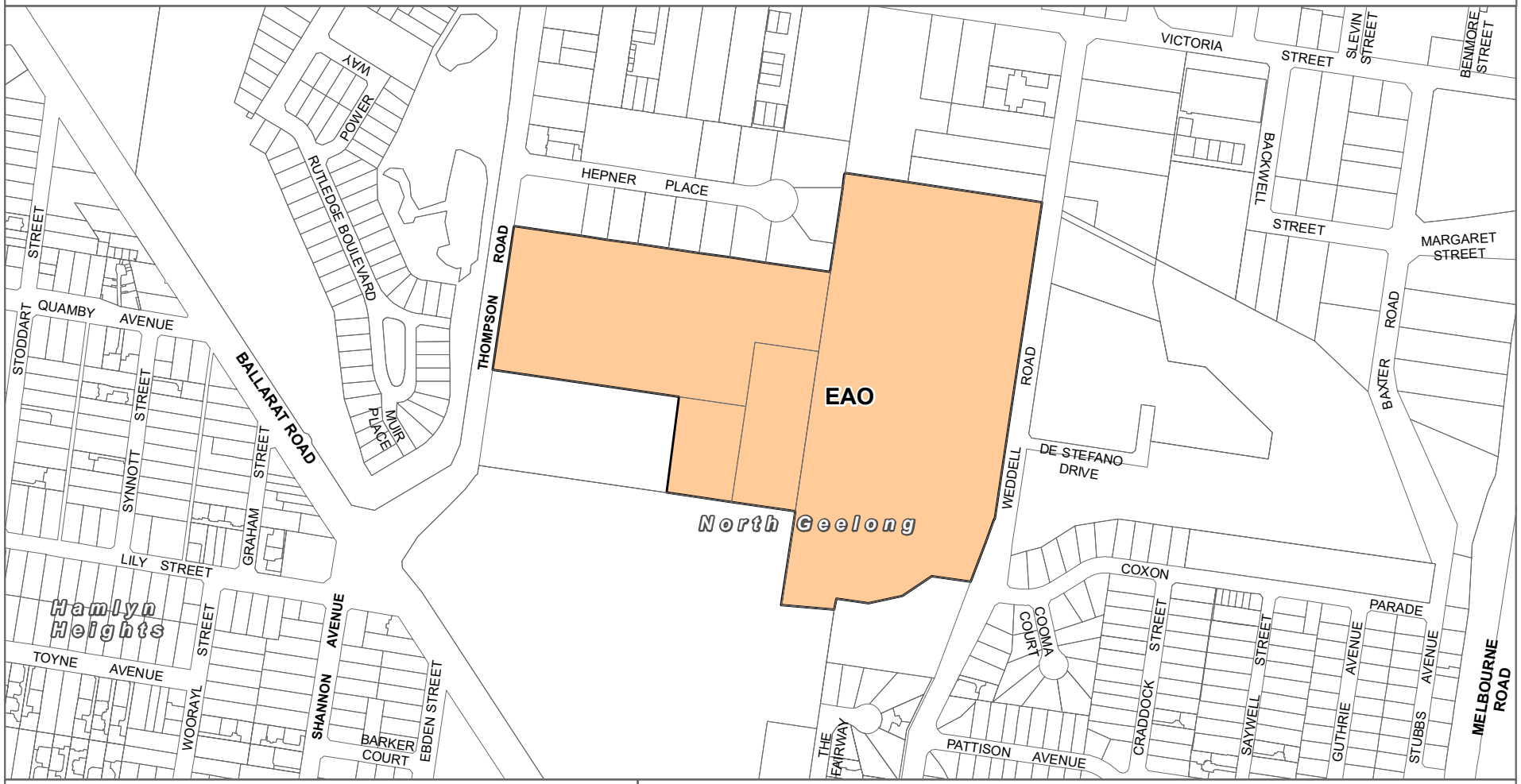
GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C434ggee



LEGEND

- EAO - Environmental Audit Overlay
- Local Government Area

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NORTH

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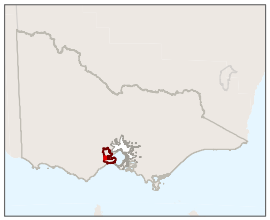
Part of Planning Scheme Map 37EAO



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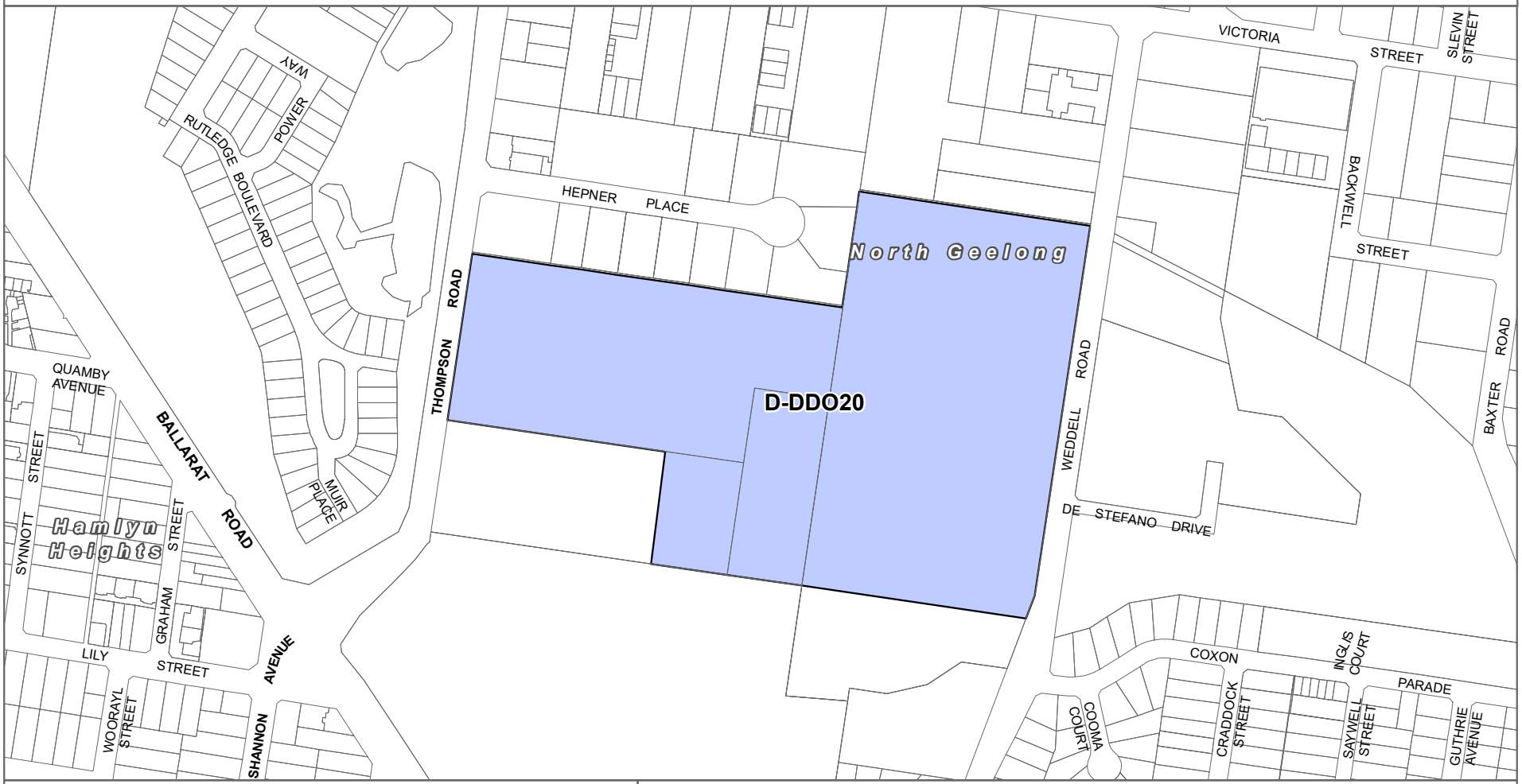
GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C434ggee



LEGEND

D-DDO - Area to be deleted from a Design and Development Overlay

Local Government Area

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Metres

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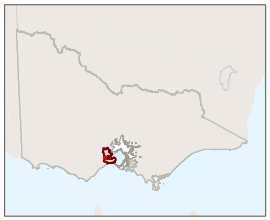
Part of Planning Scheme Map 37DDO



002

GREATER GEELONG PLANNING SCHEME

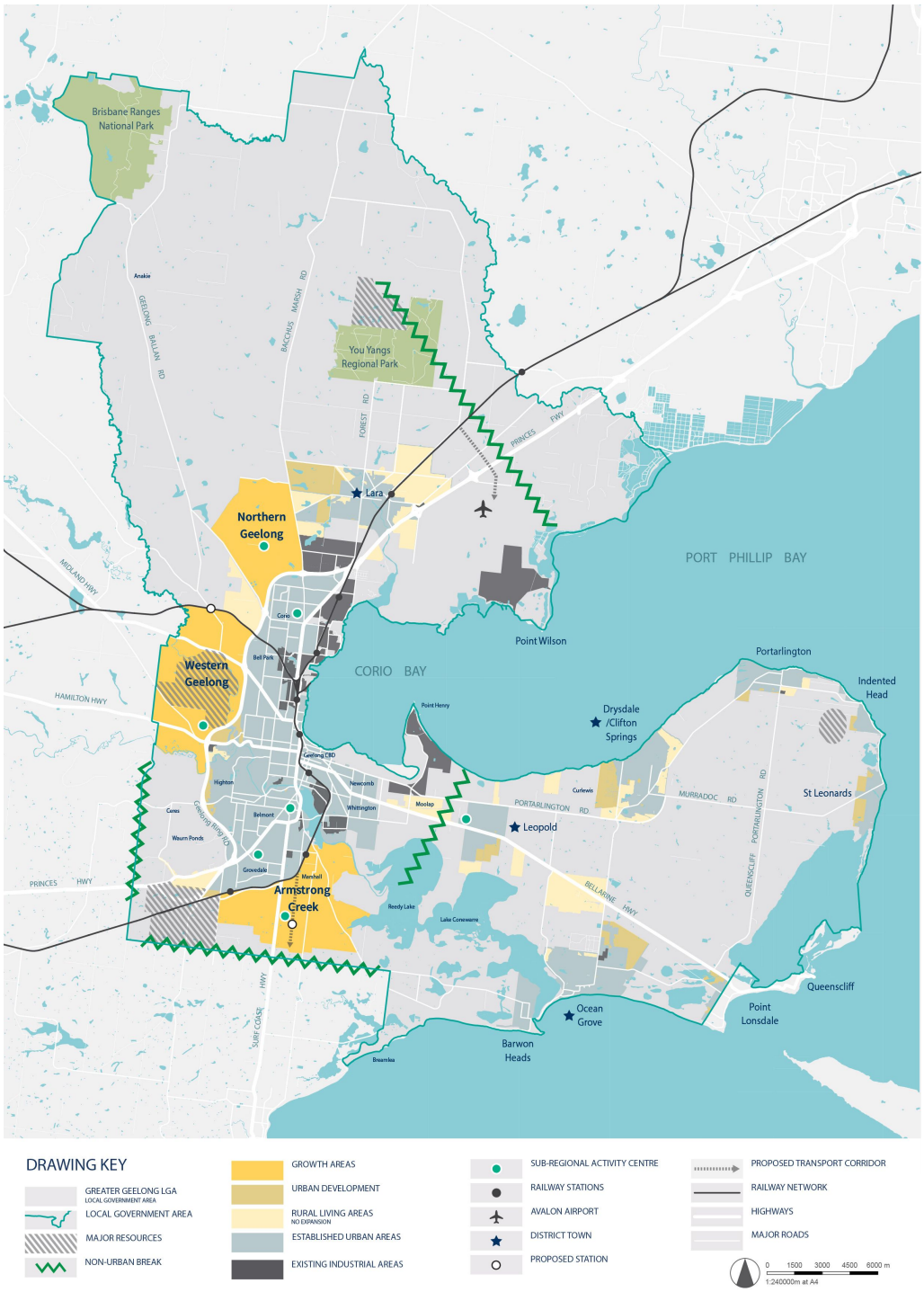
02.04 STRATEGIC FRAMEWORK PLANS

07/07/2022
C417ggee

The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

02.04-1 Municipal framework plan

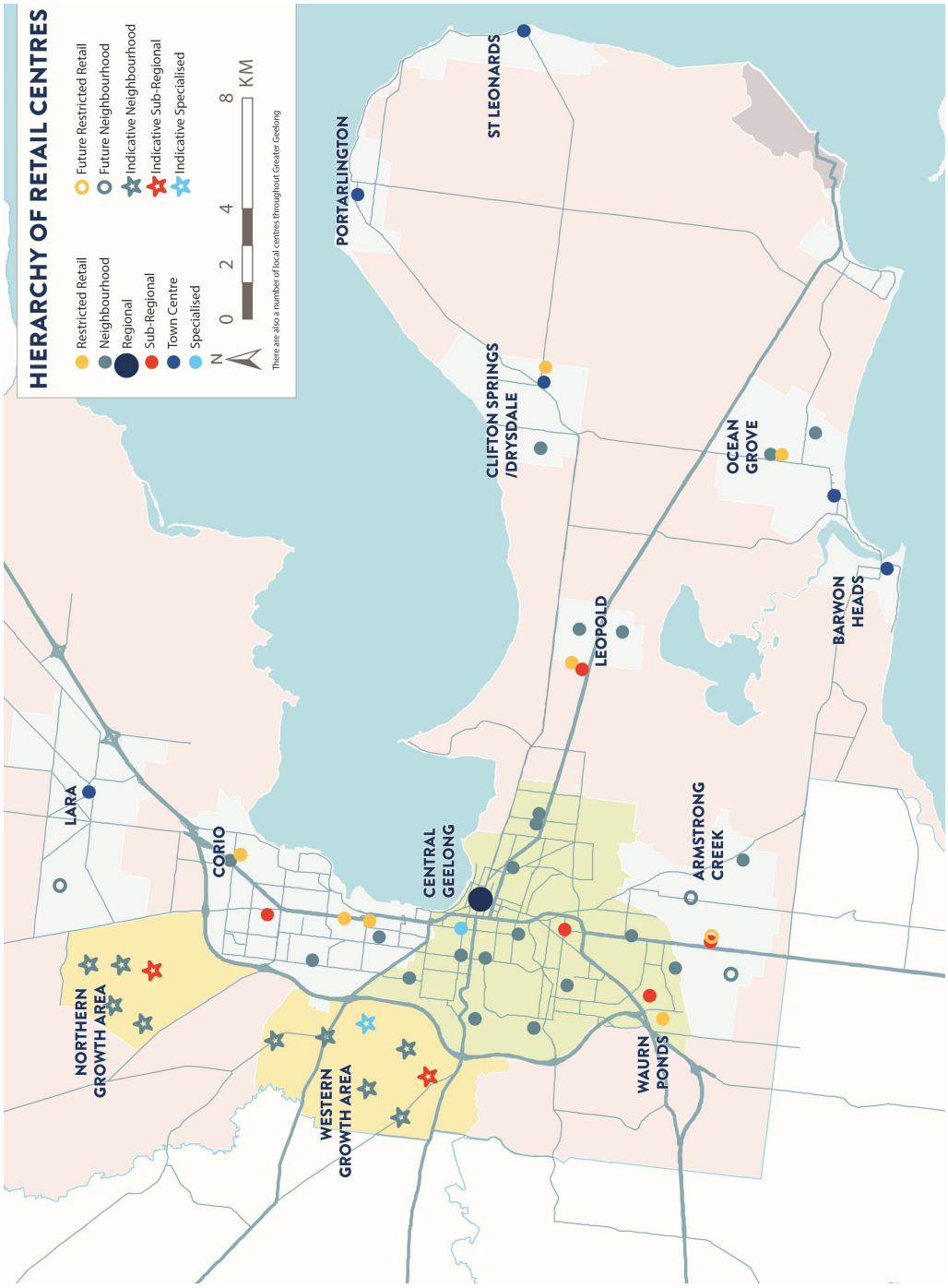
07/07/2022
C417ggee



GREATER GEELONG PLANNING SCHEME

02.04-2 Retail activity centre hierarchy

07/07/2022
C417ggee



GREATER GEELONG PLANNING SCHEME

02.04-3 Housing and settlement framework plan

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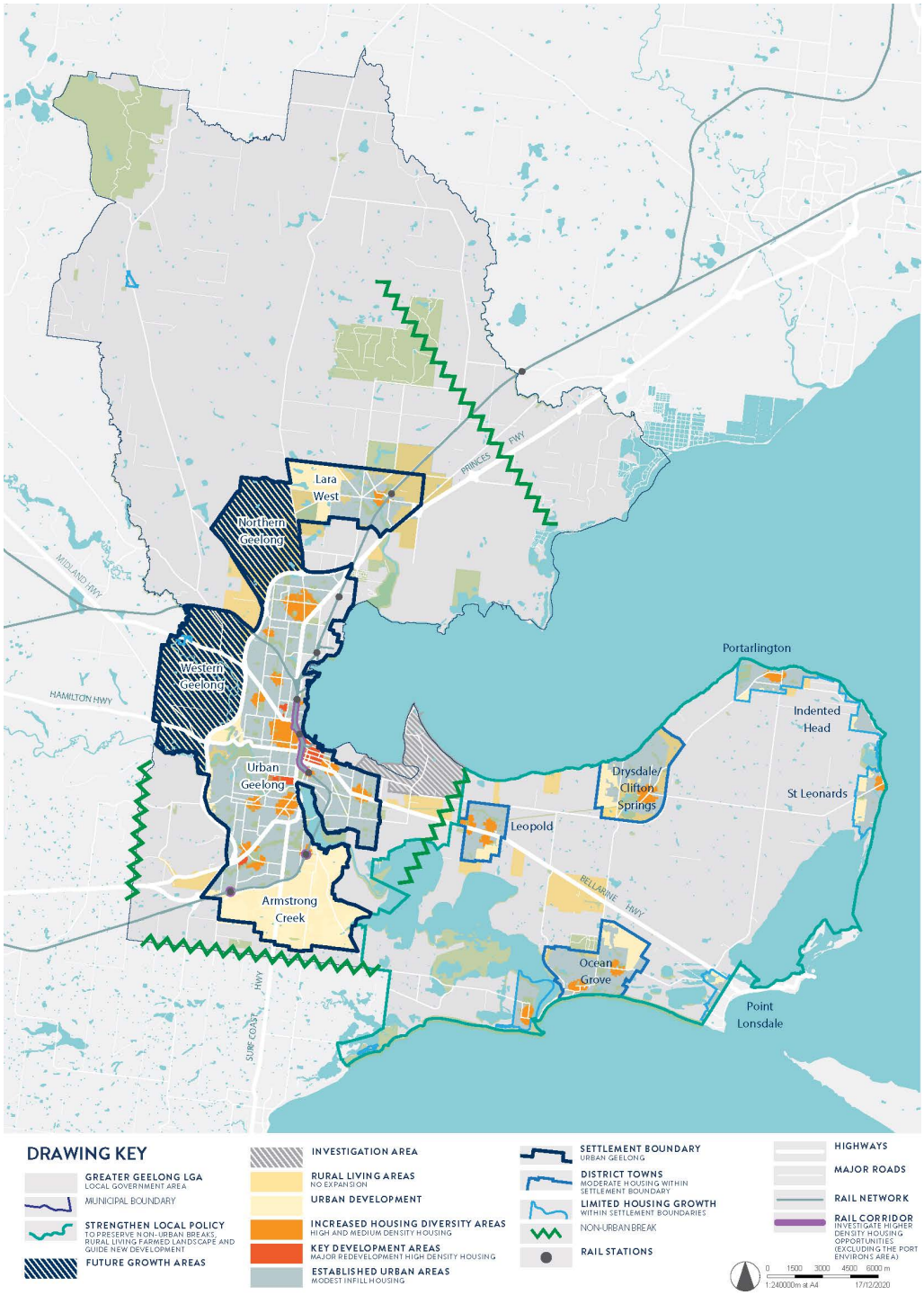
Proposed C434ggee



GREATER GEELONG PLANNING SCHEME

16.01 RESIDENTIAL DEVELOPMENT

31/07/2018
VC148

16.01-1S Housing supply

20/12/2021
VC174

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

16.01-1R Infill housing - Geelong G21

09/10/2020
VC169

Strategy

Facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns.

16.01-1L-01 Integrated housing and housing diversity

--/--/----
Proposed C434ggee

Strategies

Accommodate medium and high density housing in Key Development Areas as identified by the Key Development Area maps in this clause.

Locate retirement accommodation in urban areas, preferably close to existing or proposed activity centres and public transport facilities.

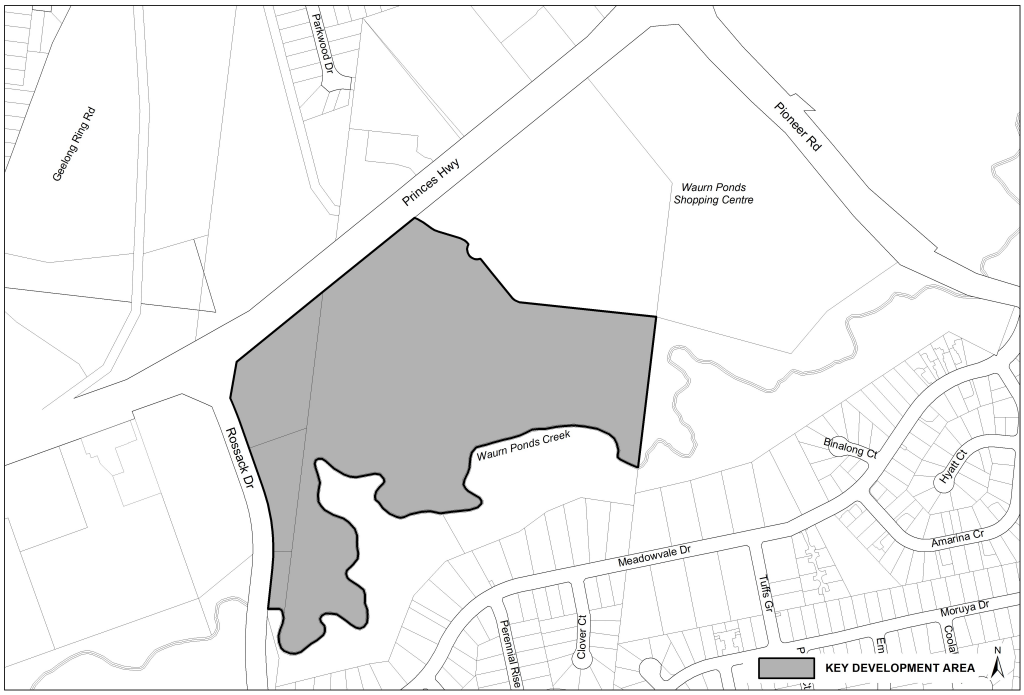
Support social housing in areas with good access to services and facilities.

Increase housing diversity in growth areas through the delivery of a broad range of lot sizes, capable of accommodating a variety of different housing types, including mixed use and high and medium density housing in strategically identified locations.

Central Geelong Key Development Area Map

GREATER GEELONG PLANNING SCHEME

Waurn Ponds Key Development Area Map



West Fyans Key Development Area Map

GREATER GEELONG PLANNING SCHEME

Geelong Saleyards Key Development Area Map

GREATER GEELONG PLANNING SCHEME

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Proposed C434ggee

SCHEDULE 4 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

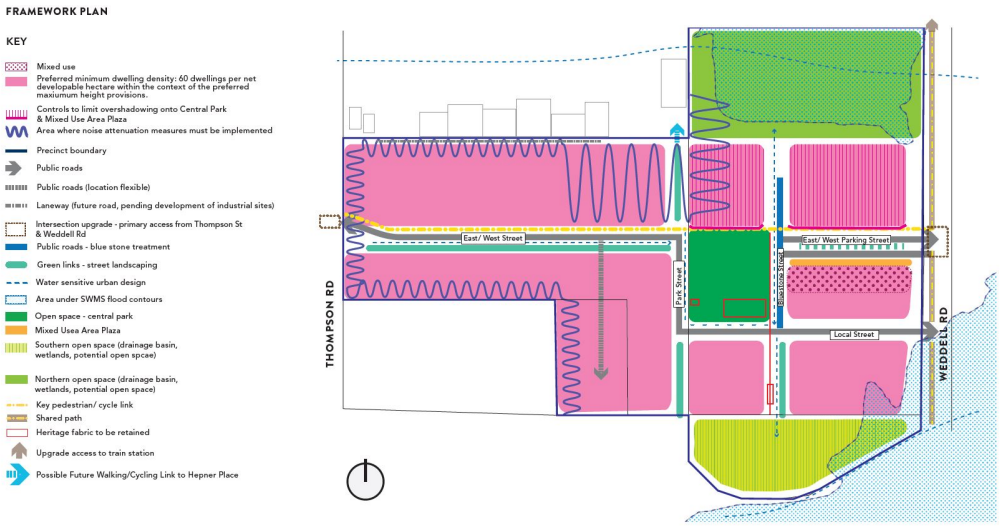
Shown on the planning scheme map as **CDZ4**.

SALEYARDS PRECINCT PLAN

Land

This schedule applies to land as defined by the Saleyards Comprehensive Development Plan (the incorporated CDP) incorporated in this scheme.

The land referred to in this schedule is shown on the planning scheme maps as CDZ4.



Note: This plan is a reproduction of Plan 1 - Future Urban Structure as contained within the Saleyards Comprehensive Development Plan, Feb 2023.

Purpose

To provide for the integrated planning, development and subdivision of the land primarily for higher density housing.

To create a high amenity, walkable residential environment through the provision of high quality public spaces, community facilities and a limited range of commercial uses.

To ensure a diversity of housing types and built form is achieved throughout the precinct, including social and affordable housing.

To encourage best practice environmentally sustainable design, stormwater management and water quality treatment.

To manage the interface between future residential and adjoining non-residential uses.

1.0 Table of uses

--/--/----
Proposed C434ggee

Section 1 - Permit not required

Use	Condition
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence.

Use	Condition
	At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Community care accommodation	Must meet the requirements of Clause 52.22-2.
Crop raising (other than Timber production)	Must be located in public or communal open space areas or road reserves as shown on Plan 1.
Dwelling (other than Bed and breakfast)	Within the Mixed use area shown on Plan 1 any frontage at ground floor level must not exceed 2 metres.
Food and drink premises (other than Hotel)	The leasable floor area must not exceed 150 square metres. Must be located at ground floor or first floor level within the Mixed use area generally as shown on Plan 1. Must not include a drive-through facility.
Home based business Informal outdoor recreation	
Office	The leasable floor area must not exceed 250 square metres. Within the Mixed use area shown on Plan 1 any frontage at ground floor level must not exceed 2 metres.
Residential building (other than Residential hotel and Motel)	Within the Mixed use area shown on Plan 1 any frontage at ground floor level must not exceed 2 metres.
Rooming house	Must meet the requirements of Clause 52.23-2.
Shop (other than Adult sex product shop, Department store and Restricted Retail premises)	The leasable floor area must not exceed 150 square metres. Must be located at ground floor or first floor level within the Mixed use area generally as shown on Plan 1. The combined leasable floor area of all shops must not exceed 1800 square metres.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Camping and caravan park, Community care accommodation, Corrective institution, Dwelling, Host farm, Residential building and Rooming house)	

Use	Condition
Agriculture (other than Animal husbandry, Apiculture, Crop raising and Timber production) Art gallery Child care centre	
Education centre (other than Child care centre, Kindergarten and Employment training centre)	The leasable floor area must not exceed 250 square metres. Within the Mixed use area shown on Plan 1 any frontage at ground floor level must not exceed 2 metres.
Employment training centre Kindergarten Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track) Museum	
Place of assembly (other than Carnival, Cinema-based entertainment facility, Circus, Drive-in theatre, Exhibition centre and Function centre).	
Plant nursery	Must be located in public open space areas as shown on Plan 1.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex product shop
Animal husbandry (other than Apiculture)
Aquaculture
Brothel
Camping and caravan park
Car park
Cemetery
Crematorium
Cinema-based entertainment facility
Corrective institution
Crop raising (if Section 1 condition not met)
Department store

Use
Drive-in theatre
Energy generation facility
Exhibition centre (other than Art gallery and Museum)
Freeway service centre
Function centre
Hospital
Host farm
Hotel
Industry
Major sports and recreation facility
Motor racing track
Plant nursery - if the Section 2 condition is not met
Restricted retail premises
Recreational boat facility
Research centre
Retail premises (other than Food and drink premises, Market, Plant nursery, Postal agency and Shop)
Saleyard
Service station
Timber production
Transport terminal
Utility installation (other than Minor utility installation and Telecommunications facility)
Warehouse
Winery

2.0 Use of land

--/--/----
Proposed C434ggee

Requirements

A permit to use land must be generally in accordance with the Comprehensive Development Plan and may include conditions to ensure that requirements specified in the Comprehensive Development Plan are met.

Environmental Audit

A permit to use land for a sensitive use (residential use, child care centre, pre-school centre, primary school, secondary school or children's playground) must not be granted until the following requirements are met:

- A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017* must be issued stating that an environmental audit is not required for the use or proposed use.
- If a preliminary risk screen assessment statement stating that an environmental audit is not required is not issued, then an environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* is required stating that the land is suitable for the use or proposed use.
- The preliminary risk screen assessment and any environmental audit statement (if required) must address potential microbial contamination risk, including Q Fever, of the former Geelong Saleyards on the land (Lot 2 LP 206464 and CA 73K).
- If an environmental audit statement is required under this provision, the use and development of the land must be in accordance with the recommendations in the environmental audit. If the recommendations of the environmental audit contains requirements of a continuing nature, then prior to the development of the land commencing, the owner of the land must enter into an agreement under Section 173 of the *Planning and Environment Act 1987*, at the cost of the owner, which ensures that the requirements of the environment audit statement must continue to be met.

Application Requirements

The following application requirements apply to an application for a permit to use land under Clause 37.02 in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the type of activities which will be carried out.
- The likely effects, if any, on adjoining land including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.
- If for Accommodation:
  - The likely effects on the local and regional traffic network;
  - The works, services or facilities required to cater for those effects so that the efficiency and safety of the traffic network is maintained; and
  - The proposed method of funding the required works, services or facilities.
- An economic impact assessment identifying the economic impacts of the additional floor space.

Exemption from Notice and Review

An application for the use of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the with the Saleyards Comprehensive Development Plan, May 2022.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal is generally in accordance with the CDP.
- The interface with adjoining zones, especially the relationship with non-residential areas.
- The effect that existing uses may have on the proposed use.
- Whether the use generally serves local community needs.

- Whether an Accommodation or Office use at the ground floor within the Mixed use area on Plan 1 will compromise the objectives of the CDP.
- Whether shop floorspace that will have a significant impact on a nearby centre.
- Whether the use will prejudice the future development of the precinct.
- The proposed hours of operation, noise and any other likely off-site amenity impacts.
- The scale and intensity of the use.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.
- The effect of the findings of an environmental audit.

3.0 Subdivision

--/--/----
Proposed C434ggee

Requirements

A permit to subdivide land must be generally in accordance with the CDP and may include any conditions that:

- Are necessary to ensure the requirements specified in the CDP are met.
- Give effect to any Shared Infrastructure Funding Plan that applies to the land under an agreement made under section 173 of the Planning and Environment Act 1987 as appropriate.

Environmental Audit

A permit to subdivide land which may then be used for a sensitive use must not be granted until the following requirement is met:

- A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use.
- If a preliminary risk screen assessment statement stating that an environmental audit is not required is not issued, then an environmental audit statement under Part 8.3 of the Environment Protection Act 2017 is required stating that the land is suitable for the sensitive use.
- The preliminary risk screen assessment and any environmental audit statement (if required) must address potential microbial contamination risk, including Q Fever, of the former Geelong Saleyards on the land (Lot 2 LP 206464 and CA 73K).
- If an environmental audit statement is required under this provision, the use and development of the land must be in accordance with the recommendations in the environmental audit. If the recommendations of the environmental audit contains requirements of a continuing nature, then prior to the development of the land commencing, the owner of the land must enter into an agreement under section 173 of the Planning and Environment Act 1987, at the cost of the owner, which ensures that the requirements of the environmental audit statement must continue to be met.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A response to the vision, objectives, requirements and guidelines outlined in the CDP.
- A plan showing the location of public reserves or other land proposed to be provided to or vested in a Minister, municipal council or public authority.
- A plan showing the proposed subdivision in the context of Plan 1.

- A Drainage Strategy that addresses any Shared Infrastructure Funding Plan that applies to the land under an agreement made under section 173 of the Planning and Environment Act 1987 and the stormwater pollutant objectives and pollutant reduction targets set out in R23 of the CDP.
- A Stormwater Management Plan that demonstrates the development can be drained in accordance with the stormwater pollutant objectives and pollutant reduction targets set out in R23 of the Incorporated CDP.
- A detailed Erosion and Sediment Control Plan to manage impacts during the construction phase.
- Applications for subdivision and buildings and works should include the following, as appropriate:
  - Surface collection inlets, to be designed and located along major roadways to collect stormwater during rainfall events that exceed the capacity of streetscape bioretention swales.
  - Sub-surface piped drainage that aligns with the precinct concept layout, is sympathetic to the natural/existing site elevations, caters for the minor storm event (20% to 10% AEP) and minimises surface inundation.
  - Provision for the conveyance of major flows via roadways and easements, in alignment with Plan 1 – Future Urban Structure, that meet floodway safety criteria.
  - Site filling that sees ground levels above the 1% Annual Exceedance Probability flood level plus 300 millimetres freeboard for minimum development levels in accordance with drainage planning guidelines (Melbourne Water, 2017).
- A Public Infrastructure Plan that addresses the following:
  - Identifies the land that may be affected by or required for the provision of infrastructure works;
  - The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
  - The infrastructure set out any Shared Infrastructure Funding Plan that applies to the land under an agreement made under section 173 of the Planning and Environment Act 1987 sought to be provided as "works in lieu" subject to the consent of the collecting agency;
  - The provision of public open space; and
  - Any other matter relevant to the provision of public infrastructure required by the responsible authority.
- A site and context description and design response as required in Clause 56.
- A detailed Erosion and Sediment Control Plan to manage impacts during the construction phase.
- A Transport Impact Assessment Report that provides a comprehensive assessment of the impact on the surrounding transport networks and all intersections treatments in and out of the precinct.

Exemption from Notice and Review

An application for the subdivision of land is exempt from the notice requirements of Section 52(1)(a) (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the Saleyards Comprehensive Development Plan, May 2022.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal is generally consistent with the incorporated Saleyards Comprehensive Development Plan, May 2022.
- The effect of the proposed subdivision on:
  - The spacing of buildings.
  - Delivery of diverse housing types.
  - Delivery of dwelling density targets.
- Whether the proposal includes a satisfactory amount of affordable housing.
- The effect the subdivision will have on the potential of the precinct to accommodate future uses and redevelopment of the precinct.
- The appropriateness of the location and function of public reserves, road reserves and other public spaces.
- How any proposed public roads integrate with the surrounding road network.
- The effect of the findings of an environmental audit, including whether the staging of development appropriately reflects the ability of the land to be used for the intended purpose.

4.0 Buildings and works

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Proposed C434ggee

A permit is not required to construct or extend a front fence within 3 metres of a street unless:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A permit is not required to construct a building or construct or carry out works for the following:

- Structural changes to a single dwelling on a lot, provided the size of the dwelling is not increased and the number of dwellings is not increased.
- Construct or extend an outbuilding (other than a garage or carport) for a single dwelling on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- For land shown in a Mixed use area on Plan 1
  - Alter an existing building facade provided:
    - The extent of entries or windows with clear glazing at ground level is not reduced.
    - The alteration does not include the installation of an external roller shutter.
  - Install an automatic teller machine.
  - Construct an awning that projects over a road if it is authorised by the relevant public land manager.

Requirements

A permit to construct a building or to construct or carry out works must be generally in accordance with the CDP and may include conditions:

- necessary to ensure that any requirements specified in the CDP are met; and
- which give effect to any Shared Infrastructure Funding Plan that applies to the land under an agreement made under section 173 of the Planning and Environment Act 1987 as appropriate.

A building must not exceed a height of 34 metres or 10 storeys, whichever is the lesser.

Environmental Audit

A permit to construct a building or construct or carry out works, in association with a sensitive use (residential use, child care centre, pre-school centre, primary school, secondary school or children's playground), must not be granted until the following requirements are met:

- A preliminary risk screen assessment statement in accordance with the Environment Protection Act 2017 must be issued stating that an environmental audit is not required for the use, or
- If a preliminary risk screen assessment stating that an environmental audit is not required is not issued, then an environmental audit statement under Part 8.3 of the Environment Protection Act 2017 stating that the land is suitable for the use or proposed use.

The preliminary risk screen assessment and any environmental audit statement (if required) must address potential microbial contamination risk, including Q Fever, of the former Geelong Saleyards land (Lot 2 LP 206464 and CA 73K).

If an environmental audit statement is required under this provision, the use and development of the land must be in accordance with the recommendations in the environmental audit. If the recommendations of the environmental audit contains requirements of a continuing nature, then prior to the development of the land commencing, the owner of the land must enter into an agreement under section 173 of the Planning and Environment Act 1987, at the cost of the owner, which ensures that the requirements of the environmental audit statement must continue to be met.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A response to the vision, objectives, requirements and guidelines outlined in the CDP.
- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For an apartment development of five or more storeys, an urban context report and design response as required in Clause 58.01.
- For other development:
  - A site analysis and descriptive statement explaining how the proposal responds to the site and its context.
- Plans drawn to scale and dimensioned which show:
  - Site shape, size, dimensions and orientation.
  - Adjacent buildings and uses.
  - The siting, layout and use of proposed buildings and works.
  - The building form, height and scale.
  - Setbacks to property boundaries.
  - All proposed access and pedestrian areas.
  - All proposed driveway, car parking and loading areas.
  - Existing vegetation and proposed landscape areas.
  - The location of easements and services.
- A Drainage Strategy that addresses the CDP and any Shared Infrastructure Funding Plan that applies to the land under an agreement made under section 173 of the *Planning and Environment Act 1987*.

- A Stormwater Management Plan that demonstrates the development can be drained in accordance with the objectives of the CDP.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Development with 10 or more dwellings or 5,000 square metres or more of floor space should submit evidence as part of the permit application that the project has been designed so as to exceed best practice environmentally sustainable development standards.
- An acoustic report from a qualified professional which considers the need for acoustic measures for any sensitive use in or near an area identified as Noise Attenuation Area in Plan 1. The report should have regard to the Geelong Saleyards Precinct Plan Acoustic Report (Renzo Tonin & Associates May 2022).
- An affordable housing delivery strategy which sets out:
  - How affordable housing is to be delivered in accordance with Guidelines G6, G7 and G8 (Panel note – reference numbers to be updated) of the CDP, including the identification of intended partners, timeframes, built form and response to each of the matters set out by the Minister pursuant to section 3AA(2) of the Planning and Environment Act 1987.
  - The method of implementing the strategy, such as by an agreement under Section 173 of the Planning and Environment Act 1987.
  - Locations for the affordable housing to be delivered.
  - A summary of the range of housing types, densities and sizes.
  - Staging requirements and ensuring that affordable housing are provided in a timely manner as development occurs.

Exemption from Notice and Review

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the Saleyards Comprehensive Development Plan.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal is generally consistent with the incorporated Saleyards Comprehensive Development Plan.
- Whether an application for development of less than five storeys, excluding a basement, meets the requirements of Clause 54 or Clause 55.
- Whether a proposal for one or more dwellings or other accommodation:
  - Supports a variety of housing typologies that provide for a variety of life stages and needs.
  - Includes universal design and access.
  - Includes social and affordable housing.
- Whether the proposal includes a satisfactory amount of affordable housing.
- How social and affordable housing is dispersed across development and in relation to the Saleyards Comprehensive Development Plan.
- Whether a proposal that does not achieve the preferred minimum dwelling density is an underdevelopment.

- The effect of the findings of an environmental audit, including whether the staging of development appropriately reflects the ability of the land to be used for the intended purpose.
- The effect of traffic to be generated by the development on the capacity of the local and regional traffic network.
- How the design of ground level building facades contribute to a pedestrian friendly, visually interesting streetscape.
- The streetscape, including the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The location of storage for rubbish and materials for recycling.
- The availability of and connection to services.
- The design of buildings to provide for solar access.
- Whether landscaping includes adequate canopy coverage to reduce urban heat island impacts.

5.0 Signs

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Proposed C434ggee

None specified.

31/01/2019
C376pt1ggee

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

13/10/2022
C449ggee

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For a major development and subdivision of a large or complex site, the preparation of a Conservation Management Plan for the whole of the heritage place. The plan should be prepared in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).
- For development that causes ground disturbance that may impact on a known post contact archaeological site, an archaeological survey to assess the impact of the proposed development on the archaeological significance of the area. This may require an investigation of all sub-surface fabric and the recording of any in situ fabric.
- Where activities are proposed that involve major ground disturbance in HO1613 McLeods Waterholes and HO1617 Rocky Point heritage areas, an archaeological survey to determine whether there are any sub-surface remains of the mineral spring complex and Aboriginal sites or other artefacts of significance.

2.0 Heritage places

07/07/2022
C417ggee

The requirements of this overlay apply to both the heritage place and its associated land.

2.1 Precincts

04/11/2022
VC226

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1613	**McLeods Waterholes Heritage Area** Wyndham and Duke Streets, Drysdale **Statement of significance:** HO1613 McLeods Waterholes Heritage Area Statement of Significance **Heritage design guidelines:** HO1613 McLeods Waterholes Heritage Area Heritage Design Guidelines	No	No	Yes	Yes	No	No	No	Yes
HO1617	**Rocky Point Heritage Area** Riversdale and Gregory Roads, Newtown **Statement of significance:** HO1617 Rocky Point Heritage Area Statement of Significance **Heritage design guidelines:** HO1617 Rocky Point Heritage Area Heritage Design Guidelines	Yes	No	Yes	Yes	No	No	No	No
HO1618	**Woollen Mills Heritage Area** Barwon River, Latrobe Terrace, Hampton Street, Rutland Street and Pakington Street, Newtown **Statement of significance:** HO1618 Woollen Mills Heritage Area Statement of Significance **Heritage design guidelines:**	No	No	Yes	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1915	**Geelong Sale Yards** 125 Weddell Road, North Geelong	No	Yes- Stock and Station Agents offices only	No	Yes	No	No	~~Yes~~No	No
HO778	**Residence** 10 Weller Street, Geelong West	No	No	No	Yes	No	No	No	No
HO779	**Residence** 12 Weller Street, Geelong West	No	No	No	Yes	No	No	No	No
HO780	**Residence** 14 Weller Street, Geelong West	No	No	No	Yes	No	No	No	No
HO781	**Residence** 30 Weller Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO782	**Residence** 53 Weller Street, Geelong West	No	No	No	Yes	No	No	No	No
HO783	**Residence** 59 Weller Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO784	**Residence** 7 Wellington Street, Geelong West	No	No	No	Yes	No	No	No	No
HO785	**Residence** 25 Wellington Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO786	**Residence** 45 Wellington Street, Geelong West	Yes	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

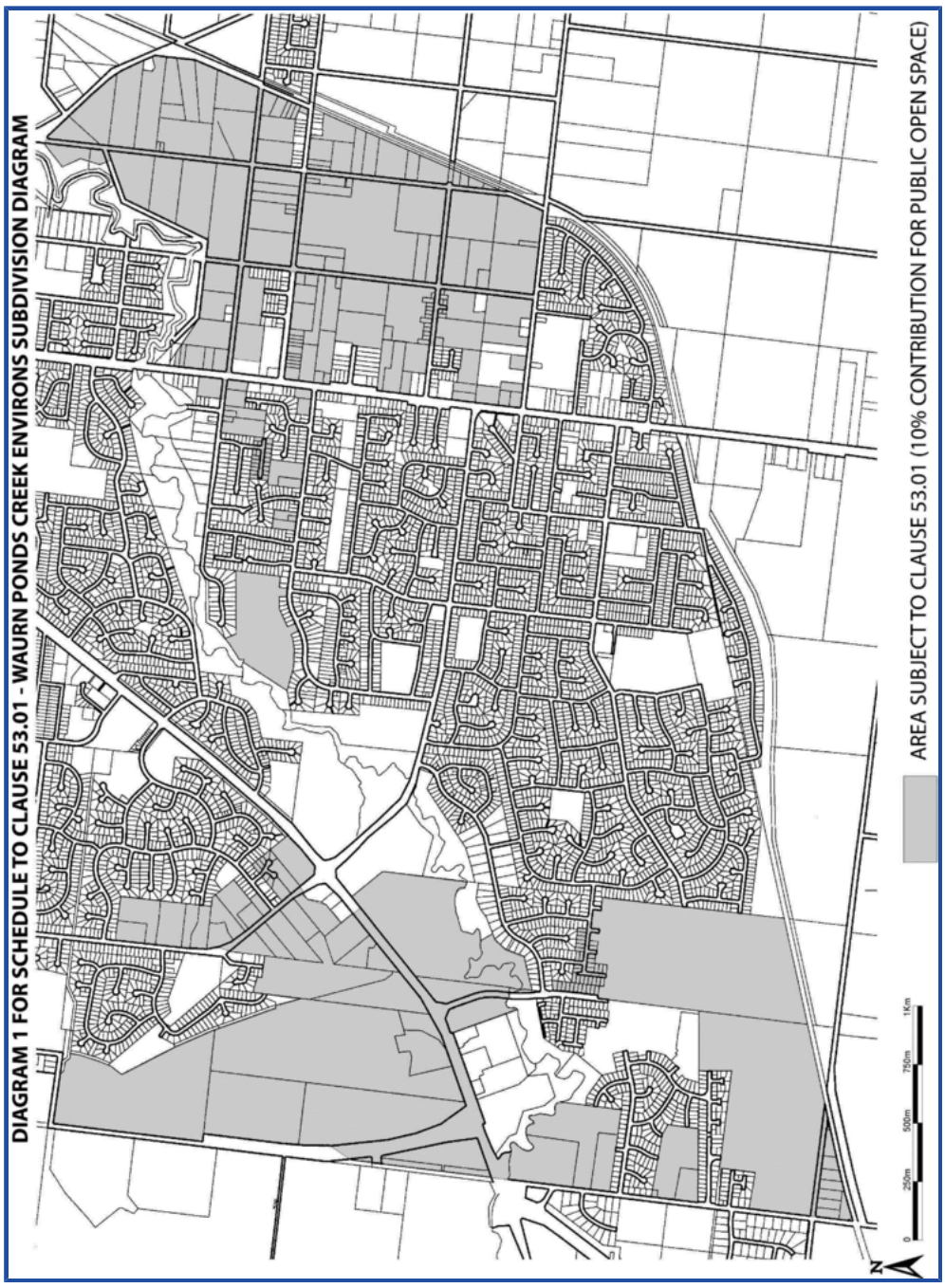
1.0 Subdivision and public open space contribution

~~07/12/2020~~ ~~--/--/----~~
~~C396ggee~~Proposed C434ggee

Type or location of subdivision	Amount of contribution for public open space
See Waurn Ponds Creek Environs Subdivision Map 1	10%
See Armstrong Creek Urban Growth Area Map 2	10% (unencumbered)
The subdivision of land zoned for residential purposes	1 additional lot – none 2 to 9 additional lots – 1 per cent per additional lot, up to a maximum of 5 per cent 10 or more lots on land zoned for residential purposes prior to August 31st 2007 – 5 per cent 10 or more lots on land zoned for residential purposes after August 31st 2007 – 10 per cent
See Armstrong Creek Urban Growth Area – North East Industrial Precinct Map 3	3.1% (unencumbered)
Land shown as CDZ4 on the planning scheme maps (Saleyards Comprehensive Development Plan area).	10% (unencumbered)

GREATER GEELONG PLANNING SCHEME

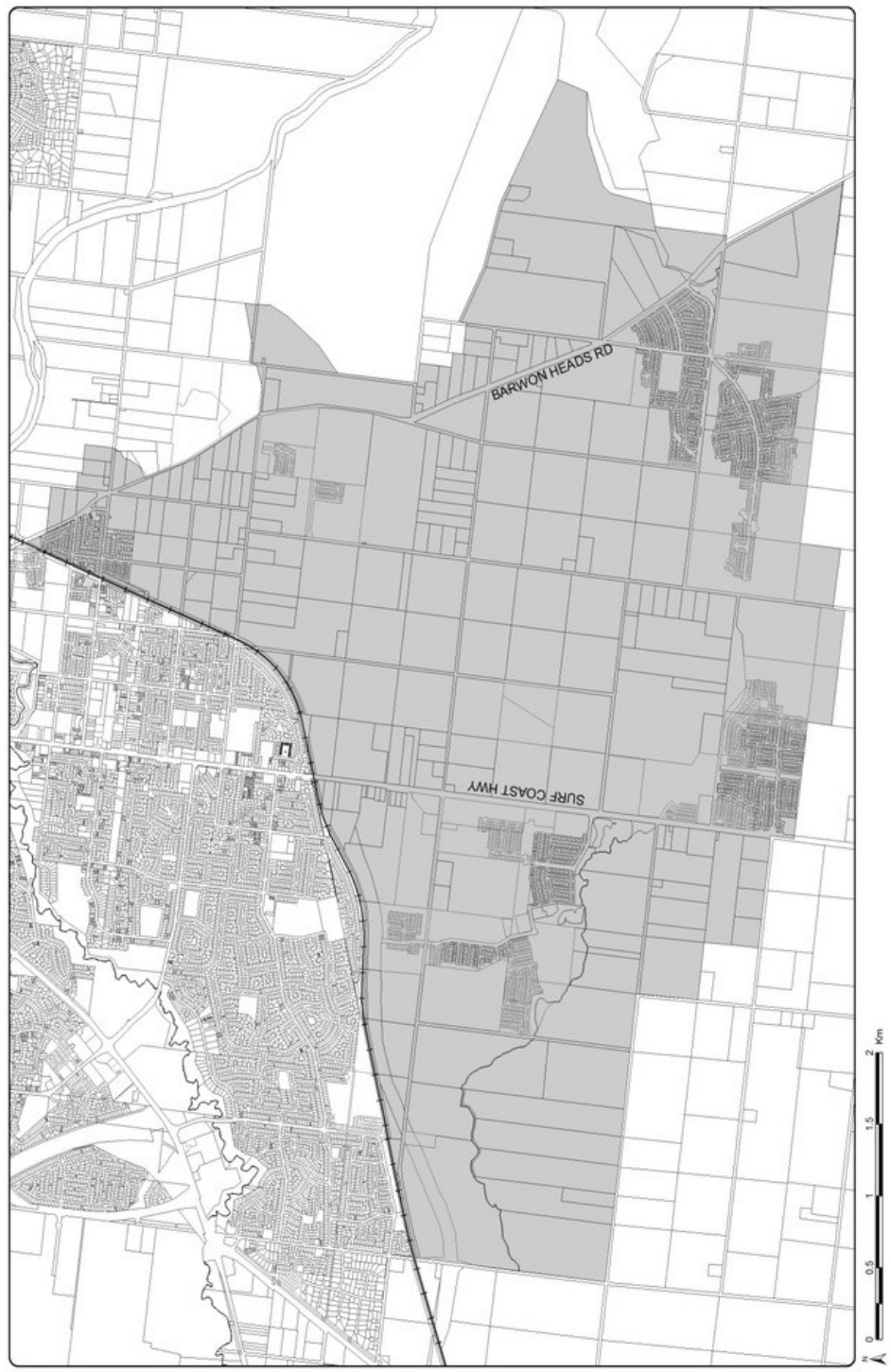
Map 1 to the Schedule to Clause 53.01



GREATER GEELONG PLANNING SCHEME

Map 2 to the Schedule to Clause 53.01

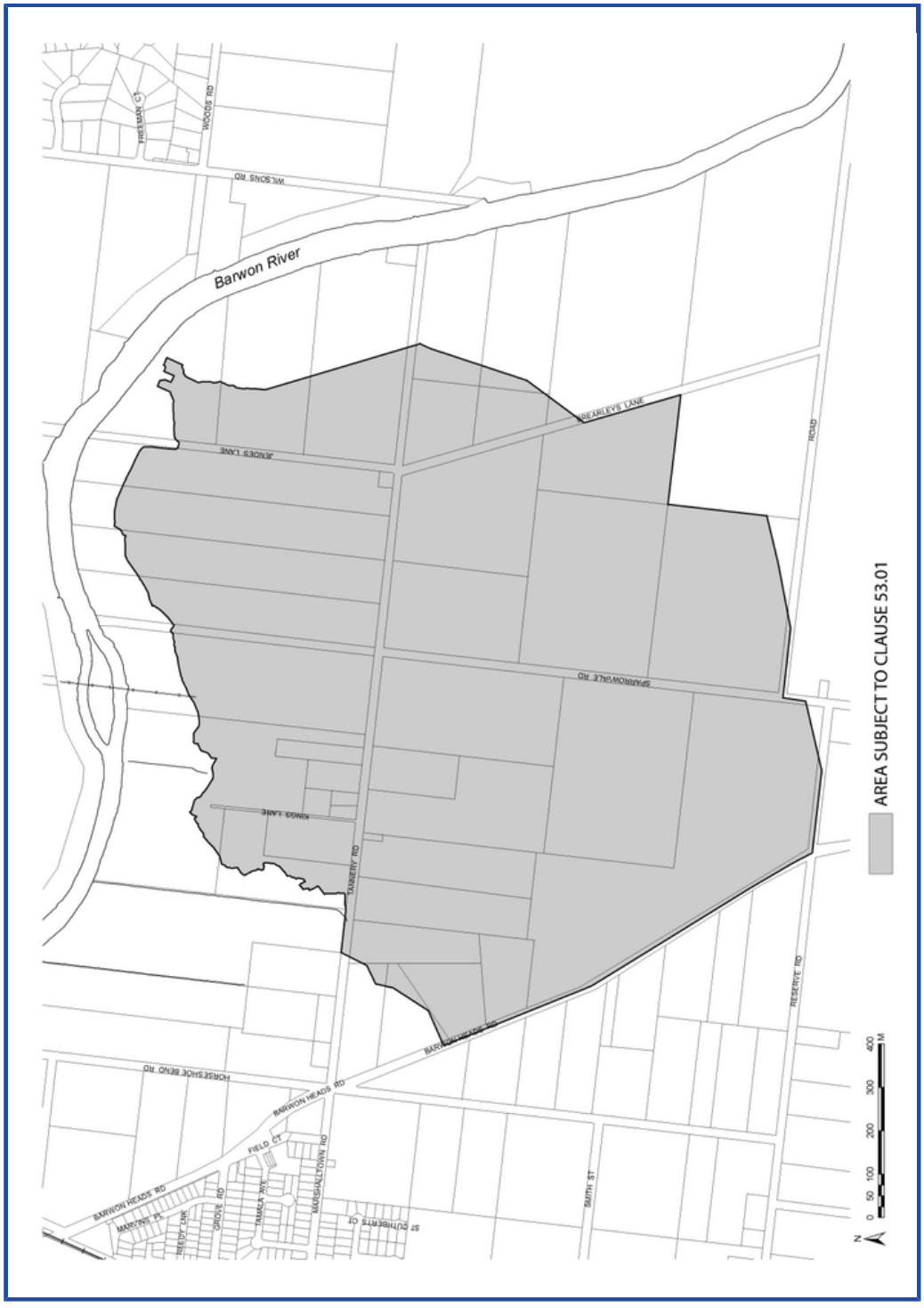
ARMSTRONG CREEK URBAN GROWTH AREA DIAGRAM



GREATER GEELONG PLANNING SCHEME

Map 3 to the Schedule to Clause 53.01

ARMSTRONG CREEK URBAN GROWTH AREA – NORTH EAST INDUSTRIAL PRECINCT DIAGRAM



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31/01/2019
C376pt1ggee

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

~~20/10/2022~~ ~~--/--/----~~
~~C448ggee~~Proposed C434ggee

Name of document	Introduced by:
3 Bridge Road, Barwon Heads (June 2020)	C415ggee
14 Shepherd Court, North Geelong, Cotton On Office Redevelopment (July 2011)	C257
Adventure Park Comprehensive Development Plan (May 2014)	C288
Advertising Sign Guidelines (City of Greater Geelong, November 1997, Amended October 2014)	C296
Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan (May 2016)	C316
Armstrong Creek East Native Vegetation Precinct Plan (May 2010)	C206
Armstrong Creek East Precinct Structure Plan (May 2010, Amended November 2011)	C214
Armstrong Creek East Precinct Development Contributions Plan, Version 4.1 Alternate Version (November 2011)	C214
Armstrong Creek Horseshoe Bend Precinct Structure Plan (September 2014)	C259
Armstrong Creek North East Industrial Precinct Development Contributions Plan (May 2010)	C207
Armstrong Creek North East Industrial Precinct Growling Grass Frog Conservation Management Plan (May 2010)	C207
Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan (May 2010)	C207
Armstrong Creek North East Industrial Precinct, Precinct Structure Plan (May 2010)	C207
Armstrong Creek South Precinct Structure Plan (February 2016)	C301
Armstrong Creek Town Centre Precinct Structure Plan (March 2014)	C267
Armstrong Creek Town Centre Development Contributions Plan (March 2014)	C267
Armstrong Creek Urban Growth Plan Framework Plan (November 2008, updated September 2012 and June 2015)	C301
Armstrong Creek West Precinct Development Contributions Plan (February 2013)	C240
Armstrong Creek West Precinct Native Vegetation Precinct Plan (November 2012)	C240
Armstrong Creek West Precinct Structure Plan (September 2012)	C240
Australian Standard AS 2021-1994, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction (Standards Association of Australia, 1994)	NPS1
Barwon Heads Road (Settlement Road, Belmont to Reserve Road, Marshall) Duplication Project Incorporated Document (October 2020)	C413ggee
Batman Park, Indented Head Incorporated Plan (June 2015)	C274
BUPA Aged Care Facility, Bellarine Lakes (May 2016)	C336
Central Road Drysdale, Development Contributions Plan (November 2020)	C363ggee
Chisholm Road Prison Project, Lara, Incorporated Document (June 2019)	C389ggee

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
"Claremont" 12-16 Kinsmead Street, Waurn Ponds Design Guidelines Incorporated Plan (February 2022)	C422ggee
"Claremont Homestead" 12-16 Kinsmead Street, Waurn Ponds Statement of Significance (February 2022)	C422ggee
Commercial Tenancies at 55, 57 & 59 Kilgour Street, Geelong (July 2017)	C358
Community Care Accommodation Facility, 120 Russells Road, Mount Duneed, Incorporated Document (September 2020)	C401ggee
Drysdale Bypass (November 2017)	C369
Environmental Weeds (City of Greater Geelong, September 2008)	C129 (Part 1)
Fibre Optic Project, Integrated Approval Requirements (December 2002)	VC17
Geelong City Urban Conservation Study Vol. 1 Restoration and Infill Guidelines, Commercial and Civic Buildings (Graeme Butler for the City of Geelong, 1993)	C258
Geelong Library and Heritage Centre Redevelopment (March 2013)	C287
Geelong Ring Road – Section 4C Incorporated Document (June 2010)	C232
Geelong TAC Office Development (October 2006)	C142
Geelong Waterfront Safe Harbour Precinct Project Incorporated Document (July 2019)	C398ggee
Great Western Hotel Heritage Place 177-179 Aberdeen Street, Newtown Incorporated Plan (December 2017)	C365
Heritage and Design Guidelines (City of Greater Geelong, 1997)	NPS1
HO1613 McLeods Waterholes Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1613 McLeods Waterholes Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1617 Rocky Point Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1617 Rocky Point Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1618 Woollen Mills Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1618 Woollen Mills Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1620 Drysdale Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1620 Drysdale Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1622 Latrobe Terrace Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1622 Latrobe Terrace Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1623 Newtown Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1623 Newtown Hill Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1624 Latrobe Terrace Shops Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
HO1624 Latrobe Terrace Shops Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1625 Chilwell and Saffron Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1625 Chilwell and Saffron Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1626 Aberdeen, George and Skene Streets Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1626 Aberdeen, George and Skene Streets Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1627 Aphrasia Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1627 Aphrasia Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1628 Autumn Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1628 Autumn Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1630 Drumcondra and Rippleside Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1630 Drumcondra and Rippleside Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1631 The Esplanade Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1631 The Esplanade Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1632 Girton Crescent Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1632 Girton Crescent Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1633 Lawton Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1633 Lawton Avenue Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1634 Pakington Street Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong 2022)	C417ggee
HO1634 Pakington Street Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1635 Villamanta Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1635 Villamanta Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1637 Geelong Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1637 Geelong Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1638 Woolstores Industrial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
HO1638 Woolstores Industrial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1639 City East Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1640 Civic Centre Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1640 Civic Centre Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1641 City South Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1641 City South Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1642 Early Twentieth Century Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1642 Early Twentieth Century Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1643 Post World War 1 Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1643 Post World War 1 Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1644 City South-East Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1644 City South-East Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1649 Flinders Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1649 Flinders Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1650 Golf Links Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1650 Golf Links Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1732 Fyans Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1732 Fyans Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1903 Wimmera Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1905 Evans Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1906 Kardinia Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1908 Belmont Heights Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1909 Elderslie Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1916 Aberdeen Street (Newtown) Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
HO1917 Eyre Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1918 Hermitage Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1919 William and Margaret Streets Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1920 Shannon Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1921 Clarkes Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1922 Bareena Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1923 Mercers Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1924 Cairns Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1925 Fairview Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1926 Bona Vista Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1958 Ballinasloe Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1959 Great Western Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1960 Milton Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1961 Pineville Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1962 Waterloo Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2005 Upper Skene Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2006 Newtown West Heritage Area Heritage Design Guidelines (City of Geelong, 2022)	C417ggee
HO2007 West Melbourne Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2016 Austin Park and Environs Heritage Area Heritage Design Guidelines (City of Greater Geelong 2022)	C417ggee
HO2017 Myers Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2018 Western Beach Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
Horseshoe Bend Precinct Development Contributions Plan (September 2014)	C259
Jetty Road Urban Growth Area Development Contributions Plan (September 2011)	C230
Lara West Development Contributions Plan, Final Version – C246/C285 (March 2014)	C285
Lara West Growth Area, Lara, Native Vegetation Precinct Plan (September 2013)	C246

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
Lara West Precinct Structure Plan, Revision J (25 September 2013)	C246
Melbourne Geelong Interconnection Project (June 2010)	C229
Manzeene Village, Lara, Native Vegetation Precinct Plan (June 2014)	C285
Mental Health Beds Expansion Program Incorporated Document (November 2020)	GC176
Native Vegetation Precinct Plan: Armstrong Creek Town Centre Precinct (July 2021)	C399ggee
Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct (March 2013)	C243
Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area (July 2021)	C399ggee
Newtown Heritage Study Review Report, Volume 3 (City of Greater Geelong, 2008)	C191
New Station Estate Restructure Plan (July 2010, Amended December 2017)	C376pt1ggee
Part 1 / 250 Beach Road, Avalon, August 2022	C448ggee
Rail Gauge Standardisation Project, Integrated Approval Requirements (December 2002)	VC17
Regional Fast Rail Project, Integrated Approval Requirements (December 2002)	VC17
Rail Upgrades at Geelong Port Project (May 2010)	C211
Rippleside Comprehensive Development Plan (David Lock Associates and James D. Ramsey, February 2000)	C2
Rippleside Urban Design Guidelines (David Lock Associates and Andrew Olszewski, June 2000)	C2
Saleyards Comprehensive Development Plan (April 2023)	C434ggee
Small Lot Housing Code (December 2012)	C267
Specialist Training Facility Incorporated Document (June 2019)	C392ggee
Stage 5 GMHBA Stadium Development Kardinia Park Moorabool Street, Geelong South Incorporated Document (March 2021)	C423ggee
Thirteenth Beach Golf Resort, Barwon Heads Comprehensive Development Plan (Land Design Partnership, Anthony Cashmore & Associates and the Planning Group, May 2001 amended September 2006)	C54
Warrnambool Line Upgrade Incorporated Document (December 2019)	GC121
Waterfront Geelong Design and Development Code (Keys Young, July 1996)	NPS1
Waurn Ponds Train Maintenance and Stabling Facility Project Incorporated Document (May 2020)	GC104
West Fyans-Fyans Street Precinct Structure Plan (June 2009)	C205

GREATER GEELONG PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

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Proposed C434ggee

Name of background document	Amendment number - clause reference
Armstrong Creek Urban Growth Plan Background Report (City of Greater Geelong, 2006)	Clauses 02 and 17
Armstrong Creek Urban Growth Plan (Collie Pty Ltd, 2010, Amended 2012)	Clause 02
Ashby Heritage Review Stage 2 (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2009)	Clauses 02 and 15
Barwon Heads Structure Plan (City of Greater Geelong, 2010)	Clauses 02 and 11
Batman Park & Boat Sheds, The Esplanade, Indented Head, Heritage Review (Dr David Rowe Authentic Heritage Services and Wendy Jacobs, 2013)	Clauses 02 and 15
Bellarine Heritage Study Volumes 1-3 (Huddle, Howe, Lewis and Francis, 1996)	Clauses 02 and 15
Bellarine Peninsula Strategic Plan (City of Greater Geelong, 2006)	Clauses 02 and 11
Belmont Heritage Areas Report Volume 1 (Dr David Rowe, Authentic Heritage Services Pty Ltd, 2007)	Clauses 02 and 15
Belmont Heritage Areas: Inventory of Places Volume 2 (Dr David Rowe Authentic Heritage Services Pty Ltd, 2007)	Clauses 02 and 15
Belmont Heritage Report: Individual Citations Volume 3 (Dr David Rowe Authentic Heritage Services Pty Ltd, 2007)	Clauses 02 and 15
Buckley Falls Management Plan (Department of Conservation and Natural Resources, 1990)	Clause 02
Building in Wildfire Management Overlay Areas (CFA, 2002)	Clause 02 and 11
Central Geelong: Looking Forward Structure Plan (City of Greater Geelong, 2007)	Clause 02
Central West Victoria Estuaries Coastal Action Plan (Western Coastal Board, 2005)	Clauses 02, 12 and 13
Central West Victoria Regional Coastal Action Plan (Western Coastal Board, 2003)	Clauses 02, 12 and 13
Ceres Heritage Citations Project (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2017 updated 2018)	Clauses 02 and 15
City Fringe Heritage Area Review Part 1 and Part 2 (RBA Architects + Conservation Consultants Pty Ltd, 2017 updated 2018)	Clauses 02 and 15
City of Geelong West Urban Conservation Study Volumes 1-2 (Huddle, Aitken and Honman, 1986)	Clauses 02 and 15
City of Greater Geelong Economic Development Strategy (City of Greater Geelong, 2005)	Clauses 02 and 17
City of Greater Geelong Environment Management Strategy 2006 - 2011 (City of Greater Geelong, 2006)	Clauses 02, 12 and 13
City of Greater Geelong Housing Diversity Strategy (alphaPlan, David Lock Associates and City of Greater Geelong, 2007)	Clauses 02, 11, 15 and 16
City of Greater Geelong Housing Strategy Background and Issues Report (Swinburne University, 2005)	Clauses 02, 11, 15 and 16

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Name of background document	Amendment number - clause reference
City of Greater Geelong Retail Strategy 2020-2036 (City of Greater Geelong and SGS Economics and Planning, August 2020)	Clauses 02, 11, 15 and 17
City of Greater Geelong Rural Land Use Strategy (Parsons Brinckerhoff, 2007)	Clauses 02, 14, 17 and 19
City of Greater Geelong Settlement Strategy (City of Greater Geelong, August 2020)	Clauses 02, 11, 15, 16, 17, 19
City of Greater Geelong Stormwater Management Plan (WBM Oceanics Australia, 2002)	Clauses 02, 12, 13 and 19
City of Greater Geelong Urban Furniture Style Manual (Taylor and Cullity Pty Ltd, 1996)	Clauses 02, 11, 15 and 16
City of Newtown Urban Conservation Study Volumes 1-4 (Context Pty Ltd, 1991)	Clauses 02 and 15
City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b) (Richard Peterson, 1997)	Clauses 02 and 15
Coastal Spaces Landscape Assessment Study (Planisphere, 2006)	Clauses 02 and 11
Code of Practice for The Greyhound Industry Dealing with Greyhound Premises and The Keeping and Welfare of Greyhounds (Geryhound Racing Victoria, March 2008)	Clauses 14
Corangamite Regional Catchment Strategy 2013-2019 (Corangamite Catchment Management Authority, 2013)	Clauses 02, 12, 13 and 19
Corio Bay Coastal Action Plan (Central Coastal Board and the City of Greater Geelong, 2005)	Clauses 02, 12, 13 and 19
Corio Norlane Structure Plan Background Report (City of Greater Geelong and the Department of Planning and Community Development, 2011)	Clause 02 and 11
Corio Norlane Structure Plan (City of Greater Geelong and Department of Planning and Community Development, 2012)	Clause 02 and 11
Drysdale-Clifton Springs Structure Plan (City of Greater Geelong, 2010)	Clauses 02 and 11
Drysdale Urban Design Framework (City of Greater Geelong, 2012)	Clauses 02 and 11
Former Dennys Lascelles Woolstore 20 Brougham Street Heritage Assessment (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2017)	Clauses 02 and 15
Geelong Biodiversity Strategy (City of Greater Geelong, 2003)	Clauses 02, 12, 13 and 19
Geelong City Urban Conservation Study 'C' Citations, Volume 4(a) (Helen Lardner, 1995)	Clauses 02 and 15
Geelong City Urban Conservation Study, Volumes 2-5 (Graeme Butler for the City of Geelong, 1991)	Clauses 02 and 15
Geelong Economic Development Strategy 2005-2010 (City of Greater Geelong, 2005)	Clause 02, 14, 17 and 18
Geelong Flood Mitigation Strategy (Gutteridge Haskins & Davey Pty Ltd, 1997)	Clauses 02, 12, 13 and 19
Geelong Region Historic Buildings and Objects Study Volumes 1-3 (Allan Willingham, 1986)	Clauses 02 and 15
Geelong Regional Floodland Study (Geelong Regional Commission, 1979)	Clauses 02, 12, 13 and 19
Geelong Sale Yards Conservation Management Plan (Dr David Rowe and Wendy Jacobs, 2007)	Clauses 02 and 15

GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
Geelong Seafood Industry Strategy (City of Greater Geelong, 2003)	Clauses 02 and 17
Geelong Transit City Station Precinct Urban Design Framework (Hassell, Parsons Brinckerhoff and Charter Keck Cramer, 2008)	Clause 02
Geelong Transport Strategy (Victorian State Government and City of Greater Geelong, 2002)	Clauses 02, 11, 18 and 19
Geelong Verandah Study (Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2006)	Clauses 02, 11, 15 and 16
Geelong Waterfront Safe Harbour Precinct - Public Access & Infrastructure Development Project Master Plan (Terroir Pty Ltd, May 2019)	Clause 02
Geelong Western Wedge Framework (Planisphere and Jones & Whitehead Pty Ltd, April 2005, updated September 2005)	Clauses 02 and 37.08 Schedule 1
Geelong Wetland Strategy (City of Greater Geelong, 2006)	Clauses 02, 12, 13 and 19
Greater Geelong Gaming Policy Framework (City of Greater Geelong, 2007)	Clauses 02 and 17
Greater Geelong Outer Areas Heritage Study Volume 1 (excluding Belmont precincts) and Volumes 2-4 (Authentic Heritage Services Pty Ltd, 2000)	Clauses 02 and 15
Heales Road Industrial Estate Framework Plan (MacroPlan Australia and the City of Greater Geelong, 2007)	Clauses 02 and 17
Heritage citation sheet for the Osborne Park bluestone pillar and cast/wrought iron gates (City of Greater Geelong, 2016)	Clauses 02 and 15
Heritage citation sheet for the Vietnam Veterans Memorial and Avenue of Honour (City of Greater Geelong, December 2016)	Clauses 02 and 15
Heritage Report 9 Bridge Road, Barwon Heads (Post-Panel Version) (Context Pty Ltd, May 2017)	Clauses 02 and 15
Hovells Creek, Lara: Flooding – December 10, 1988 (Technical Services Department Shire of Corio, 1990)	Clauses 02, 12, 13 and 19
Indented Head Structure Plan (City of Greater Geelong, 2016)	Clauses 02 and 11
Infrastructure Design Manual (Local Government Infrastructure Design Association, 2021)	Clauses 02 and 19
Jetty Road Urban Growth Plan (City of Greater Geelong, 2007 amended September 2008)	Clauses 02 and 11
Lara Heritage Review Phase 2, Volumes 1, 2 and 3 (Dr David Rowe and Wendy Jacobs, 2013 revised 2016)	Clauses 02 and 15
Lara Structure Plan (City of Greater Geelong, 2011)	Clauses 02 and 11
Lara Structure Plan Retail Development Issues (Tim Nott, 2009)	Clauses 02 and 11
Lara Town Centre Urban Design Framework (David Lock Associates, 2006)	Clauses 02 and 11
Leopold Structure Plan (City of Greater Geelong, 2011 amended 2013)	Clauses 02 and 11
Leopold Urban Design Framework (City of Greater Geelong, 2011)	Clauses 02 and 11
Managing Development in Rural Areas, Planning Policy Review (City of Greater Geelong, 2015)	Clauses 02, 14 and 17
Moolap Coastal Strategic Framework Plan (Department of Environment, Land, Water and Planning, 2019)	Clauses 02 and 11
Newtown Heritage Study Volumes 1-3 (City of Greater Geelong, 2008)	Clauses 02 and 15

GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
Newtown West Heritage Review, Volumes 1, 2, 3, 4 & 5 (Dr David Rowe Authentic Heritage Services Pty Ltd & Wendy Jacobs, 2016)	Clauses 02 and 15
Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020)	Clauses 02, 11, 15, 16 and 19
Ocean Grove Structure Plan (City of Greater Geelong, 2015 amended 2016)	Clauses 02 and 11
Ocean Grove Urban Design Framework (City of Greater Geelong, 2014)	Clauses 02 and 11
Pakington Street North Urban Design Guidelines (Planisphere, 2004)	Clause 15
Pakington Streetscape Improvements Plan (Loder & Bayly, 1990)	Clause 15
Point Lonsdale Structure Plan (Planisphere, 2009 amended 2011)	Clauses 02 and 11
Portarlington Structure Plan (City of Greater Geelong, 2016 amended 2017)	Clauses 02 and 11
St Leonards Structure Plan (City of Greater Geelong, 2015)	Clauses 02 and 11
Statement of Significance for the former stables to Armytage House and classrooms 19-21 Hermitage Road, Newtown (Dr David Rowe and Kevin Krastins, 2003)	Clauses 02 and 15
Study of Open Space Networks (City of Greater Geelong, 2001)	Clauses 02, 11, 18 and 19
Wandana Structure Plan (City of Greater Geelong, 1998)	Clause 02
Saleyards Precinct Plan, June 2021	Clause 02 and 11
Geelong Saleyards Precinct Surface Water Management Strategy, April 2021	Clause 02 and 11

THE CITY OF
GREATER GEELONG

SALEYARDS COMPREHENSIVE DEVELOPMENT PLAN

APRIL 2023 – FINAL ADOPTION

CITY OF GREATER GEELONG

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How to read this document

The Saleyards Comprehensive Development Plan (CDP) is a long term plan to facilitate the redevelopment of the Saleyards Precinct, and must be read in conjunction with the provisions within Clause 37.02 Comprehensive Development Zone (CDZ) and Schedule 4 (CDZ4) within the Greater Geelong Planning Scheme (Planning Scheme).

The CDP is incorporated into the Planning Scheme, and as such, it forms part of the Planning Scheme. It implements the *Saleyards Precinct Plan* (City of Greater Geelong, June 2021), which was adopted by Council on 22 June 2021.

A planning permit application and planning permit must implement the outcomes of the CDP. The outcomes are expressed as the Vision and Objectives in Part 1 of this CDP.

The way in which the various elements of the CDP are to be applied is as follows:

Vision and Objectives: The vision and objectives must be complied with.

Future Urban Structure: Future development of the site must be generally in accordance with the Future Urban Structure of the site as shown on Plan 1, to the satisfaction of the Responsible Authority. Minor variations may be permitted by the responsible authority, provided the overall vision and objectives for the development of the site are achieved.

Requirements: All requirements must be complied with.

Guidelines: All guidelines should be complied with. Guidelines outline matters that should be taken into account in the planning and design of a development.

Outcomes

VISION

The precinct will be a high quality and sustainable addition to the local urban fabric. It will provide more than four hectares of publicly accessible open space and will accommodate 1,000 - 1300 residents.

The high density residential precinct will provide diverse forms of housing that will help meet existing and future local housing demand. It will include a component of affordable housing.

The precinct will be a compact urban village comprised predominantly of buildings of modest building height that contribute to the open feel of streets.

The interface of the precinct with industrial land will be managed through noise attenuation measures and requirements for specific building materials, such as double glazing.

The movement network and building design will prioritise the pedestrian and cycling experience.

The precinct will provide a significant addition to the adjacent network of public open spaces providing places for relaxation and recreation. Street trees and landscaping in public spaces supplemented by landscaping on private land will contribute to the leafy green feel of the precinct.

A mixed-use area will provide approximately 1,800 square metres of retail on the ground floor and be adjacent to an urban plaza space. The plaza will be located on the southern side of the street to utilise the northerly aspect to encourage outdoor dining.

The precinct will incorporate environmentally sustainable design features and the retention of heritage fabric will provide opportunities for interpretation and adaptive reuse of materials.

OBJECTIVES

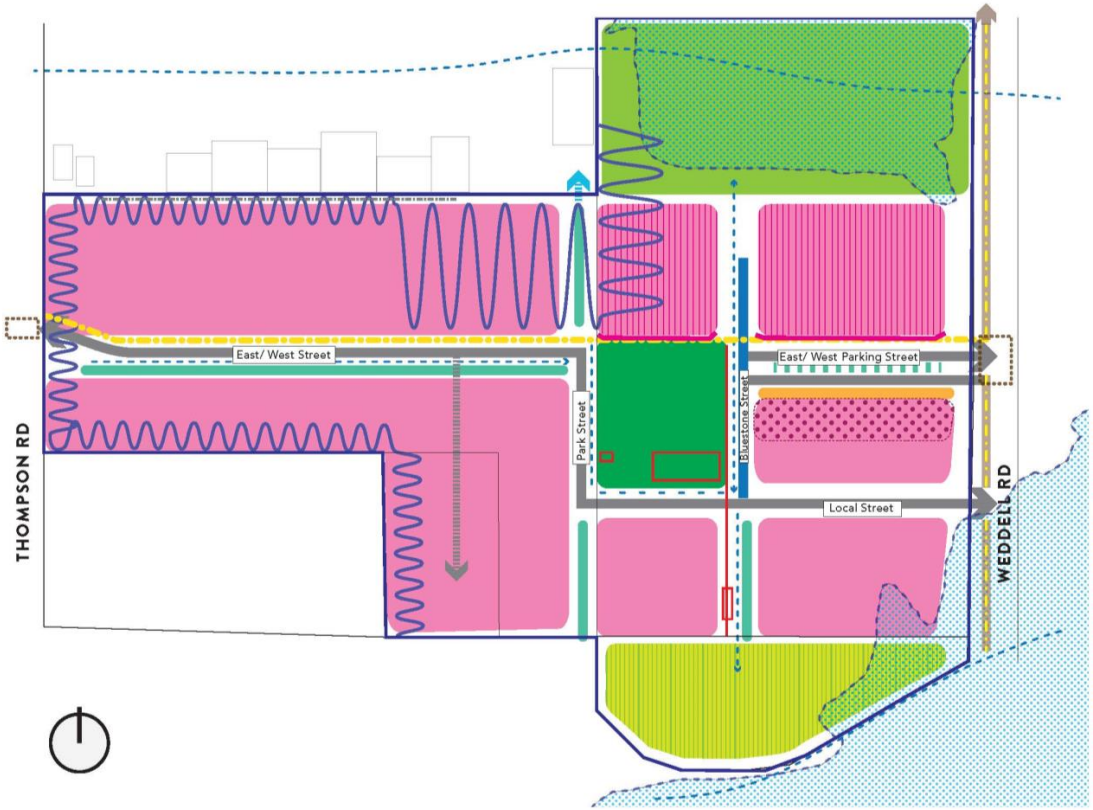
O1	To establish a high quality, sustainable urban village with predominantly residential development supplemented by associated commercial and community services in a high density environment
O2	To provide high quality public open space that links to the surrounding open space network.
O3	To respect the heritage values of the former Geelong Saleyards.
O4	To provide for appropriate connections to surrounding streets.
O5	To provide for pedestrian and bicycle networks through the precinct.
O6	To create a community node of Weddell Road with a range of uses for the precinct.
O7	To provide for higher density housing a diverse range of households, including affordable housing.
O8	To achieve a diversity in building types and architectural expression.
O9	To encourage best practice environmentally sustainable design.
O10	To ensure the orderly and integrated development of the precinct.
O11	To provide high quality streetscapes.

Plan 1 – Future Urban Structure

FRAMEWORK PLAN

KEY

- Mixed use
- Preferred minimum dwelling density: 60 dwellings per net developable hectare within the context of the preferred maxiumum height provisions.
- Controls to limit overshadowing onto Central Park & Mixed Use Area Plaza
- Area where noise attenuation measures must be implemented
- Precinct boundary
- Public roads
- Public roads (location flexible)
- Laneway (future road, pending development of industrial sites)
- Intersection upgrade - primary access from Thompson St & Weddell Rd
- Public roads - blue stone treatment
- Green links - street landscaping
- Water sensitive urban design
- Area under SWMS flood contours
- Open space - central park
- Mixed Usea Area Plaza
- Southern open space (drainage basin, wetlands, potential open spcae)
- Northern open space (drainage basin, wetlands, potential open space)
- Key pedestrian/ cycle link
- Shared path
- Heritage fabric to be retained
- Upgrade access to train station
- Possible Future Walking/Cycling Link to Hepner Place



Implementation

LAND USE

Requirements	
R1	Land uses must be located in appropriate locations, generally in accordance with Plan 1.
R2	Non-residential land uses must be compatible with the intended residential use of the precinct.

Guidelines	
G1	Non-residential uses within the precinct should not have a significant negative economic impact on any nearby centre.
G2	Land uses outside the Mixed Use area shown on Plan 1 should be primarily residential.
G3	Non-residential uses outside the Mixed Use area should be located along the East-West Parking Street shown on Plan 1.
G4	Land uses at ground level in the Mixed Use area shown on Plan 1 should be those uses that promote on-street activity such as outdoor dining.
G5	Accommodation and office uses should be located at upper levels (above ground floor) within the area shown on Plan 1 as Mixed Use area.
G6	Land uses should not include a drive through facility.

BUILT FORM, BUILDING DESIGN AND SITING

Requirements	
R3	Development (including subdivision) must be generally in accordance with Plan 1.
R4	Buildings must not exceed 34 metres or 10 storeys (whichever is the lesser).
R5	Acoustic attenuation measures must be provided to any noise sensitive accommodation to reduce noise levels in accordance with the following: a. Environment Protection Regulations under the Environment Protection Act 2017 b. Noise Limit Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues (Publication 1826.2, Environment Protection Authority, March 2021).

Guidelines	
G7	Loading, storage, refuse areas and building services including domestic services, utilities and waste management facilities should be concealed and/or integrated into building design and not visible from public areas.
G8	As far as practicable, built form and development should be oriented toward and overlook adjoining public and private roads and open space.
G9	The minimum floor level of all buildings within the 'Area under SWMS flood contours' (1% Annual Exceedance Probability Flood Extent) shown on Plan 1 should be no lower than minimum development levels determined in the *Geelong Saleyards Precinct Surface Water Management Strategy (BMT, April 2021)*, unless otherwise agreed to by the responsible authority.
G10	An application for development of land for dwelling including a dwelling where it is provided as part of a mixed use development should provide affordable housing in accordance with G11 and G12. This does not apply to: a. where any other provision of the Greater Geelong Planning Scheme, or the Planning and Environment Act 1987 (or any other Act), requires an affordable housing contribution to be made in respect of the proposed development. b. to land in respect of which an agreement with the responsible authority has already been entered into for the provision of affordable housing; c. to the development of land for which a contribution to affordable housing has already been provided to the satisfaction of the responsible authority consistent with G6, G7 and G8 (Panel note – reference numbers to be updated); d. to the development of land for less than three dwellings; and e. to an application for buildings or works to an existing dwelling, provided the number of dwellings is not increased.
G11	Affordable housing should be provided through one of the following: a. as a transfer of dwellings to an affordable housing association under the Housing Act 1983 or the City of Greater Geelong Affordable Housing Trust at the rate of 5% of the total number of dwellings proposed on the land in the application, for zero consideration (Primary Obligation) b. a monetary contribution to the City of Greater Geelong Affordable Housing Trust which is of equal value (as independently assessed) to the Primary Obligation c. through a combination of the options a and b above d. in any other way as agreed between the permit applicant and the responsible authority.
G12	Affordable housing delivered in accordance with this CDP should meet all the following: a. be delivered within the land to which the planning permit application applies or if agreed by the responsible authority within another part of the precinct to which this CDP applies b. be functionally and physically indistinguishable from other dwellings within the development c. be distributed across the development d. provide a mix of housing types to respond to local housing needs.
G13	Preferred minimum dwelling density

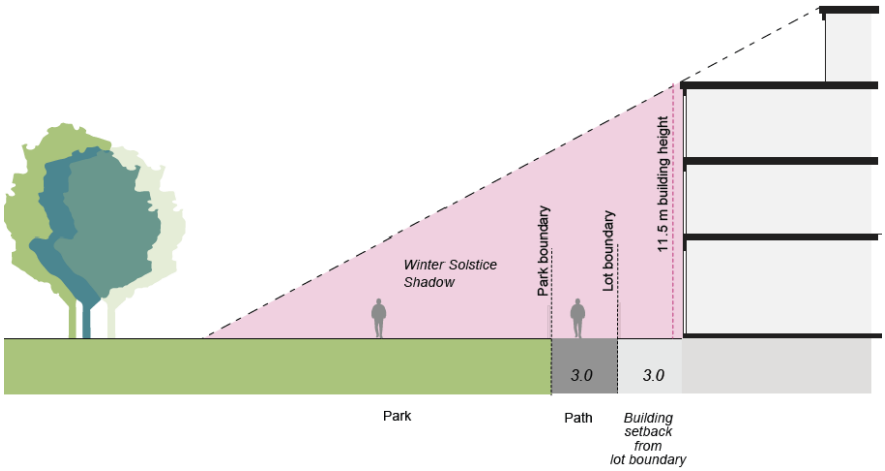
	Development should achieve a minimum dwelling density of 60 dwellings per net developable hectare.
G14	Developments that include multiple dwellings should include a diversity of dwelling sizes (such as a mix of one, two or three bedrooms) across a range of typologies including apartments and townhouses.
G15	Preferred maximum building heights Buildings should not exceed the following building heights: a. 22 metres or 6 storeys (whichever is lesser) if located directly adjacent to Thompson Road, Central Park, Mixed Use Area Plaza, the Northern and Southern Open Space all as shown on Plan 1 – Future Urban Structure, or the golf course adjacent to the southern boundary of the Precinct b. 15 metres or 4 storeys (whichever is lesser) in all other areas.
G16	Preferred minimum setbacks Development should be configured to minimise the impact of overshadowing on the public realm (such as overshadowing on the southern footpath of the east-west street) where no overshadowing standard is provided in this CDP. Development should minimise the impact of overshadowing on the public realm (such as overshadowing on the southern footpath of the east west street). Except within the area shown as Mixed Use Area on Plan 1, or on land with a frontage to a laneway, buildings should meet the following minimum setbacks: a. Any part of a building up to 15 metres above natural ground level: 3 metres b. Any part of a building more than 15 metres above natural ground level: 7 metres
G17	A mix of building types should be provided that demonstrate a diversity of architectural styles, materials and form within each street and street block.
G18	Articulation should be provided to break up continuous built form and visual bulk, such as through building separation, landscaping, fenestration, balconies, recessions and protrusions and materials.
G19	Development above four storeys should be recessive and incorporate measures to minimise its visual prominence from the public realm. Development should use massing or articulation or changes of surface treatment, or a combination of these, to relate building height to the scale of its surrounds, and to diminish visual bulk.
G20	Prominent facades of all buildings visible from streets and open space should comprise a variety of materials and textures.
G21	Buildings which have more than one street frontage or which also adjoin open space should, where applicable, provide a sense of address to any street frontages and open space.
G22	Active frontages at street level should be provided in mixed-use development.
G23	Vehicle access should be provided by rear loaded, or basement carparking, particularly for land which has a frontage to an East-West Street or a local street, to minimise the visual impact of vehicle entrances and conflict with pedestrians.

G24	Built form should maximise safety and utilise Crime Prevention Through Environmental Design (CPTED) principles.
G25	All buildings and works within the Heritage Overlay should demonstrate how the relevant Conservation Policies of the Geelong Sale Yards Weddell Road, North Geelong Conservation Management Plan (Rowe and Jacobs, 2007) have been achieved.
G26	Development that exceeds the preferred maximum building height should: a. represent high quality architecture, urban design and landscaping b. not result in an unreasonable loss of amenity to the public realm or open space which is privately owned by publicly accessible through overshadowing or visual bulk c. avoid a sense of enclosure at street level.

Mixed use area as shown on Plan 1

Guidelines	
G27	Buildings should be built to the street frontages (zero setback).
G28	Buildings which have a frontage to the public realm should incorporate a high standard of urban design treatment and activation. Encourage development that provides articulation of all visible building frontages. Discourage blank building walls along street frontages or where visible from streets and other public spaces.
G29	The frontage at ground level to office or accommodation above ground floor should not exceed 2 metres.
G30	The total combined amount of leasable floor space for shops within the Mixed Use area should not exceed 1,800 square metres at ground level.
G31	Buildings should include fine grain detail including door openings not less than 12 metres apart and windows, as well as projections and recessions and use of different materials.
G32	Elevations that are blank and clad in a single material visible from the public realm should be avoided.
G33	Buildings should include awnings and shade canopies to provide weather protection.
G34	Buildings should provide for shops and food and drink premises at ground floor level, with active frontages to the plaza and streets to the east and west, including space for outdoor dining.

Development abutting open space as shown on Plan 1

Requirements	
R6	Central park At the winter solstice (June 21), no shadow is to be cast over Central by any building form above or behind a hypothetical 11.5 metre high built form set back 6 metres north of the northern boundary of the Central Park (inclusive of a 3 metre wide shared path) between 11:00am and 2:00pm. This Requirement is shown in Image 1 – Overshadowing of Central Park northern boundary.  *Image 1 - Overshadowing of Central park north boundary*
R7	At the winter solstice (June 21) between 11:00am and 2:00pm, no additional shadow is to be cast by built form over the Mixed Use Plaza.

Guidelines	
G35	Buildings should take advantage of views to open space.

LANDSCAPE AND OPEN SPACE

Landscape and trees

R8	Provide shade, shelter, greenery, seating, and outdoor dining opportunities in the Mixed Use Area Plaza shown on Plan 1.

Guidelines	
G36	Trees more than 5 metres in height and in generally good condition should be retained on public and private land where possible and be incorporated into the landscape design for any of their shade, amenity, character, habitat and conservation values.
G37	Planting in roads, streets and laneways should achieve a minimum of 25 per cent canopy coverage and a minimum of 40 per cent canopy coverage in publicly accessible parking areas and open space.
G38	New street trees and trees in open space should be: a. Species that provide canopy cover wherever space allows. b. Sized appropriately for nature strips and adjacent built form. c. Provided in locations and of a size that is consistent with any guidance provided on the relevant street cross sections and plan within this Comprehensive Development Plan.
G39	Where appropriate, landscape design should integrate the design of the front gardens with the design of the street.
G40	Landscaping should be appropriate to the site and current and future climate conditions.
G41	Water sensitive urban design features should be incorporated into public landscapes.
G42	Design of public open space should ensure universal access.
G43	High quality landscaping should be provided for all public realm areas, including key pedestrian and cycling routes and key entry points, using a variety of hard and soft landscaping materials for shade and visual interest.

Open space

Requirements	
R9	Provide the open space shown as Central Park generally in accordance with Plan 1 and Table 2 – Summary land use budget.
R10	Provide for the incorporation and interpretation of heritage elements in open space, including fabric identified to be retained in the Saleyards Precinct Plan (City of Greater Geelong, June 2021).
R11	Any land provided beyond the 10% unencumbered Open Space Requirement will be provided to Council at no cost.

Guidelines	
G44	Linear green links/spaces should be provided generally in accordance with Plan 1 and Table 2 – Summary land use budget.
G45	All public open space and green links should be a useable size and configuration.

INTEGRATED TRANSPORT

Transport

Requirements	
R12	A staggered main east-west street must be provided generally in accordance with Plan 1, to avoid that street being a direct through road.
R13	One vehicular access off Thompson Road and two access points on Weddell Road must be provided generally in accordance with Plan 1.
R14	There must be no vehicle access to lots from Thompson Road or Weddell Road.
R15	There must be no vehicle access across the Mixed use area plaza as shown on Plan 1 or from the adjacent road reserve to the east or west.

Guidelines	
G46	Intersection treatment at the Thompson Road access point to the precinct should safely manage anticipated vehicular traffic and improve pedestrian and cyclist safety and amenity.
G47	Safe sight lines should be provided to and from the proposed Thompson Road intersection.
G48	The design of streets and public areas should be generally in accordance with the street cross sections and plans as shown in Figures 1 through to 10.
G49	Communal car share spaces associated with a car share scheme should be provided as part of any application to reduce car parking requirements.
G50	An internal road network with a high level of access for all non-vehicular traffic and adequate access for vehicular traffic should be provided.
G51	Any application to reduce carparking requirements in the Mixed Use area as shown in Plan 1 should be considered on a precinct-wide basis and any car parking which is provided must be provided as a shared parking area within the Mixed Use area.
G52	Street design should comply with Crime Prevention Through Environmental Design principles and incorporate appropriate lighting.

G53	Streets should be designed to provide views to parkland within the site including at termination points.
G54	Vehicle traffic speeds should be minimised through narrow traffic lanes and large canopy tree planting.

Walking and cycling

Requirements	
R16	Pedestrian connections must be provided from within the Precinct to bus stops in Thompson Road.
R17	Key junctions must be designed to prioritise pedestrian and cycle movements.
R18	A shared pedestrian/cycle path must be provided along the main East/West Street and north side of the Central park.

Guidelines	
G55	Pedestrian paths should be provided generally in accordance with consistent with the street cross sections and plans as shown in Figures 1, 2, and 4 through to 8 or as otherwise agreed with the responsible authority.
G56	Road reserves should be scaled and detailed to promote pedestrian and cyclist safety and movement.
G57	Pedestrian and cyclist priority should be provided through continuous footpaths at accessible grades and shared pedestrian/cycle ways.

INTEGRATED WATER MANAGEMENT AND SUSTAINABILITY

Requirements	
R19	Stormwater drainage for the precinct must be provided so as to comply with the following stormwater pollutant objectives and pollutant reduction targets. ▪ With regard to existing site floor conditions, assess site flood risk, both local catchment and regional, for the ultimate development state indicated by the precinct plan. ▪ Assess the potential impact of the site development on the receiving catchment (that is to the Rippleside outlet) ▪ Identify a pre-concept drainage plan to manage stormwater (quality) runoff from the site. ▪ Includes provision for conveyance of stormwater runoff of the 20 per cent to 10 per cent Annual Exceedance Probability Event within the underground drainage system. ▪ Includes provision for major flooding being that in excess of the 10 per centre Annual Exceedance Probability Event, along major roadways and open space. ▪ For overland flow (that is major flooding), the applicable floodway safety criteria (Melbourne Water, 2017) are: ▪ Roadways: average depth less than or equal to 300 millimetres and average velocity depth product less than or equal to 0.35. ▪ Drainage reserve (open space): actual depth less than or equal to 400 millimetres and average velocity depth product less than or equal to 0.35. **Table 1 – Stormwater Pollutant table:**

Pollutant	Criteria
Total suspended solids	80% reduction
Total Phosphorus	45% reduction
Total Nitrogen	45% reduction
Gross pollutants (5mm or larger)	70% reduction

Guidelines	
G58	All development, including subdivision, should have regard to the Geelong Saleyards Precinct Surface Water Management Strategy (BMT, April 2021).
G59	The drainage basins and wetlands as shown on Plan 1 should be constructed and established in accordance with: a. Biofiltration systems in Development Services Schemes Guideline (Melbourne Water, September 2020). b. Wetland design manual (Melbourne Water, 2017).

	c. Construction and establishment guidelines: swales, bioretention systems and wetlands guideline (Water by Design, 2010b).
G60	A range of Water Sensitive Urban Design initiatives to limit runoff from roofs, structures and impermeable surfaces should be provided as appropriate.
G61	Development should not unreasonably overshadow existing or proposed rooftop solar energy systems.
G62	25 per cent of car parking spaces in apartments or mixed-use developments should be provided with electric vehicle charging facilities and be reserved for electric vehicles.
G63	5 per cent of car parking spaces in apartments or mixed-use developments should be reserved for small and/or shared vehicles
G64	All development should incorporate building or landscape elements that reduce the impact of the urban heat island effect across 70 per cent of the site area.

INFRASTRUCTURE AND STAGING

Infrastructure delivery

Requirements	
R20	Development must provide the following infrastructure: a. All items listed in Table 1 – Precinct Infrastructure Plan. b. Local streets. c. Landscaping, and where reasonably required by the municipal council, fencing of abutting streets and roads. a. Intersection works and appropriate traffic management measures along arterial roads, connector streets and local streets. b. Local pedestrian and shared bicycle paths along local roads and connector streets, utilities easements, local streets, waterways and within local parks including intersections and crossing points. c. Public bicycle parking. d. Appropriately scaled lighting along all roads, shared bicycle and pedestrian paths and traversing the open space network. e. Local drainage system and water quality systems.

Guidelines	
G65	Utility services should be placed in locations that will maximise tree planting opportunities.

Development staging

Requirements	
R21	Development staging must provide, to the satisfaction of the responsible authority, and as appropriate given the development proposed, for the timely and coordinated provision and delivery of: All infrastructure items listed in Table 2 – Precinct Infrastructure Plan. a. The infrastructure items listed in Table 2 – Precinct Infrastructure Plan. b. Drainage infrastructure. c. Major utility service assets. d. Road reservations, public open space and construction. e. Street links between properties, constructed to the property boundary. f. Connection of the pedestrian and bicycle network to key destinations within and outside the precinct from the early stages of development. g. Infrastructure identified in an agreement implementing a Shared Infrastructure Funding Plan that applies to the land under an agreement made under section *173 of the Planning and Environment Act 1987.*
R22	Staging will be determined largely by the development proposals on land and the availability of infrastructure services. Each development stage should (where appropriate): a. Contribute to the delivery the infrastructure listed in Table 2 – Precinct Infrastructure Plan. f. Give effect to any agreement to implement a Shared Infrastructure Funding Plan that applies to the land under an agreement made under section *173 of the Planning and Environment Act 1987.* g. Integrate with adjoining developments, including the timely provision of road and walking/cycling path connections, to a practical extent. h. Provide for public open space in the early stages of development. i. Provide sealed road access to each new allotment and constructed to an appropriate standard. f. Deliver any utility service assets, including confirmation of the agreed approach and timing by the relevant service provider.

Precinct infrastructure plan

The Precinct Infrastructure Plan – Table 2 identifies the infrastructure and services required to meet the needs of proposed development within the precinct. The infrastructure items and services are to be provided through a number of mechanisms including:

- Development works by developers.
- Agreement under section 173 of the *Planning and Environment Act 1987*.
- Utility service provider requirements.

- A Shared Infrastructure Funding Plan that applies to the land under an agreement made under section 173 of the *Planning and Environment Act 1987.*
- Capital works projects by Council.
- Works-in-kind projects undertaken by developers on behalf of Council.

Table 2: Precinct Infrastructure Plan – identifies the infrastructure project, whether the project is a local or shared item, the timing/trigger for delivery and whether the project is included in a Shared Infrastructure Funding Plan that applies to the land under an agreement made under *section 173 of the Planning and Environment Act 1987.*

TITLE AND DESCRIPTION	DELIVERY LEAD	TIMING TRIGGER
Road		
Pedestrian Crossing upgrade Wombat Crossing (with curb outstands) to be placed mid-way along Weddell Road	Shared	To be delivered in early stages of the eastern side development area fronting onto Weddell Road or as determined by Council
East/West Street with green link East/West Street through the eastern part of the precinct, including shared user path and green link	Local	As required by the development at the permit application stage as determined by Council
Thompson Road intersection Delivery of a main intersection access from Thompson Road	Local	As required by the development at the permit application stage as determined by Council
Weddell Road intersection Delivery of main intersection access from Weddell Road	Local	As required by the development at the permit application stage as determined by Council
Drainage		
Northern drainage basin Construction of the northern drainage asset	Shared	At the first stage requiring the items delivery or as determined by Council
Southern drainage basin Construction of the southern drainage asset	Shared	At the first stage requiring the items delivery or as determined by Council

TITLE AND DESCRIPTION	DELIVERY LEAD	TIMING TRIGGER
Public transport		
Bus stop relocation Potential bus stop relocation Thompson Road	Local	As determined by Council and Department of Transport at permit application stage
Bus stop upgrade Upgrade to Weddell Road bus stop	Local	As determined by Council and Department of Transport at permit application stage
Trails		
Shared user path Shared user path and landscaping on the western side of Weddell Road	Shared	To be delivered in early stages of the eastern development area fronting onto Weddell Road or as determined by Council
Open space		
Bluestone Pedestrian Priority Road Passive open space with heritage bluestone encumbrance	Local	As required by the development at permit application stage as determined by Council
Central Park Heritage Embellishment Works required within Central Park	Shared	To be delivered alongside the delivery of properties as specified in the Shared Infrastructure Funding Plan or as determined by Council
Central Park Local Park (non heritage) embellishment work requirement within Central Park. To be funded through Clause 53.01 contributions	Council	To be delivered at the appropriate time as determined by Council.

TITLE AND DESCRIPTION	DELIVERY LEAD	TIMING TRIGGER
Other		
Plaza Delivery of Mixed Use Plaza	Local	As required by the development at permit application stage as determined by Council
Plaza Delivery of Western Plaza	Local	As required by the development at permit application stage as determined by Council

LAND BUDGET

Table 3 – Summary land use budget

Description	Hectares	% of total precinct area	% of Net Developable Area
Total precinct area	12.5194	100%	
Unencumbered open space			
Central park (minus heritage elements)	0.4503	3.60%	5.16%
North/South Linear Green links *	0.3199	2.56%	3.67%
Total unencumbered Open Space	0.7702	6.15%	8.83%
Encumbered open space			
Heritage elements in Central park	0.0572	0.46%	
Drainage			
Drainage	2.9661	23.69%	
Net Developable Area	8.7259	69.70%	

* Table 3 Note: Linear green links are to be considered unencumbered open space, excluding the areas nominated with easements. The exact area of encumbered land will be determined at the permit stage.

STREET CROSS SECTIONS AND PLANS

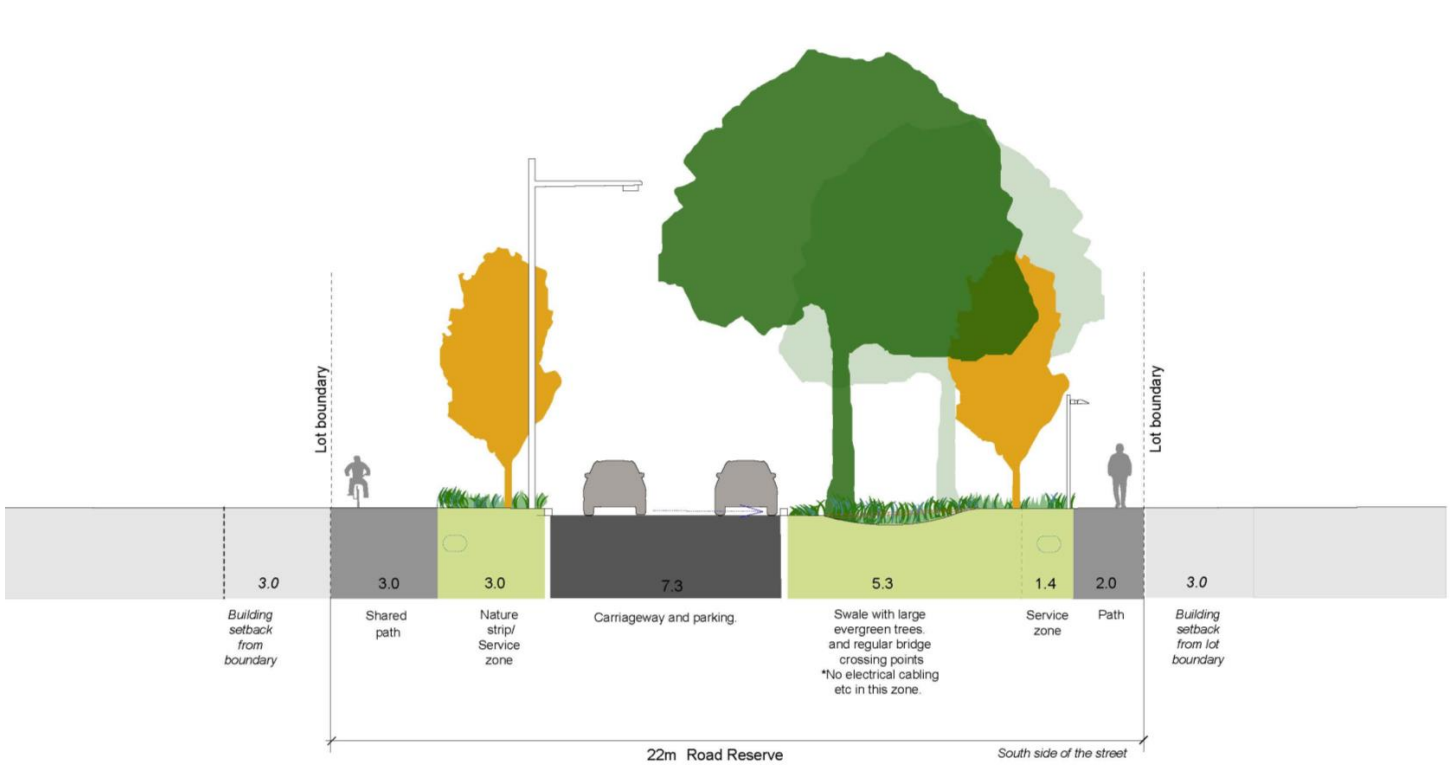


Figure 1: Main East West Road with swale

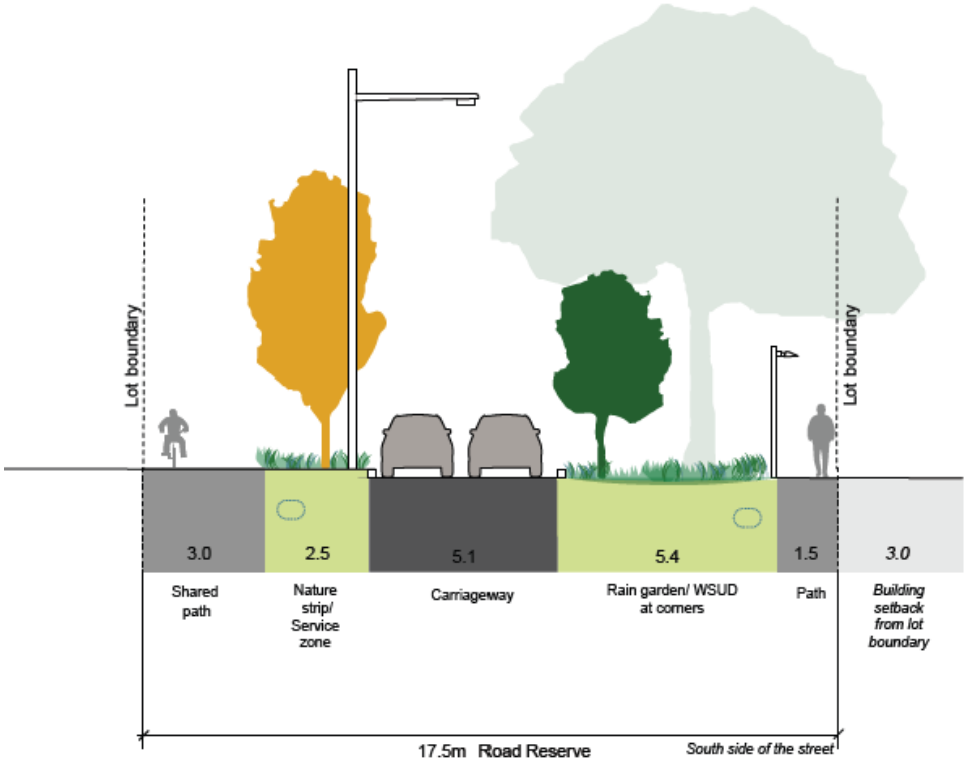


Figure 2: Main East West Road with raingardens dispersed at each street corner and centre of block

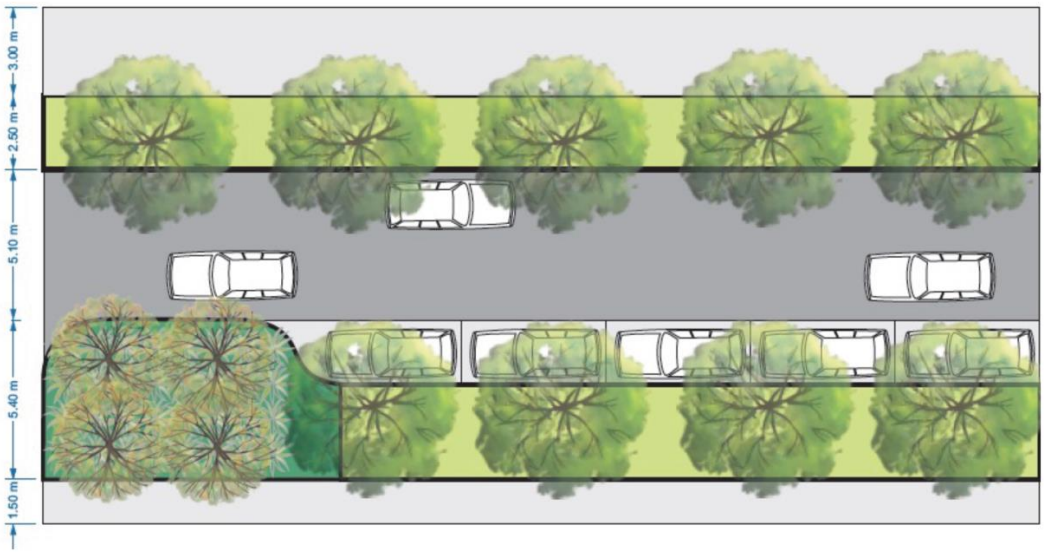


Figure 3 - Main East West Road with raingardens dispersed at each street corner and centre of block

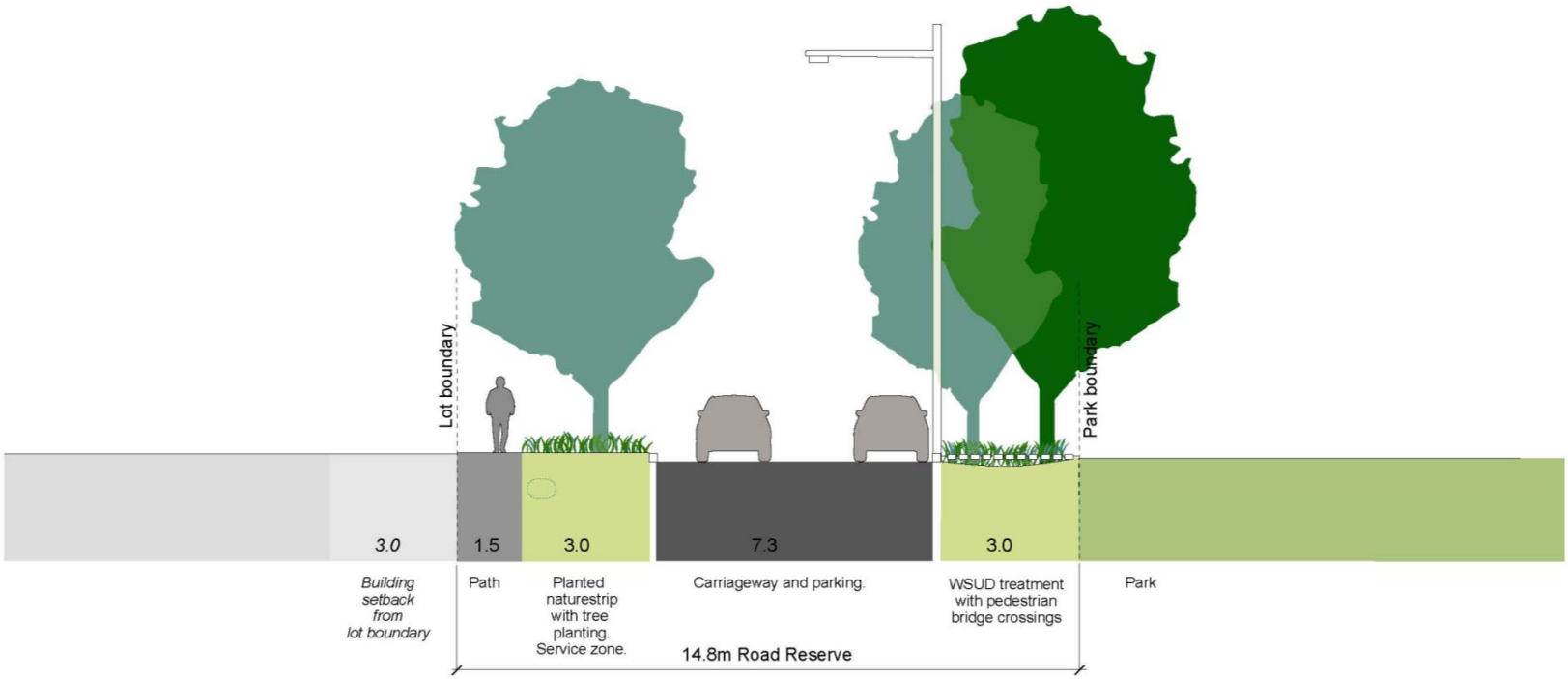


Figure 4: Park Street (west side of Central park)

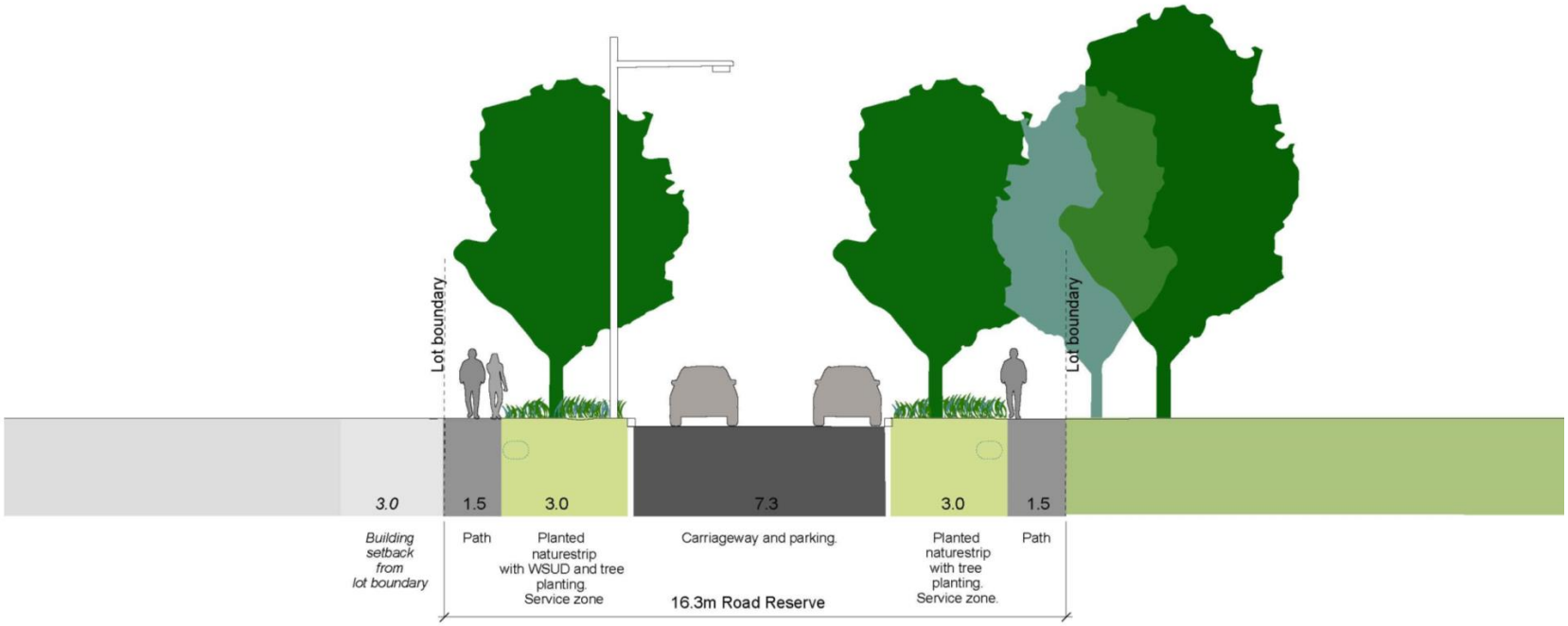


Figure 5: Park Street (south side of Central park)

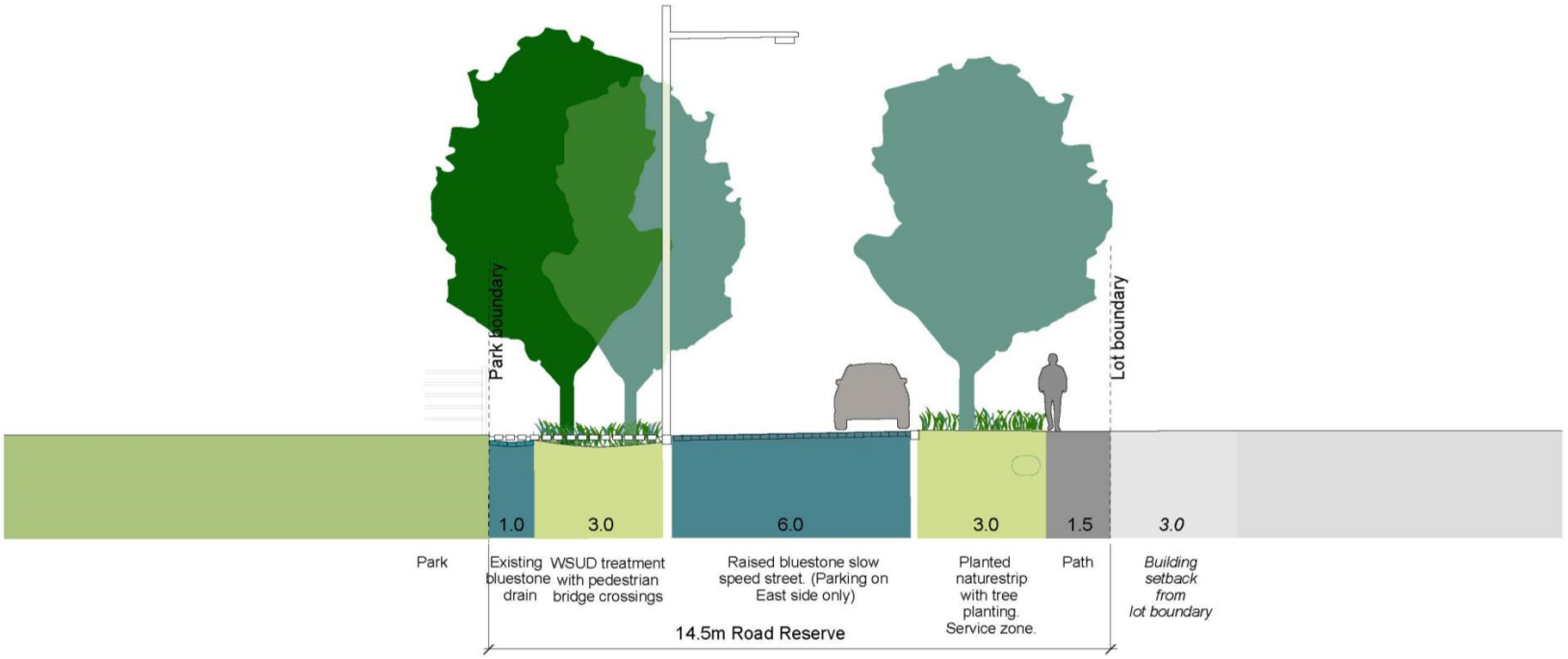


Figure 6: Bluestone street

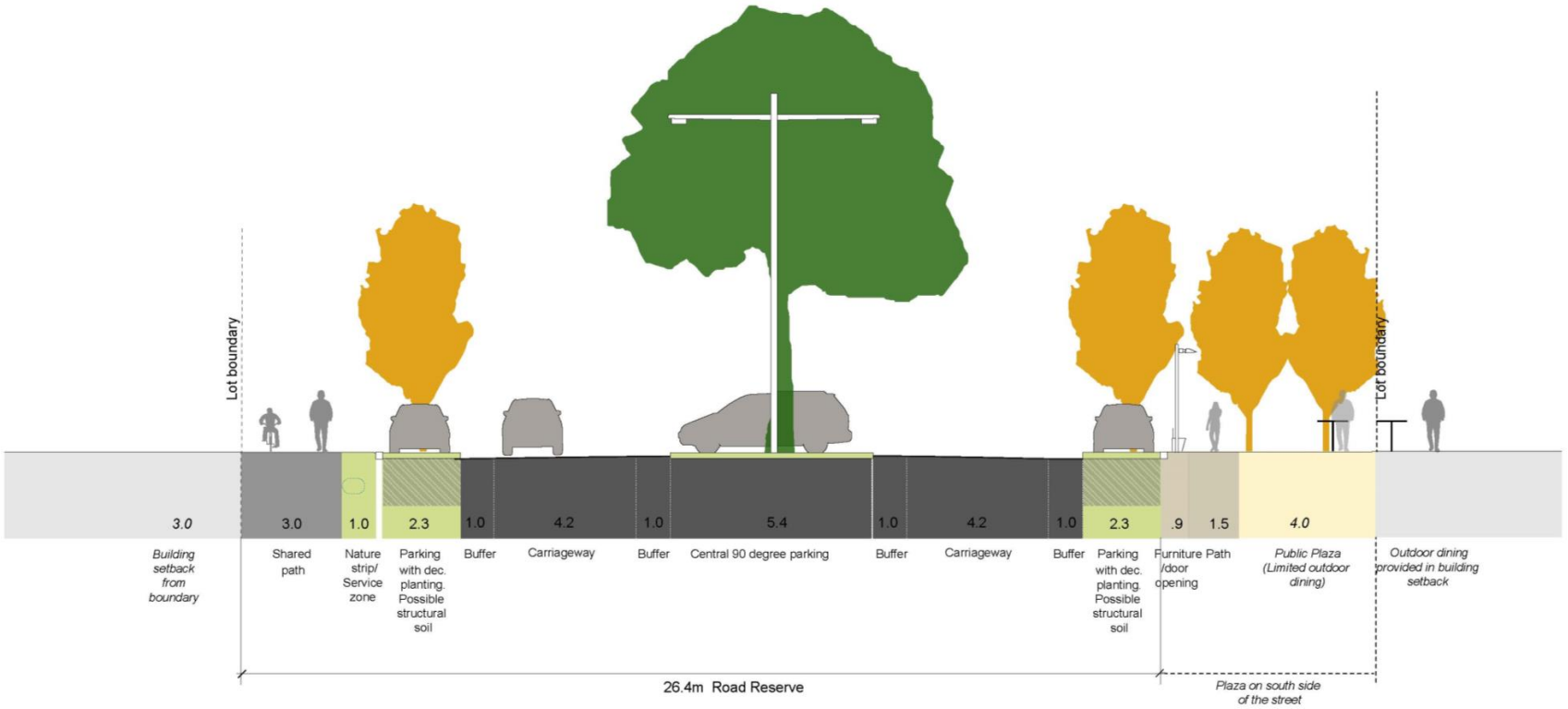


Figure 7: East west parking street

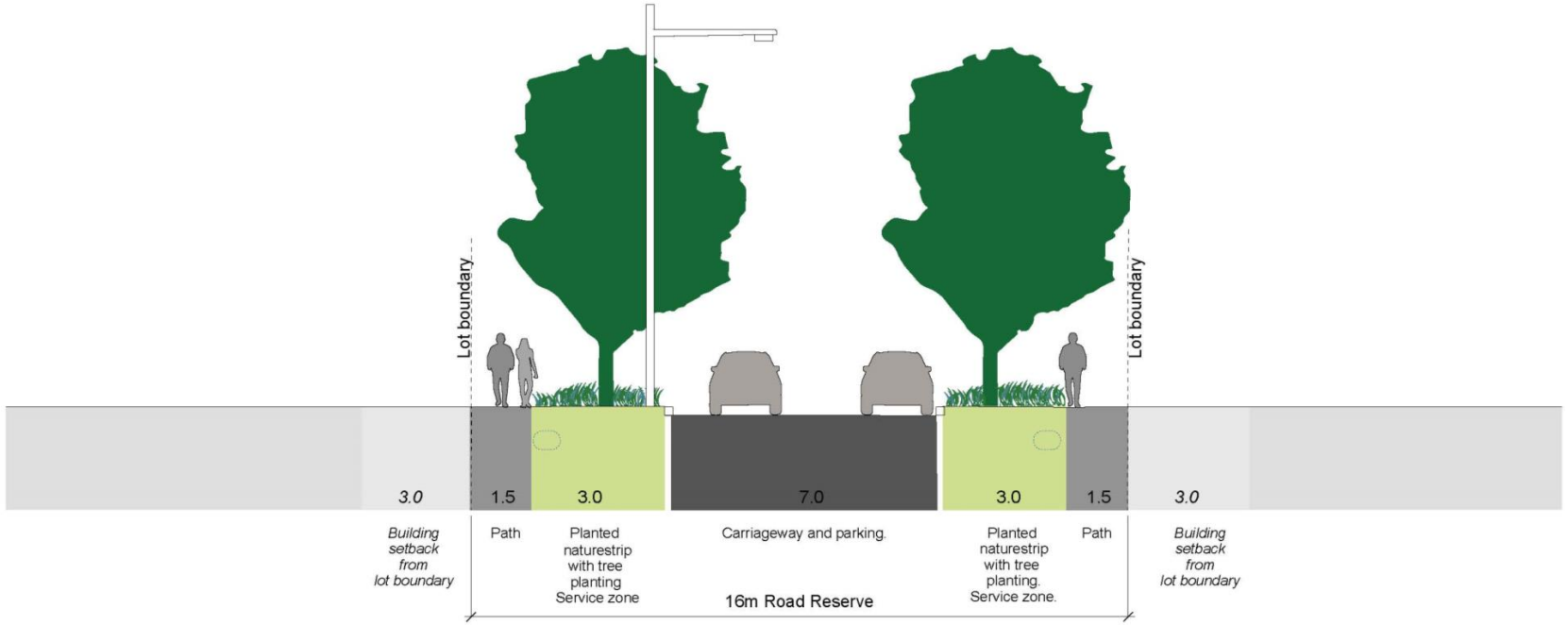


Figure 8: Local streets

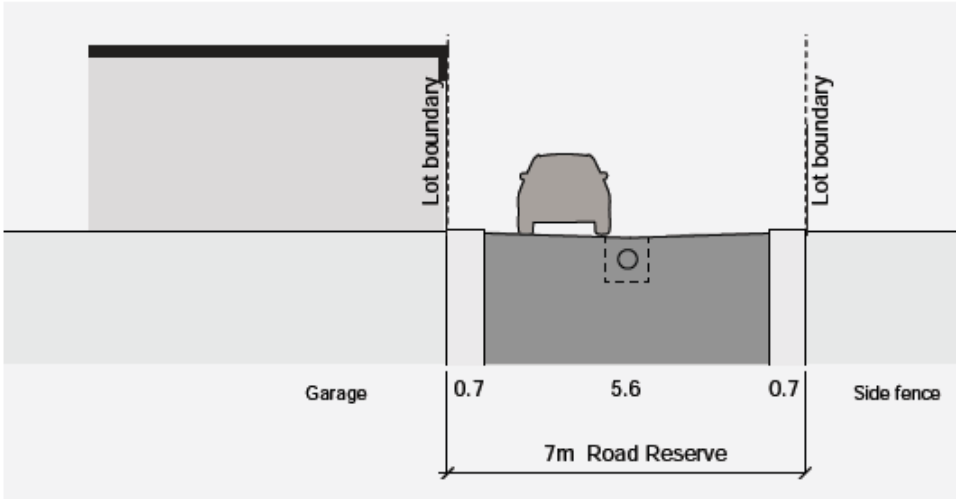


Figure 9: Laneway with garaging on one side only

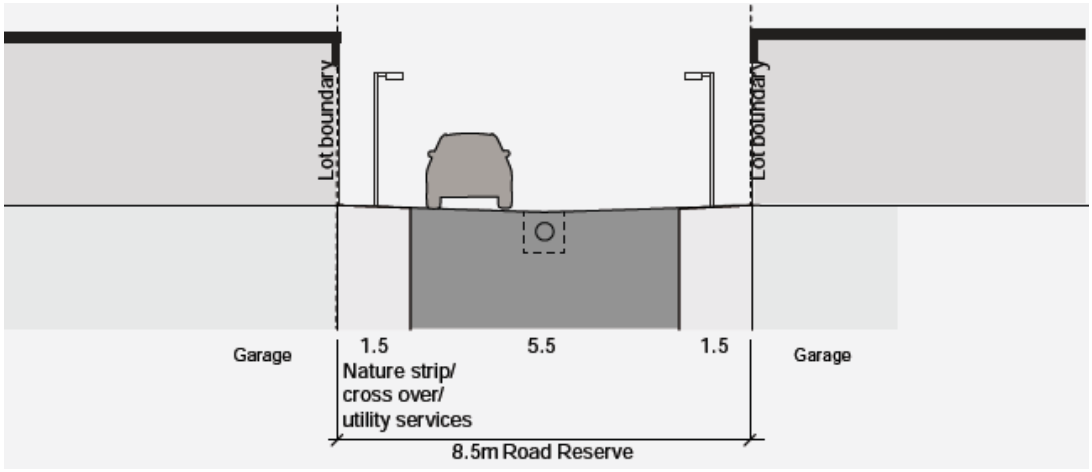


Figure 10: Laneway with garaging on both sides

BACKGROUND DOCUMENTS

Geelong Saleyards Precinct Surface Water Management Strategy (BMT, April 2021).
Saleyards Precinct Plan (City of Greater Geelong, June 2021)

GLOSSARY

Affordable housing

Has the same meaning as in section 3AA of the *Planning and Environment Act 1987*.

Encumbered open space

Open space that is constrained by features such as:

environmental risks such as flooding and landslip

infrastructure and easements, such as utilities and drainage;

retarding basins or wetlands

contamination or landfill

habitat conservation and native vegetation

heritage values

waterways and drainage

buffer areas

steep slopes

Land budget table

A table setting out the total Precinct Area, net developable area and constituent land uses proposed within the precinct.

Unencumbered open space

Land set aside for open space that, if not set aside for open space, would be 'developable', or unconstrained for private development.

Net Developable Area

Land in the Precinct available for private development including local and connector streets. It is the precinct area minus open space and encumbered land, including encumbered open space.

Precinct

All land shown within the precinct boundary in Plan 1 – Future Urban Structure.

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
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Attachment 4 - Panel report - Executive Summary and Recommendations

Planning Panels Victoria

Greater Geelong Planning Scheme Amendment C434ggee
Geelong Saleyards

Panel Report

Planning and Environment Act 1987

31 January 2023

VICTORIA State Government

Executive summary

The Geelong Saleyards operated from Weddell Road, North Geelong from 1869 until 2018, but now sits idle. The site is favourably located near the Pakington Street activity centre, central Geelong and North Geelong Railway Station and has been strategically identified as a 'key development site' for significant infill housing.

The City of Greater Geelong (Council) prepared the *Saleyards Precinct Plan*, June 2021 to guide the redevelopment of the saleyards site and adjoining land formerly occupied by Target Australia's head office. Greater Geelong Planning Scheme Amendment C434ggee (the Amendment) seeks to implement the precinct plan by rezoning land from Industrial Zone 1 to Comprehensive Development Zone Schedule 4 and incorporating the *Saleyards Comprehensive Development Plan*, May 2022 (CDP). The fully developed precinct is proposed to accommodate between 1,000 and 1,300 residents in a compact urban village of predominantly 4 to 6 storey buildings.

In response to public exhibition, Council received a total of 15 submissions. Key issues raised in submissions focussed on three key issues: building height, developer contributions and traffic.

Overall, there is strong strategic justification for the Amendment. Infill development is a core element of Greater Geelong's strategy to accommodate growth. Opportunities for infill development should be capitalised upon where they are available. The Amendment provides the framework for this opportunity to be realised.

On the specific issues raised in submissions, the Panel concludes:

Building heights

- The CDP would be strengthened by clearly expressing the preferred character for the precinct in the vision and objectives.
- The preferred maximum building heights of 4 to 6 storeys are appropriate, as is a maximum building height of 10 storeys. This should be expressed in the CDP.
- Specifying a maximum building height serves to limit the broad discretion that was available under the exhibited provisions. It does not alter the preferred height outcome sought for the site.
- Requirements for buildings above proposed preferred maximum building do not meet the tests for mandatory provisions. The proposed requirements shoud be redrafted as decision guidelines in the CDP.
- Overshadowing controls should operate in the Central Park and Mixed Use Plaza between 11.00am and 2.00pm at the winter solstice. It is appropriate that a guideline seek to minimise overshadowing on other public realm areas.

Developer contributions

- The open space contribution rate for the precinct should be 10 per cent, consistent with the default that applies to residential development across Greater Geelong.
- The agreed 5 per cent affordable housing contribution will deliver on State and local policy objectives for housing.
- The nexus and need have been established for only some of the projects in the Precinct Infrastructure Plan. Local infrastructure projects that should be deleted include the pedestrian refuges at Hepner Place, northern end of Weddell Road and Backwell Street, the pathway on the east side of Weddell Road, the pathway on Victoria Street and the

pathway and upgrade to the Ballarat Road bus stop. The Thompson Road and Weddell Road intersection upgrades, the bus stop on Weddell Road and the potential relocation of the bus stop on Thompson Road will benefit the whole precinct and should be listed as shared items in the Precinct Infrastructure Plan.

Traffic

- The road network surrounding the Saleyards Precinct has sufficient capacity to accommodate the traffic generated by the redevelopment and the CDP provides good pedestrian and cycling connectivity within the site and into the surrounding area. Car parking will be assessed as part of a future planning permit application.
- The final design and potential signalisation of the intersection on Thompson Road providing access to precinct should be assessed at the planning permit application stage.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendment C434ggee be adopted as exhibited subject to the following:

1. **Delete Clause 21.06-8 (Implementation).**
2. **Amend Clause 02.04-3 to include the Saleyards Precinct Key Development Area in the 'Housing and Settlement Framework Plan' map and 'Key Development Areas' map consistent with the version exhibited as Clause 21.06-8.**
3. **Amend the Comprehensive Development Zone Schedule 4, as shown in Appendix E, to:**
   a) **Modify Plan 1 to:**
      - **show the 'possible future link' to Hepner Place as a walking/cycling link and relocate it east to align with the 'green link' extension of Park Street**
      - **show the area where noise attenuation measures must be implemented as shown in Figure 5.**
   b) **Under Clause 3.0 'Subdivision' delete the application requirements and decision guidelines relating to affordable housing.**
   c) **Under Clause 4.0 'Buildings and work':**
      - **In 'Requirements' insert:**
        "*Buildings must not exceed 34 metres or 10 storeys (whichever is the lesser*)"
      - **In 'Application requirements' replace affordable housing application requirements with:**
        "*An affordable housing delivery strategy which sets out:*
        - ***How affordable housing is to be delivered in accordance with Guidelines G6, G7 and G8 of Incorporated CDP, including the identification of intended partners, timeframes, built form and response to each of the matters set out by the Minister pursuant to section 3AA(2) of the Planning and Environment Act 1987.***
        - ***The method of implementing the strategy, such as by an agreement under Section 173 of the Planning and Environment Act 1987.***
        - ***Locations for the affordable housing to be delivered.***
        - ***A summary of the range of housing types, densities and sizes.***
        - ***Staging requirements and ensuring that affordable housing is provided in a timely manner as development occurs."***

d) **Make other changes as agreed by Council and Leaf Corporation in the Day 4 version (Document 24).**

4. **Amend the Schedule to Clause 72.04 (Document Incorporated in this Planning Scheme) to update the date of the Saleyards Comprehensive Development Plan.**

5. **Amend the Schedule to Clause 72.08 (Background Documents) to delete "*Providing social housing as essential infrastructure in Geelong's Saleyards precinct, March 2022*".**

6. **Amend the Saleyards Precinct Comprehensive Development Plan, as shown in Appendix F, to:**
   a) **Modify Plan 1 Saleyards Precinct Framework Plan to:**
      - **show the 'possible future link' to Hepner Place as a walking/cycling link and relocate it east to align with the 'green link' extension of Park Street.**
      - **show the area where noise attenuation measures must be implemented as shown in Figure 5**
   b) **Under 'Vision':**
      - **insert:**
        "*The precinct will be a compact urban village comprised predominantly of buildings of modest building height that contribute to the open feel of streets.*"
      - **replace the third paragraph with:**
        "The interface of the precinct with industrial land will be managed through noise attenuation measures and requirements for specific building materials, such as double glazing."
   c) **Under 'Built Form, Building Design and Siting':**
      - **delete Requirement 5.**
      - **replace Requirement 6 with:**
        "*Buildings must not exceed 34 metres or 10 storeys (whichever is the lesser)."*
      - **insert the content from Requirement 9 as a guideline.**
      - **insert the content from Requirement 10 as a guideline.**
      - **replace Guideline 6 with:**
        "An application for development of land for dwelling including a dwelling where it is provided as part of a mixed-use development should provide affordable housing in accordance with G7 and G8.
        This does not apply to:
        a. where any other provision of the Greater Geelong Planning Scheme, or the Planning and Environment Act 1987 (or any other Act), requires an affordable housing contribution to be made in respect of the proposed development.
        b. to land in respect of which an agreement with the responsible authority has already been entered into for the provision of affordable housing;
        c. to the development of land for which a contribution to affordable housing has already been provided to the satisfaction of the responsible authority consistent with G6 – G8;
        d. to the development of land for less than three dwellings; and
        e. to an application for buildings or works to an existing dwelling, provided the number of dwellings is not increased."

- **replace Guideline 7 with:**
  "Affordable housing should be provided through one of the following:
  a. as a transfer of dwellings to an affordable housing association under the Housing Act 1983 or the City of Greater Geelong Affordable Housing Trust at the rate of 5% of the total number of dwellings proposed on the land in the application, for zero consideration (Primary Obligation)
  b. a monetary contribution to the City of Greater Geelong Affordable Housing Trust which is of equal value (as independently assessed) to the Primary Obligation
  c. through a combination of the options a and b above
  d. in any other way as agreed between the permit applicant and the responsible authority."
- **replace Guideline 8 with:**
  "Affordable housing delivered in accordance with this CDP should meet all the following:
  a. be delivered within the land to which the planning permit application applies or if agreed by the responsible authority within another part of the precinct to which this CDP applies
  b. be functionally and physically indistinguishable from other dwellings within the development
  c. be distributed across the development
  d. provide a mix of housing types to respond to local housing needs."
- **insert the following new guideline:**
  "Development that exceeds the preferred maximum building height should:
  - ***represent high quality architecture, urban design and landscaping***
  - ***not result in an unreasonable loss of amenity to the public realm or open space which is privately owned but publicly accessible through overshadowing visual bulk***
  - ***should avoid a sense of enclosure at street level."***
- **replace Guideline 9 with:**
  "Development should achieve a minimum dwelling density of 60 dwellings per net developable hectare."
- **insert the following additional text in Guideline 12:**
  "*Development should be configured to minimise the impact of overshadowing on the public realm (such as overshadowing on the southern footpath of the east-west street) where no overshadowing standard is provided in this CDP.*"
- **replace Guideline 15 with:**
  "Development above 4 storeys should be recessive and incorporate measures to minimise its visual prominence from the public realm. Development should use massing or articulation or changes of surface treatment, or a combination of these, to relate building height to the scale of its surrounds, and to diminish visual bulk."
- **delete Guideline 23.**

d) Under 'Development abutting open space as shown on Plan 1':

- **replace Requirement 11 with:**

"At the winter solstice (June 21), no shadow is to be cast over Central Park by any building form above or behind a hypothetical 11.5 metre high built form set back 6 metres north of the northern boundary of the Central Park (inclusive of a 3 metre wide shared path) between 11:00am and 2:00pm. This Requirement is shown in Image 1 – Overshadowing of Central Park northern boundary."

- **replace Requirement 12 with:**
  "*At the winter solstice (June 21) between 11:00am and 2:00pm, no shadow is to be cast by built form over the Mixed Use Plaza*."

e) Under 'Infrastructure delivery':

- **delete item 'g' from Requirement 24.**

f) Under 'Development staging':

- **delete item 'h' from Requirement 25.**

g) Under 'Precinct Infrastructure Plan', modify Table 1 to:

- **delete item OS-01 – Open space – Central park**
- **delete RD_02 – Road – pedestrian crossing upgrade**
- **delete RD_03 – Road – pedestrian crossing upgrade**
- **delete RD_04 – Road – pedestrian crossing upgrade**
- **delete TR_02 – Trails – shared user path**
- **delete TR_03 – Trails – footpaths**
- **delete TR_04 – Trails – footpaths**
- **delete Public transport – bus stop upgrades – northern side of Ballarat Road.**
- **list Road – Thompson Road intersection as a shared item**
- **list Road – Weddell Road intersection as a shared item**
- **list Public Transport – Bus stop relocation on Thompson Road as a shared item**
- **list Public Transport – Bus stop on Weddell Road as a shared item**
- **replace the description "East/West Road" with "East/West Street with green link" and replace "East/West Road through the Saleyards Development, including shared user path and green link" with "East/West Street through the eastern part of the precinct, including shared user path and green link.**

h) Under 'Street cross sections and plan':

- **amend the cross sections for 'Park Street' and 'Local Street' to increase the carriageway width from 7.0 metres to 7.3 metres.**
- **delete the building forms from the road cross sections.**

i) Make other changes as agreed by Council and Leaf Corporation as shown in the Day 4 version (Document 24).

2.3. Amendment C435ggee & Planning Permit PP-468-2021 – KFC site Stead Park, Corio - Consideration of Submissions and Adoption

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

Cr Nelson re-joined the meeting at 8.01pm.

Purpose

1. To consider the submissions and adopt Amendment C435ggee – KFC site, Stead Park, Corio.

Background

2. Amendment C435ggee proposes to change the Greater Geelong Planning Scheme to rezone the land occupied by the KFC take away food restaurant in Stead Park, Corio to better reflect the use of the land and to facilitate the sale of the land.

3. The land is currently in the Public Park and Recreation Zone (PPRZ) and requires rezoning to the Commercial 2 Zone (C2Z) to allow the sale through a competitive process once the subdivision is completed. The amendment also proposes to apply the Road Closure Overlay (RXO) to Ballara Avenue and Stasia Avenue.

4. A concurrent planning permit seeks to subdivide the affected land from the balance of the Stead Park reserve.

5. Attachment 1 supplies a background summary of the amendment process and the submissions received.

Key Matters

6. Exhibition of the amendment in January and February 2023 resulted in two submissions. One from the Environment Protection Authority (EPA), and one from the Department of Transport and Planning advising that it had no objection.

7. The EPA submission recommended that Council update the Explanatory Report for the amendment to clarify whether the land is either not potentially contaminated or carries a high/medium risk of contamination rather than low as stated in the exhibition documents.

8. The EPA further recommends that if the KFC site is viewed as potentially contaminated, then condition 6b of the draft planning permit should be modified to better reflect the current framework for potentially contaminated land.

9. As the Explanatory Report and the draft planning permit have been changed to accommodate the submission by the EPA, there is no need to refer the amendment to an independent panel for review, and the amendment can be adopted by Council.

RESOLUTION - Item 2.3

Cr Grzybek moved, Cr Aitken seconded -

That Council:

1. **Adopt amendment C435ggee – KFC site, Stead Park Corio to the Greater Geelong Planning Scheme with changes as contained in Attachment 1 of this report;**

2. **Submit the adopted Amendment C435ggee together with the prescribed information to the Minister for Planning requesting approval; and**

3. **Recommend to the Minister for Planning that Planning Permit PP-462-2021 be approved in the form outlined in Attachment 1 of this report.**

Carried

Financial Sustainability

10. It is necessary for the amendment to be adopted and approved to rezone this land from PPRZ to C2Z. Following the approval of the amendment, the land will be sold through a competitive process once the subdivision is completed.

Community Engagement

11. Amendment C435ggee and the accompanying planning permit PP-468-2021 were exhibited with notices given to prescribed Ministers, relevant authorities, the Traditional Owners, and to the adjoining owner/occupier.

12. Submitters will be notified of the final decision of Council and the Minister for Planning.

Social Equity and Sustainability

13. The combined planning scheme amendment and planning permit will not result in any adverse social impacts on the area and adjoining land uses. The site has been used by KFC for many years and will remain in commercial use following the rezoning and land sale.

14. The land is not required for public open space purposes and does not reduce the open space offering in this part of the municipality. Funds from the sale of the land will be deposited into the Open Space Reserve Fund for future open space purchases or upgrades, including any opportunities for open space improvement locally, specifically including Stead Park.

Relevant Law/Policy/Legal Implications

15. Amendment C435ggee is consistent with the Planning Policy Framework of the Greater Geelong Planning Scheme.

16. The amendment has been required and been prepared to accord with the requirement that any public owned land to be sold must first be zoned appropriately.

Alignment to Community Plan and Vision

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

18. 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

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

Risk Assessment

20. It is necessary to rezone the land before it can be sold. There is a risk of a delay to the sale of the land if the planning scheme amendment is not adopted or deferred.

21. A new easement is included in the planning permit to address potential augmentation of the main drain to mitigate flooding higher in the catchment arising from the St Georges Road Flood Study.

22. Consideration has been given to the current and past use of the site and surrounding land. The proximity of the site to a redundant landfill to the northeast of Stead Park may have led to the transfer of potential contamination. In the absence of further onsite assessment which is difficult due to the developed nature of the site, the proposed planning permit includes a condition requiring the landowner to enter into a Section 173 Agreement that the land cannot be used for a sensitive land use, and if in the future a sensitive use is proposed by a planning permit, then further environmental assessment is required. The EPA has accepted this as a reasonable approach.

Environmental Sustainability

23. The proposal is unlikely to create any adverse environmental issues as it is reflecting an existing commercial use and development on the site.

24. The Special Building Overlay applies to a portion of the site and will remain untouched by the amendment. Any future development will be assessed against this established provision and also the proposed C2Z which has as one of its purposes to ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

Attachments

1. Attachment for C435ggee Adoption Report D23 105909 [**2.3.1** - 16 pages]

Background

1. Amendment C435ggee and the concurrent planning permit application PP-468-2021 applies to land at 190-216 Princes Highway, Corio, 200 Princes Highway, Corio and 26-36 St Georges Road, Corio and specifically affects the following lots:

   - LP13397. L5, 8, 11, 13, 16, 44, 48, 55, 56, 60, 61, 62, 63, 64, 65, 66, 67, 71, 72
   - LP14404. L3-7
   - TP213232. L1
   - TP254237. L1, 2
   - TP258192. L1
   - TP258962. L1-3
   - TP431302. L1
   - TP955288. L1-43

2. The area is shown on the map below:

3. The amendment is a combined planning scheme amendment and planning permit application under section 96A of the *Planning and Environment Act 1987*.

4. The Amendment proposes changes to the Greater Geelong Planning Scheme to rezone the KFC site within Stead Park from Public Park and Recreation Zone (PPRZ) to Commercial 2 Zone (C2Z) and apply the Road Closure Overlay (RXO) to two roads within the subject site.

5. Specifically, the Amendment will make the following changes to the planning scheme:

5.1 Amend Map 26 to rezone 1570 square metres of land at 190-216 Princes Highway, Corio from Public Park and Recreation Zone (PPRZ) to Commercial 2 Zone (C2Z).

5.2 Insert Map 26RXO to apply the Road Closure Overlay (RXO) to both Ballara Avenue and Stasia Avenue, Corio.

5.3 Amend the Schedule to Clause 72.03 to include reference to the new map 26RXO.

6. The planning permit application seeks approval for subdivision of the affected land from the balance of the Park Reserve as follows:

6.1 Three-lot subdivision;

6.2 Subdivision of land adjacent to a Transport Zone 2 (TRZ2);

6.3 Creation of an easement for drainage; and

6.4 Removal of an existing drainage easement.

Discussion

7. Amendment C435ggee was exhibited between 19 January and 20 February 2023. As a result of this public exhibition of the proposal, 2 submissions were received from public authorities, the EPA and the Department of Transport.

8. These submissions are summarised and responded to in the table on the following pages.

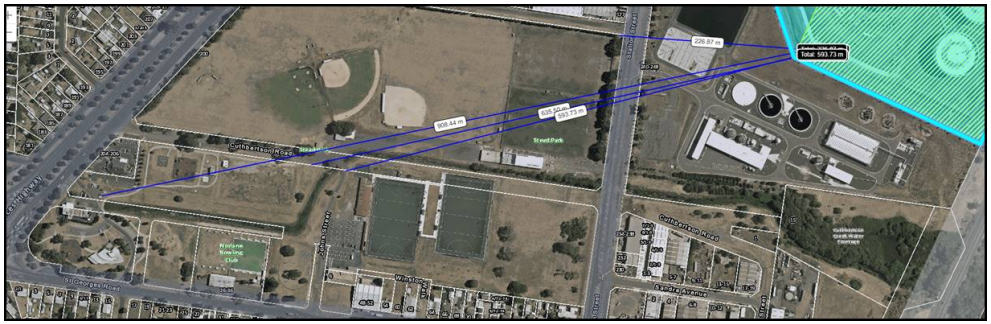
9. As the recommendations of the EPA submission have been addressed through updating the condition 6 in the draft planning permit and by updating the Explanatory Report, Council can now adopt the amendment.

Summary of Submissions and Officer Response

No.	Summary	Officer Response
001	The Department of Transport and Planning has no objection to the proposal.	Submission noted.

002	1. Potentially Contaminated Land – PPN30 and Ministerial Direction 1 (MD1)
	The EPA submission has documented that MD 1 establishes two tests that must be met to trigger the requirements of MD 1, being that:
	1. the zoning of the land proposed by the amendment allows a sensitive use, children's playground or secondary school to be established, whether or not subject to a permit; and,
	2. the land is potentially contaminated land.
	
	The EPA notes that the land containing the the KFC is proposed to be rezoned to Commercial 2 and that this zoning allows for a sensitive use, subject to a planning permit (i.e., education centre). Therefore, the first limb of the 'test' is met.
	
	In regard to the potential contamination, *Planning Practice Note 30 - Potentially Contaminated Land (DELWP, 2021) (PPN30)* refers to land as having either 'high' or 'medium' potential for contamination, noting that there is no reference to 'low' potential for contamination as referred to in the accompanying Explanatory Report.
	
	The EPA notes that the KFC site is located in excess of 400 metres from three sites which have been identified in the EPA Priority Sites Register (Former petroleum storage sites and
		1. Potentially Contaminated Land – PPN30 and Ministerial Direction 1 (MD1)
		The City has reviewed the material provided with the application along with MD1 and the PPN30. A PRSA or an audit did not form part of the application and with the site being developed, it is difficult to definitively state or conclude that the land is not contaminated.
		
		Having acknowledged this, the process the applicant and Council went through in considering the application followed the three-step process in accordance with the PPN30:
		
		• Step 1 - Assume the land is potentially contaminated due to presence of nearby redundant landfill so move to step 2
		
		• Step 2 – There is no evidence of High potential for contamination but not necessary to say if it is High or Medium - just that land is potentially contaminated
		
		• Step 3 - Table 3 applies
		  ○ Planning proposal
		  • Is for existing use = category B
		  • Only allows for a sensitive use with Audit = B
		  ○ Recommended approach for category B includes
		  • PRSA or Audit option applies - audit option includes *application of EAO or other appropriate measure* where PRSA/Audit are difficult or inappropriate

No.	Summary	Officer Response
	Current petroleum storage site/refinery). These uses are considered to carry a 'medium' potential for contamination. The EPA states that it is for Council to determine if the land subject to rezoning is considered to be potentially contaminated and state this explicitly in the amendment documentation (Explanatory Report). The EPA states that if the view of Council is that this is sufficient distance from the three priority sites, then no further action is required in regard to potentially contaminated land. However, if the Council is of the opinion that the land is potentially contaminated, then the recommended course of action under PPN30 is for a PRSA or Environmental Audit to be undertaken, prior to granting the planning scheme amendment. The EPA acknowledges that in this instance it appears that Council is unable to make a determination as to whether the land is potentially contaminated or not, and therefore propose to include a Section 173 agreement which essentially defers further investigation to a later point in time. It is understood that due to the presence of existing buildings it may be difficult to be more certain at this point, and the EPA accepts the use of a Section 173 agreement may be reasonable, however the current wording should be modified to accord with the current framework for potentially contaminated land and should allow for either: - a Preliminary Risk Screen Assessment which states that an (PRSA) Environmental Audit is not required for the proposed use, or,	○ A Section 173 is considered an appropriate measure – PPN30 specifies how this is undertaken The City acknowledges that the term 'low' potential for contamination is not in the PPN30 and accepts the EPA recommendation for correcting the terms in the Explanatory Report. As it cannot be definitely stated at this stage that the KFC site is not potentially contaminated, the planning permit includes a condition requiring a section 173 Agreement deferring investigation of this to a time in the future if and when a sensitive use such as a childcare centre, primary and kindergarten are proposed by a planning permit application. The amended wording for this clause of the planning permit proposed by the EPA is accepted as it reflects the modern framework outlined in the EPA Act 2017. This change is included in the draft permit attached for adoption. The balance of the subject land is to remain in the PPRZ and the broader extent of Stead Park is not affected by this amendment. The Explanatory Report is to be updated to include explanation of this point as recommended by the EPA. 2. <u>Buffers</u> The EPA submission commented that there is a closed landfill proximate to the subject land at 90 Refinery Road, Corio and that the boundary of the landfill site was within 220 metres of the subject land of the amendment. The City reviewed and measured this reached a different conclusion. The extent of the area affected by the amendment and the draft planning permit corresponds with a discrete set of land titles only affects the southwest corner of the broader Stead Park and this is considered to be the subject land. This was shown in the explanatory report accompanying the amendment. The distance from the eastern boundary of the subject site to the closest boundary of the old landfill is shown in the image below and approximately measured at 593m, even further

No.	Summary	Officer Response
	- an Environmental Audit Statement which states that the land is suitable for the proposed use. With the balance of the subject land to retain the current PPRZ it is recommended that the Explanatory Report be updated to include an assessment of this land based on the requirements of PPN30 (*planning authority to document consideration of potential for contamination to impact proposal').* 2. <u>Buffers</u> The EPA submission has addressed buffers to a closed landfill and the Viva petroleum refinery as follows: Closed Landfill There is a closed landfill in proximity to the study area (located at 90 Refinery Road, Corio). The landfill site boundary is approximately 220 metres from the boundary of the subject site. Closed landfills can discharge landfill gas for many years after they last accept waste, with the gas posing a human health and amenity risk for operating and closed landfills. Landfill buffers are used to separate landfills and sensitive land uses and to manage risk of gas migration. While EPA is generally supportive of the Amendment, they comment that it is important to follow the steps set out in EPA Publication 1642 and Draft Landfill Buffer Guidelines 1950 to ensure that the human health and amenity risks associated with closed landfills (i.e., landfill gas) are properly understood and managed particularly where new buildings and structures are proposed.	(approximately 908metres) to the area of land being rezoned to C2Z which could allow (by a future planning permit) a sensitive use.  As demonstrated in the extract below from the EPA Publication 1642, the buffer should be measured from the sensitive land use which in this case could only (by a future planning permit) be the proposed C2Z location: **4.3. Measuring buffers** For operating landfills, buffers should be measured from the sensitive land use to the edge of the nearest landfill activity that poses a landfill gas or amenity risk, such as a landfill cell (active, closed or future) or leachate ponds. For closed landfills, buffers should be measured from the sensitive land use to the edge of the nearest landfill cell. If the landfill cell locations are uncertain, then the boundary of the landfill premises should be used instead. The City considers that the subject site of this amendment and the planning permit is outside the 500-metre buffer to a former landfill and therefore not subject to the EPA Publication 1642 and the Draft Landfill Buffer Guidelines 1950. This was submitted to the EPA and they made a supplementary submission responding that on the basis that the City is satisfied that the buffer meets the requirements (500 metres for a closed landfill) of the Draft Landfill Buffer Guidelines 1950 and no further assessment is required, and that they consider this

No.	Summary	Officer Response
	Petroleum Refinery There is a petroleum refinery located across the road from the subject site (located at 90 Refinery Road, Corio). Petroleum refineries can produce odour and the Draft Separation Distance Guideline 1949 specifies a separation distance of 2,000m from a sensitive land use. While EPA is generally supportive of the Amendment, it is important to follow the steps set out in Draft Separation Distance Guideline 1949 to ensure that the human health and amenity risks associated with the petroleum refinery are properly understood and managed where this has the potential to impact on sensitive uses. Recommendation The EPA provides the following recommendations for the Amendment: • Council to clearly resolve in the Explanatory Report as to whether the land is not potentially contaminated or carries a 'high' / 'medium' risk of contamination. • If the Council views the KFC site as potentially contaminated, then EPA is supportive of Council's proposed use of a Section 173, however the current wording should be modified as set out in the submission.	matter addressed. And that the only matters to resolve are related to contaminated land as stated in the EPA submission dated 15 February 2023. The subject land is within the 2,000m distance to the Viva petroleum refinery. The Draft Separation Distance Guideline 1949 deals with odours from such an industrial use which may impact on sensitive uses. The proposed amendment rezones part of the subject land to C2Z which allows a sensitive use but only with a planning permit. In the unique circumstances of this proposal, the rezoning of a small site operating as a food and drink premises (KFC) with no change of use planned, it is considered that the time of a permit application for a sensitive use would be when the Guideline needs to be implemented. To address any doubt on a future application needing to address the matter of separation distances for odours, an additional condition has been added to the draft planning permit (condition 6c) that states *6c) Any application for a sensitive land use will need to consider any relevant Environment Protection Authority Separation Distance guidelines of the day.*

Amendment to be Adopted

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C435ggee

INSTRUCTION SHEET

The planning authority for this amendment is the City of Greater Geelong.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

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

Zoning Maps

1. Amend Planning Scheme Map No.26 in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C435ggee".

Overlay Maps

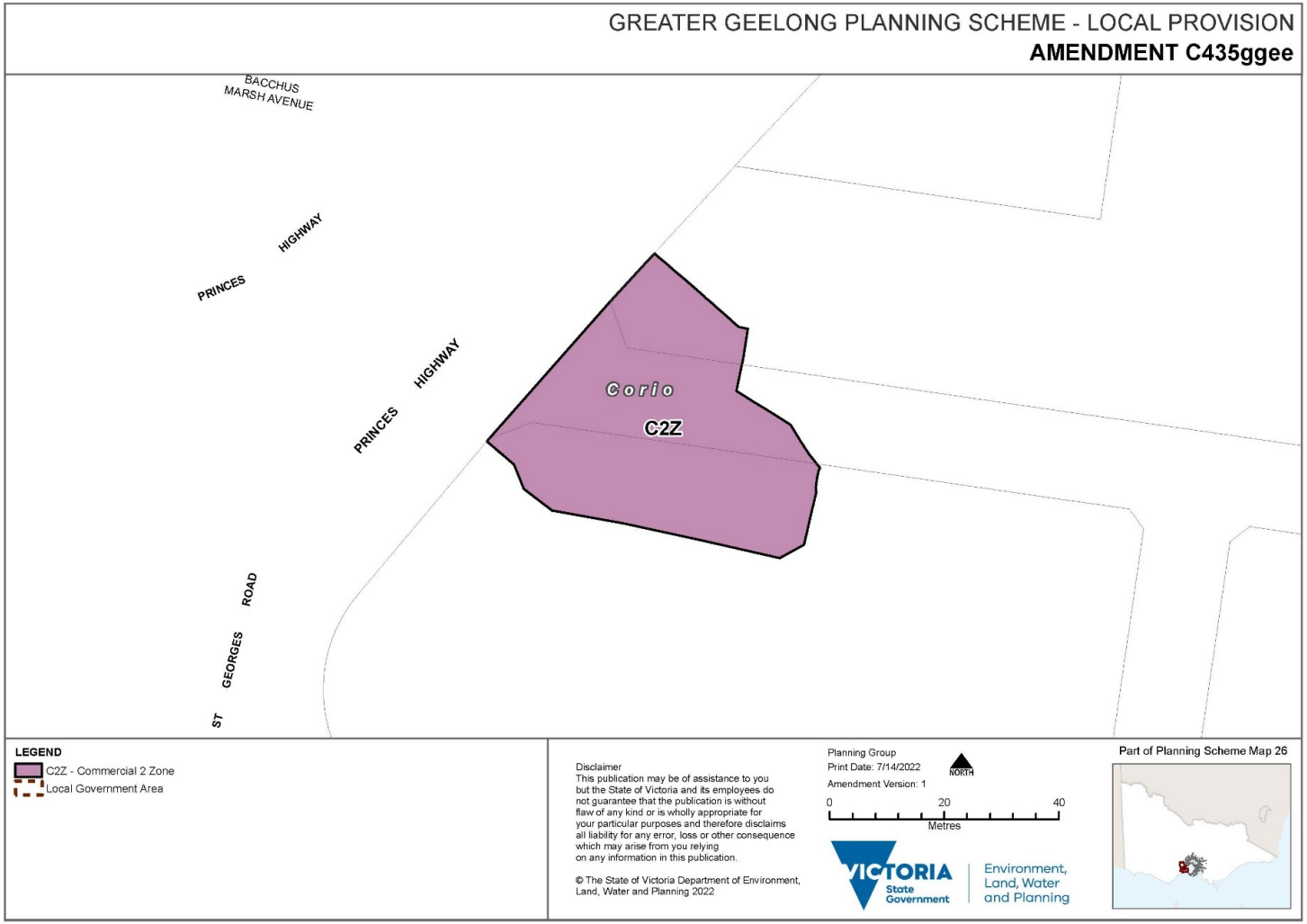
2. Insert new Planning Scheme Map No.26RXO in the manner shown on the 1 attached map marked "Greater Geelong Scheme, Amendment C435ggee".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

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

End of document


GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C435ggee
BACCHUS MARSH AVENUE
PRINCES HIGHWAY
PRINCES HIGHWAY
ST GEORGES ROAD
Corio
C2Z
LEGEND
C2Z - Commercial 2 Zone
Local Government Area
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Environment, Land, Water and Planning
Part of Planning Scheme Map 26
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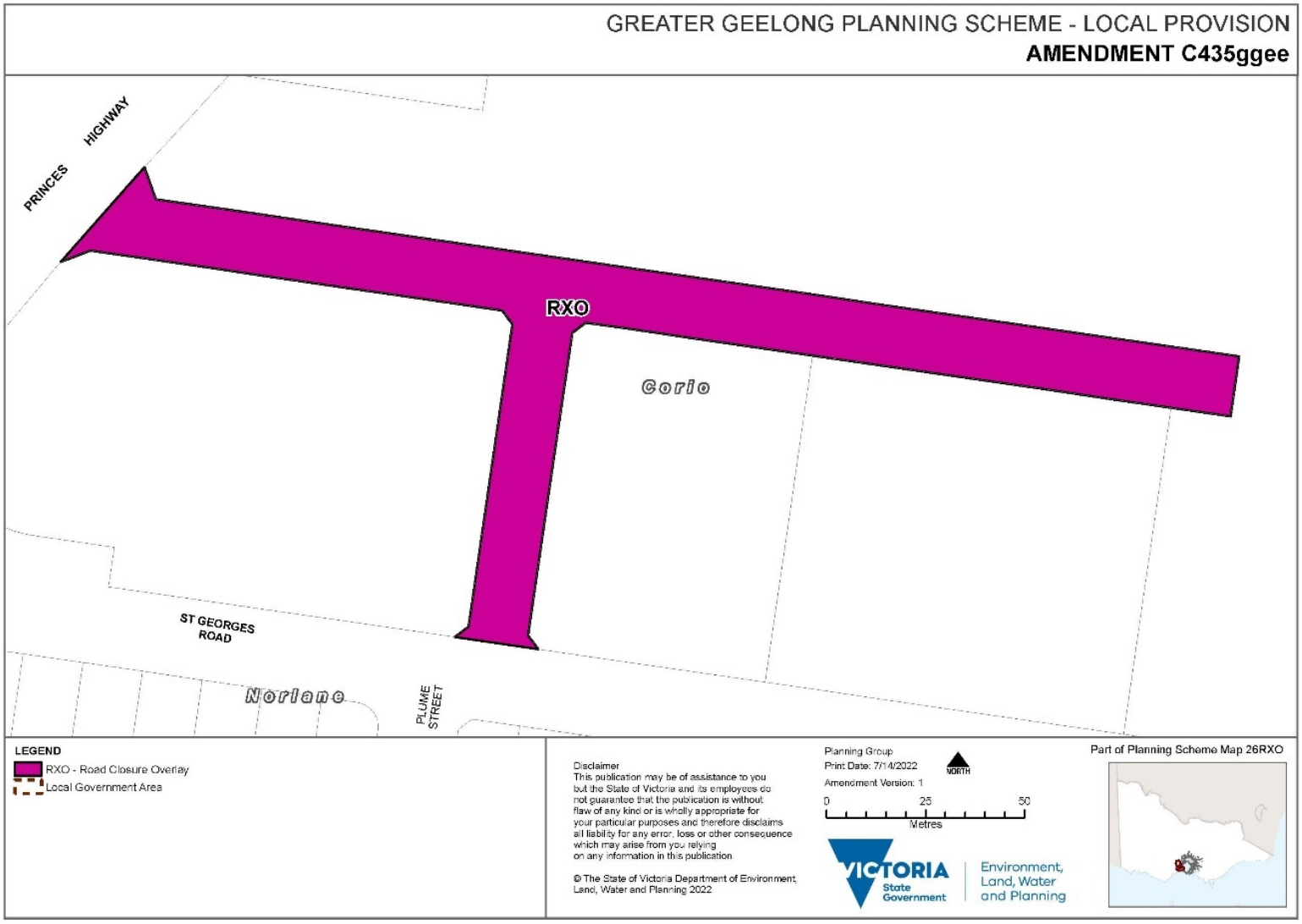
GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C435ggee
PRINCES HIGHWAY
RXO
Corio
ST GEORGES ROAD
Norlane
PLUME STREET
LEGEND
RXO - Road Closure Overlay
Local Government Area
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Part of Planning Scheme Map 26RXO
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GREATER GEELONG PLANNING SCHEME

15/11/2018 C385ggee

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

1.0 Maps comprising part of this planning scheme:

09/03/2023 -/-/---- C451ggee Proposed C435ggee 1, 1VPO, 1SLO, 1HO, 1BMO

- 2, 2ESO, 2VPO, 2SLO, 2HO, 2BMO
- 3, 3ESO, 3VPO, 3HO, 3LSIO-FO, 3PAO
- 4, 4ESO, 4HO, 4PAO
- 5, 5ESO, 5VPO, 5SLO, 5HO, 5BMO
- 6, 6ESO, 6VPO, 6SLO, 6HO, 6LSIO-FO
- 7, 7ESO, 7VPO, 7SLO, 7HO, 7LSIO-FO, 7PAO, 7BMO
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- 11, 11ESO, 11LSIO-FO, 11DCPO, 11SCO
- 12, 12ESO, 12HO, 12SLO, 12LSIO-FO, 12VPO, 12BMO, 12DCPO, 12DPO, 12SCO
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- 89, 89ESO, 89DDO14, 89BMO, 89SLO, 89DPO

Planning Permit to be Adopted

PLANNING PERMIT

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

Permit No.: PP-468-2021

Planning Scheme: Greater Geelong Planning Scheme

Responsible Authority: Greater Geelong City Council

ADDRESS OF THE LAND: 190-216 PRINCES HIGHWAY, CORIO

THE PERMIT ALLOWS: THREE (3) LOT RE-SUBDIVISION ADJACENT TO A TRANSPORT ZONE 2, REMOVAL OF DRAINAGE EASEMENT AND CREATION OF DRAINAGE EASEMENT

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Endorsed Plans

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

2. The removal of easements as shown on the endorsed plan(s) must not be altered or modified except with the prior written consent of the Responsible Authority.

Telecommunications

3. Unless with the prior written consent of the Responsible Authority, the owner of the land must enter into an agreement with:

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

Prior to Certification

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

Date issued:	Date permit comes into operation:	Signature for the responsible authority:
N/A	N/A	

Note: The St Georges Rd Flood Study recommended augmentation of the main drain to mitigate flooding higher in the catchment. A concept design has been developed. Whilst construction is not currently a high priority, any subdivision must not compromise the ability for works to be undertaken. An additional easement within the 'car park' portion of lot 2 will need to be created to allow for the future pipe alignment.

5. The Plan of Subdivision submitted for certification of the subdivision must include a splay for road purposes at all internal and external intersections in accordance with the Infrastructure Design Manual and to the satisfaction of the Responsible Authority.

Prior to Statement of Compliance

6. Prior to the issue of statement of compliance, the applicant must enter into an agreement under Section 173 of the Planning and Environment Act 1987 with the Responsible Authority. The agreement must be in a form to the satisfaction of the Responsible Authority, and the applicant must be responsible for the expense of the preparation and registration of the agreement, including the Responsible Authority's reasonable costs and expense (including legal expenses) incidental to the preparation, registration and enforcement of the agreement. The agreement must contain covenants to be registered on the Title of the property so as to run with the land, and must provide for the following:

   a) Subject to condition 6 (b) of this permit, the land known as lot 2 on the proposed plan of subdivision must not be used for any sensitive land use (as defined in Ministerial Direction no. 1 *Potentially Contaminated Land*, or any amendment to that Direction or subsequent Directions).

   b) The Responsible Authority will consider an application under the Planning Scheme to use the land known as lot 2 on the proposed plan of subdivision for any sensitive land use (as defined in Ministerial Direction no. 1 *Potentially Contaminated Land*, or any amendment to that Direction or subsequent Directions):

      i. A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017* must be issued stating that an environmental audit is not required for the use or the proposed use; or
      ii. An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* must be issued stating that the land is suitable for the use or proposed use

   c) Any application for a sensitive land use will need to consider any relevant Environment Protection Authority Separation Distance guidelines of the day.

   The agreement will be registered on Title in accordance with Section 181 of the Planning and Environment Act 1987.

7. Prior to statement of compliance, the developer must construct the site stormwater system including separate connection for each lot into the existing underground council drains, or other nominated point/s as approved by the Responsible Authority. The stormwater connection must be in accordance with City of Greater Geelong Standard Drawings.

Date issued:	**Date permit comes into operation:**	**Signature for the responsible authority:**
N/A	N/A	

8. Unless with the prior written consent of the Responsible Authority, before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:

   a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
   b) a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Powercor

9. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Distributor in accordance with Section 8 of that Act.

10. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with Distributor's requirements and standards. Note: Extension, augmentation or re-arrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.

11. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rule (VSIR). Note: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.

12. The applicant shall, when required by the Distributor, set aside areas within the subdivision for the purposes of establishing a substation or substations. Note: Areas set aside for substations will be formalised to the Distributor's requirements under one of the following arrangements:

   a) Reserves established by the applicant in favour of the Distributor.
   b) Substation lease at nominal rental for a period of 30 years with rights to extend the lease for a further 30 years. The Distributor will register such leases on title by way of a caveat prior to the registration of the plan of subdivision.

13. The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements. Note:

   a) Existing easements may need to be amended to meet the distributor's requirements
   b) Easements required by the Distributor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:

Easement reference	*Purpose*	*Width (Metres)*	*Origin*	*Land Benefited/ In Favour Of*
	Power Line		*Section 88 – Electricity Industry Act 2000*	*Powercor Australia Ltd*

Date issued:	**Date permit comes into operation:**	**Signature for the responsible authority:**
N/A	N/A	

BARWON WATER

General

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

15. The owner shall create easements for Pipelines or Ancillary Purposes in Favour of Barwon Region Water Corporation over all existing and proposed sewer mains located within the subdivision.

16. The developer is to apply to Barwon Water for details relating to servicing requirements and costing for the provision of a potable water supply and sewerage services to the proposal. It would be appreciated if all communication between the developer/agent and Barwon Water quote Barwon Water reference number L018783.

Potable Water

17. The provision and installation of a potable water supply to the development.

18. Barwon Water's records indicate that existing potable water services and meters are located on this property. A dimensioned plan showing the location of existing meters, and the location of the meters relative to the existing boundaries, and numbers are to be submitted. Private potable water service pipes are not permitted to cross allotment boundaries and must be plugged and abandoned at the boundaries of such allotments.

Sewer

19. The provision and installation of a sewerage service to the development.

20. Reticulated sewer mains are required to reconnect proposed Lot 2. This work must be undertaken by a Barwon Water accredited Consultant and accredited Contractor following the "Developer Works" process.

21. New or re-aligned internal private sewer drains are required. Upon completion of this work a sewer drainage plan is to be submitted to Barwon Water by a licensed plumber that complies with Victorian Building Authority requirements. Note that if any common drain or drain from another allotment crosses under a proposed dwelling, a "modification to consent" is to be obtained from the Victorian Building Authority and presented to Barwon Water with the required drainage plan. Where an Owners Corporation is not applicable, individual allotment house connection drains are to be provided for and extend into each allotment.

Expiry

22. This permit as it relates to subdivision will expire if one of the following circumstances applies:

    a) The plan of subdivision has not been certified within two (2) years of the date of this permit.
    b) A statement of compliance is not issued within five (5) years of the date of certification.

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

Date issued:	**Date permit comes into operation:**	**Signature for the responsible authority:**
N/A	N/A	

2.4. Consideration of Submissions and Adoption of Amendment C427ggee - Goandra Estate Ocean Grove Fencing Design Guidelines and Controls

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

Purpose

1. To consider the submissions and adopt Amendment C427ggee – Goandra Estate Ocean Grove Fencing Design Guidelines to the Greater Geelong Planning Scheme.

Background

2. Amendment C427ggee proposes to change the Greater Geelong Planning Scheme to correct inconsistent planning provisions for fences at the Goandra Estate, Ocean Grove, and to give guidance for new fencing.

3. The amendment implements the recommendations of the review undertaken by Hansen Partnership.

4. Attachment 1 provides a background summary of the amendment process and the submissions received.

Key Matters

5. Exhibition of the amendment in September and October 2022 resulted in four written submissions. Of these, one supported the amendment, one objected and sought more stringent controls, one sought a map correction to the Background Report and one raised issues outside the scope of the amendment. The submission raising erroneous matters was subsequently withdrawn.

6. The Background Report has been updated to correct the depiction of a fence style as requested by a submitter.

7. The remaining ‘live’ submission made two significant points: the first about the control of fencing along the common boundary between the Goandra Estate and the Woodlands Estate to the east; and the second that stricter fencing controls apply to fencing along the boundary with the Bushland Reserve and all other reserves within the Estate. The City agreed to change the amendment and the submitter has accepted this change.

8. The objecting submitter has advised that the changes to the amendment have satisfied their submission.

9. As the amendment has been changed to accommodate the submissions, there has been no need to refer the amendment to an independent planning panel for review.

10. The amendment with changes is now able to be adopted by Council.

RESOLUTION - Item 2.4

Cr Asher moved, Cr Mason seconded -

That Council:

1. **Adopt Amendment C427ggee – Goandra Estate Ocean Grove Fencing Design Guidelines and Controls to the Greater Geelong Planning Scheme with changes as contained in Attachment 1 of this report; and**

2. **Submit the adopted Amendment C427ggee together with the prescribed information to the Minister for Planning requesting approval.**

Carried

Financial Sustainability

11. There are no financial implications for Council from this planning scheme amendment.

Community Engagement

12. Amendment C427ggee was exhibited with notices of the amendment sent to all landowners and occupiers within the Goandra Estate to the immediate adjoining owners/occupiers of property in the Goandra and Belle Vue Estates.

13. All submitters were contacted by the City to discuss their submissions and to see if changes could be made to satisfy their objections. Correspondence has been received from the objecting submitter confirming that the proposed changes to the amendment addressed their concerns.

14. Submitters will be notified of the final decision of Council and the Minister for Planning.

Social Equity and Sustainability

15. The inability for the City to consider and issue permits for fencing in the Goandra Estate has created uncertainty for landowners. Correcting this situation and providing guidance for future fencing will give landowners clear direction on fencing for their properties.

16. The review and proposed planning provisions have taken an approach that places primary focus on managing front fences and fences adjoining the Yellow Gum and other reserves. The Guidelines allow for more fencing in other locations that will give privacy and security without compromising the character of the Estate.

Relevant Law/Policy/Legal Implications

17. The current planning and land controls for the Estate prohibits the boundary fencing of properties within the Goandra Estate and prohibits the City from considering and issuing planning permits.

18. This amendment corrects this situation and implements a new planning provision to guide new fence construction with the Goandra Estate

Alignment to Community Plan and Vision

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

20. 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

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

Risk Assessment

22. The Goandra Estate Fencing Review has outlined the problems with property fencing and the mechanisms needed to break the current impasse with Council not being able to consider planning permit applications and landowners not being able to erect boundary fencing. Implementing the amendment will resolve the matter and give guidance for both the City and the community.

Environmental Sustainability

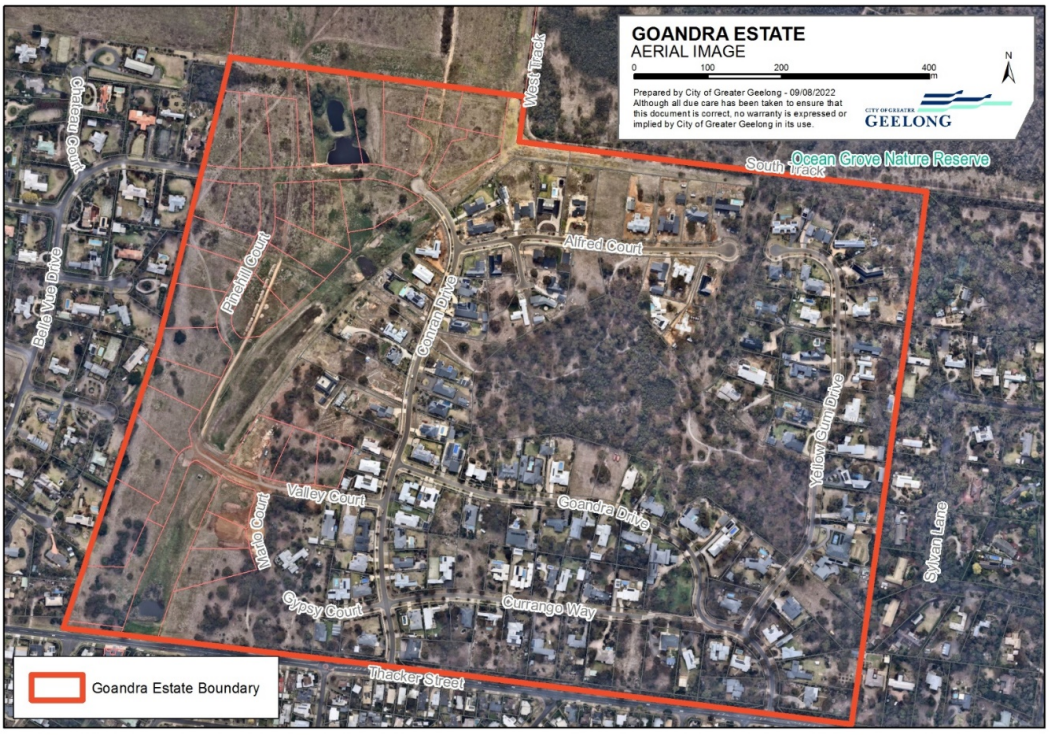
23. The new fencing provisions have incorporated measures to protect the habitat of the Bellarine Yellow Gums and the bushland character of the Goandra Estate. This includes post and wire/rail fencing adjoining the reserves and 200 millimetre clearance from ground level to allow for small native wildlife to navigate through the area.

Attachments

1. Attachment for C427ggee Adoption Report D23 56478 [**2.4.1** - 25 pages]

Background

1. Amendment C427ggee applies to the Goandra Estate, also known as the Yellow Gums Estate, located on the northern side of Thacker Street, Ocean Grove as shown on map below:



2. The Amendment proposes changes to the Greater Geelong Planning Scheme to correct inconsistent planning provisions for fences at the Goandra Estate, Ocean Grove, and to provide guidance for appropriate new fencing.

3. Specifically, the Amendment will make the following changes to the planning scheme:

   3.1 Amends Schedule 8 to Clause 37.01 Special Use Zone to remove the reference to the need for a planning permit for a fence other than a post and wire fence.

   3.2 Introduces a new Design and Development Overlay Schedule 49 (DDO49) that sets out clearer planning permit and as of right requirements for fences within the Goandra Estate based on new Fence Design Guidelines.

   3.3 Amends the Schedule to Clause 52.02 to include the properties allowing a variation to the restriction on the construction of a fence outside a building envelope on the relevant land titles.

   3.4 Amends the Schedule to Clause 72.08 to include the Goandra Estate Fence Design Guidelines (Hansen Partnership, 2023) as a background document.

Discussion

4. Amendment C427ggee was exhibited between 1 September and 17 October 2022. As a result of this public exhibition of the proposal, 4 submissions were received comprising 1 opposing, 1 supporting, 1 seeking a correction to a plan and 1 commenting about matters unrelated to the amendment.

5. These submissions are summarised and responded to in the table on the following pages.

6. The City contacted the submitters to address their submissions and to see if any matters could be resolved, and in doing so, potentially avoid the need for a panel hearing.

7. Following explanation about the proposed amendment the submitter who raised issue about the subdivision of the Goandra Estate has subsequently withdrawn their submission.

8. The City provided responses to the points of submission made by the objecting submitter, including supporting two changes to the DDO and Guidelines. The submitter subsequently acknowledged these responses and accepted in writing the proposed changes as satisfying their submission. In summary, the City supports:

    8.1 changing the DDO to require a planning permit for solid fencing typologies along the Goandra and Woodlands Estate boundary.

    8.2 Changing the DDO and Guidelines to clarify that the reserve interface referenced for fencing zone C includes all reserves and not just the Bushland Reserve. This is also updated in the Background Report.

    8.3 Consequential changes to the amendment documents to update dates and clause numbers.

    8.4 The DDO schedule number has also been updated from DDO47 as exhibited to DDO49 for adoption.

9. Refer to the table below for detailed explanation of these changes.

10. As the submissions have been satisfied through a combination of changes to the DDO, Guidelines and Background Report, and a withdrawal, Council may now adopt the amendment.

Summary of Submissions and Officer Response

No.	Summary	Officer Response
001	1. The restrictions on fencing within the Special Use Zone (SUZ8) have led to a distinctive character that contributes to the low-density bushland character of the estate. This creates a sense of openness and space between buildings and the public that allows the natural landscaping of the estate to remain the dominant characteristic. These characteristics need to be retained. 2. The adjoining Woodlands Estate is on the eastern boundary of the Goandra Estate. Given the vast majority of fences on the eastern boundary are post and wire, and indeed most of the fences in the Woodlands Estate are post and wire, then the guideline should be explicit and mandate the retention of post and wire fencing along this eastern boundary of the Goandra Estate. 3. The design guideline should be explicit and mandate the requirement for side and rear fences be post and wire/ rail and the front boundary should be either no front fencing or post and wire fencing. These mandatory provisions should only be varied under exceptional circumstances that are based on solid and reasonable grounds 4. Need to make provisions that prevent owners from circumventing the guidelines by building a solid fence slightly off the boundary and on their land 5. It is essential that the interfaces to the bushland reserve are mandated and will be protected and enhanced by mandating the retention of post and wire or rail fences along these interfaces and restricting solid fences that undermine the valued bushland characteristics.	1. As outlined in the Background Report, it has been the combination of the SUZ, the s173 Agreement and the title restrictions that have contributed to the character of the Goandra Estate. Retention of this bushland character is a key purpose of the proposed design guidelines and DDO49. The City has sought to strike a balance between the needs for protecting the evolved character of the Estate with resident needs for privacy, amenity, and security. It is considered that the amendment is doing what the submitter is seeking be retained. The submitter has accepted this response. 2. There is presently only one solid fence along this boundary with the Woodlands Estate. The Guidelines explicitly state preference for the post and wire/rail fence typology in the fence Zone B which is the fence zone applying along the Goandra and Woodlands common boundary. Under the DDO49 a permit is not required n Zone B for a post and wire/rail fence or for a fence that is amongst other things, constructed of timber paling or brush materials. These later types of fences in this location were considered to have less implications for character as they are much less visible to the public domain. The City though considers that the submitter has raised a good point about the impact of new solid fencing along the boundary between the two estates to be constructed without needing a planning permit and the effect this would have on the character of the interface area. The City supports a change to the DDO49 that would require a planning permit for a fence comprising timber paling or brush materials so that the Guidelines are triggered, and an assessment can be made on the impact of a solid fence.

No.	Summary	Officer Response
		It is noted that the amendment doesn't affect the Woodlands Estate making enforcement a difficult issue if the Woodlands side residents seek to install other fencing types along the common boundary or just inside it. This change has been accepted in writing by the submitter as addressing their submission. This change has been included in the amendment for adoption. 3. The Guidelines explicitly state the preference for post and wire/rail fencing, with limitations on other types of fencing. This is supported to provide for some circumstances in which variation may be desirable. Planning Schemes are predominantly performance-based instruments which are able to accommodate variation, innovation, unforeseen uses and development or circumstances peculiar to a particular application to produce results beneficial to the community. Mandatory provisions are to be the exception with the primary principle being of discretion for most developments and that application are to be tested against objectives and performance outcomes rather than prescriptive mandatory requirements. The City has sought to strike the balance between mandatory provisions and discretionary provisions in this amendment. The most critical interface is in Zone C where properties abut the Yellow Gum Bushland Reserve. In this location the City is seeking to achieve a certain and efficient outcome. In other locations the amendment is providing flexibility in achieving the overall objective for the Estate. It is considered that the right balance has been reached for the needs of fencing within Goandra. A key purpose of the new fencing provisions for Goandra has been to protect the public realm and the interface with the Reserves. Some flexibility has been included in the DDO49 and the Guidelines to allow for other fencing types when and where appropriate. A change to mandate post and wire/rail across the Estate is not supported. It is important to note that with the implementation of the amendment, a landowner would need to go through a legal process to vary the restriction on title

No.	Summary	Officer Response
		to allow them to fence outside the current building envelope and where necessary, apply for a planning permit. The submitter has advised in writing that they accept this explanation, and their point of submission is addressed. 4. Fence zones A and B don't specifically mention boundary fences meaning that the proposed DDO49 covers this point of submission. For Zone C, reference is made to a boundary fence that interfaces with the Yellow Gum Bushland Reserve for the mandatory provision (as noted below in response to point 5, this is to be clarified to include the other reserves also). For all other locations within Zone C a planning permit is still required, so the fencing is not as of right. The submitter accepted this response in writing. 5. The Guidelines and DDO49 provisions have been framed to achieve this outcome in fencing Zone C. The DDO49 includes the requirement that a fence in Zone C must be of a post and wire typology that interfaces directly with the Yellow Gum Bushland Reserve and that a permit cannot be granted for a fence that does not meet this requirement. The intent of this provision is to protect the bushland character of the interface and to allow for the free movement of wildlife. The City clarified with the consultant author of the Background Report and the Fencing Design Guidelines that the intention was that Zone C applied to all reserve interfaces – these being the central reserve, the north-south linear reserve, and the 20-metre buffer strip reserve along the northern boundary of the Estate. The translation to the DDO has potentially simplified it too much and doesn't clearly state that Zone C also applies to the north-south linear reserve and the buffer strip reserve. These locations are just as significant, so it makes sense that they have the same controls. The City supports amending the DDO49 wording and the picture

No.	Summary	Officer Response
		legend in the DDO49 to refer to 'reserve interface' to cover all the reserve interfaces and to ensure the DDO49 it is consistent with the Guidelines (see below). The Guidelines do refer to the 20-metre buffer strip/reserve along the northern boundary of the Estate. The intention of fence Zone C is to predominantly apply to the Yellow Gum Bushland Reserve and the north-south linear reserve, but it also applies to all public reserve interfaces including the 20-metre buffer strip/reserve along the northern boundary of the Estate. This is outlined on page 16 of the Guidelines. The submitter has advised in writing that this clarification and proposed change to the DDO49 addresses their concerns on this point. These changes have been included in the Background Report, Guidelines and the DDO49 for adoption.
002	Seeking correction of the annotation given for the fencing type for the eastern (rear) boundary fence between 12-14 and 16-18 Conrad Drive and 38 Curango Way on the aerial diagram on page 7 of the Background Report. The fencing type is post and wire and not a solid fence as shown.	This is supported and has been corrected in the Background Report and the Guidelines.
003	1. Living in adjoining Belle Vue Estate and will be directly affected by the proposed sub-division of the farming land now proposed as the Goandra Estate, Ocean Grove. The submitters property sits on the top of the valley ridge, which looks down the valley over the proposed sub-division. The property currently has uninterrupted views of Bass Strait and the Barwon River headland. This proposal, if given approval, will affect this view and therefore the overall potential valve of the submitter's property. 2. Overall, not against the sub-division proceeding if the following amendments are considered and made:	1. Submission does not relate to the proposed amendment. The submission is about the subdivision of the land on the western part side of the Goandra Estate which is permitted and taking place now. This is not addressed by Amendment C427ggee. The submission makes no mention of the proposed fencing provisions. 2. Discussion held with the submitter determined that they were mistaken in what the amendment was about, and that they were making general comment about the subdivision and development of the Goandra Estate. 3. On 30 November 2022 the submitter advised the City in writing that they withdrew their submission having incorrectly mis read the exhibited amendment and noted that it did not relate to the Amendment.

No.	Summary	Officer Response
	- A restriction covernant on the new owners who purchase the blocks that immediately abut to the existing Belle Vue estate properties, to require them to build no closer than fifteen (15) metres from the connecting boundary and the height of any erected building heights will not be higher than the existing boundary ridge line. The properties in question sit on a very steep slope and so will not affect any proposal if they build down in the valley and not up close to the top of the hill and the existing property boundary fences. - All existing trees, within each new property boundaries of the proposed Goandra estate, will not be removed or cut down unless they are found to be a danger and safety hazard to the landowner. - The existing south-eastern boundary of the submitter's property with the new proposed sub-division has been replaced by the current farmer with a fence, four (4) metres inside the existing boundary. This fenced off a strip of land which was not maintained by the farmer. The grass in this stretch of land became a fire hazard and so I have been maintaining this strip of land for the total period of my occupancy of our property (in excess of 6 years). Since the farmer has effectively closed off this strip of land from his existing farm, I believe this small stretch of land be rezoned to the adjoining properties in the Belle Vue estate who have continued to maintain it.	
004	1. Supports choice to fence property. 2. There is no privacy from neighbours looking into yard, pool, and main bedroom.	1. New provisions are providing a choice to residents seeking to erect fencing at their property. Landowners will need to apply to the titles office to officially vary the restrictions on their title before they can apply for a planning permit or construct a

No.	Summary	Officer Response
	3. Neighbouring dogs barking at children when outside. 4. Placement of water tanks in front of property de-values their house.	fence that meets the DDO49 requirements and Fencing Design Guidelines. This provides choice to those landowners who wish to fence their properties. 2. It is a newly developing section of the Estate with limited planting, so it is understandable for landowners to feel there is no privacy. The Zone B fence area does provide for some opaque fencing to allow for privacy. 3. Fencing and planting will provide a degree of separation and privacy between the children and dogs. 4. Water tanks are not affected by the proposed amendment. 5. The submitter confirmed in writing on 19 December 2022 that they were very supportive of fencing.

Amendment to be Adopted

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C427ggee

INSTRUCTION SHEET

The planning authority for this amendment is the City of Greater Geelong.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of one attached map sheet.

Overlay Maps

1. Amend Planning Scheme Map No. 81DDO in the manner shown on the one attached map marked Greater Geelong Planning Scheme, Amendment C427ggee".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

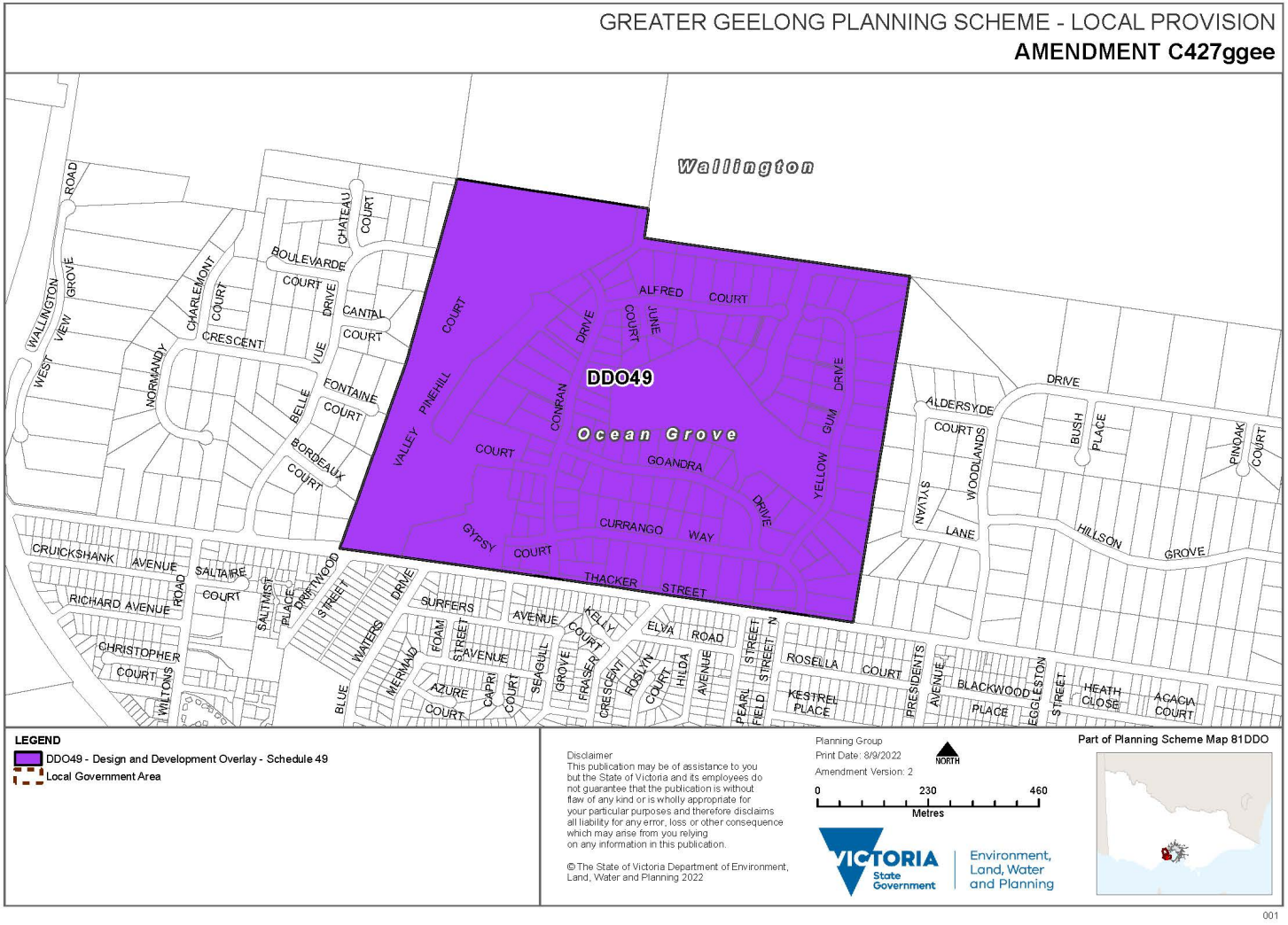
2. In **Zones** – Clause 37.01, replace Schedule 8 with a new Schedule 8 in the form of the attached document.

3. In **Overlays** – Clause 43.02, insert a new Schedule 49 in the form of the attached document.

4. In **Particular Provisions** – Clause 52.02, replace the Schedule with a new Schedule in the form of the attached document.

5. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document

End of document


GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C427ggee
Wallington
Ocean Grove
DDO49
LEGEND
DDO49 - Design and Development Overlay - Schedule 49
Local Government Area
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Planning Group
Print Date: 8/9/2022
Amendment Version: 2
NORTH
0 230 460
Metres
VICTORIA State Government
Environment, Land, Water and Planning
Part of Planning Scheme Map 81DDO
001

07/12/2020
C396ggee

SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ8.

GOANDRA LAND, THACKER STREET, OCEAN GROVE

Purpose

To provide for the low-density residential development of the land bounded by Thacker Street, the Woodlands and Bellvue Estates and the Ocean Grove Nature Reserve.

To protect and conserve areas of natural and environmental significance in the subdivision.

To provide protection and on going management of Bellarine Yellow Gums and other significant vegetation.

1.0 Table of uses

07/12/2020
C396ggee

Section 1 - Permit not required

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bed and breakfast	No more than 6 persons may be accommodated way from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 2 of this schedule.
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot. Must meet the requirements of Clause 2 of this schedule.
Home based business Informal outdoor recreation Railway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent person's unit and Dwelling) Agriculture (other than Animal keeping, Apiculture and Intensive animal husbandry)	
Animal boarding	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.

Use	Condition
Bed and breakfast – if the Section 1 condition is not met	
Convenience shop	The leasable floor area must not exceed 80 square metres.
Dependent person's unit – if the Section 1 condition is not met	Must meet the requirements of Clause 2 of this schedule.
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	Must result in no more than two dwellings on the lot. Must be attached to an existing dwelling. Must meet the requirements of Clause 2 of this schedule.
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining and Search for stone) **Place of assembly (other than Amusement parlour, Carnival, Circus and Nightclub)**	
Store	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
Utility installation (other than Minor utility installation and Telecommunications facility)	

Section 3 - Prohibited

Use
Any other use not in Section 1 or 2

2.0 Use of land

07/12/2020
C396ggee

A lot may be used for one or two dwellings provided the following requirements are met:

- Each dwelling must be connected to reticulated sewerage.
- Each dwelling must be connected to a reticulated potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.
- Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.

These requirements also apply to a dependent person's unit.

3.0 Subdivision

07/12/2020
C396ggee

A permit is required to subdivide land.

A permit must not be granted to subdivide land until a Concept Plan has been submitted to an approved by the responsible authority.

The Concept Plan must provide a road layout and subdivision pattern that responds to the natural and environmental significance of the site based on the "Goandra" Development Concept Plan Drawing Ref. 5539 Edition 05 dated 25/01/2002 but modified to show:

- The location of all substantial trees and significant understorey communities based on a detailed and accurate survey of vegetation carried out by a suitably qualified practitioner;
- The location of all areas with slopes greater than 20 per cent;
- The provision of up to 170 allotments having a minimum area of 1000 square metres. Smaller lots should be located around the Yellow Gum reserve or on land that is flat or gently sloping or that has little or no vegetation. Smaller lots should not be located adjacent to the Ocean Grove Nature Reserve, Thacker Street or at the interfaces of the site with adjoining low density residential estates;
- The designation of a building envelope on each lot that allows for the long-term protection of significant vegetation having regard to the *"Management Prescriptions for Vegetation on Future Privately Owned Lots – Reilly's Property, Thacker Street Ocean Grove"* Mark Trengrove, February 2000;
- The location of the road network to be provided for the development. The road network should include two-road access points to Thacker Street and a connection to Bellvue Drive. The road network is to be designed to ensure the retention of all possible Yellow Gums, Manna Gums and Sheoaks and significant understorey communities. Direct access should not be provided from any new lot created onto Thacker Street;
- The provision of a landscape reserve along the Thacker Street frontage, having a width of not less than 2 metres;
- The provision of a centrally located Yellow Gum Reserve with an area of at least 7.54 hectares that incorporates the best stands of Yellow Gums on the land;
- The provision of an open space linear park along the valley in the western portion of the site with a parkland linkage to the Ocean Grove Nature Reserve and a pedestrian linkage to the Yellow Gum Reserve;
- The provision of a 20 metre wide buffer zone adjoining the Ocean Grove Nature Reserve; and
- The provision of a reserve linking the Yellow Gum Reserve and the Ocean Grove Nature Reserve that incorporates a significant stand of Manna Gums;

In deciding whether the Concept Plan is satisfactory, the responsible authority must consider;

- Whether the plan is consistent with the requirements described above.
- The views of the Department of Natural Resources and Environment, Friends of the Ocean Grove Nature Reserve, Geelong Environment Council and owners and occupiers of all properties in the Woodlands and Bellvue Estate who have direct abuttal to the subject land.

The Concept Plan may be amended to the satisfaction of the responsible authority.

Exemption from notice and appeal

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

Decision guidelines

Before deciding on an application for a permit to subdivide land, in addition to the decision guidelines in Clause 37.01-3, the responsible authority must consider as appropriate:

- The consistency of the proposed subdivision with the approved Concept Plan.

- The protection and enhancement of the natural environment and character of the area, including the retention of Bellarine Yellow Gums, native vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- The need to provide environmentally sensitive, 'soft' engineering treatments within the subdivision.

4.0 Buildings and works

07/12/2020 -/-/—
C396ggee Proposed C427ggee ~~A permit is not required to construct a post and wire fence.~~

A permit is not required to construct a building or to construct or carry works if all of the following conditions are met:

- The proposed buildings and works are located within a dimensioned building envelope shown on the approved subdivision plan and the building envelope contains no Bellarine Yellow Gums;
- The proposed driveway to the dwelling does not require the removal of an established native tree; and
- The land has a slope of less than 20 per cent.

Decision guidelines

The following decision guidelines apply to an application for a permit to construct a building or to construct or carry out works under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The impact on existing native vegetation and whether removal of existing native trees can be avoided.
- Whether any buildings or works will encroach the root zone of established native trees and impact on the health of such trees.
- Whether suitable measures are proposed to be taken to avoid erosion and unsightly cut and fill on sites with a slope in excess of 20 per cent.

5.0 Signs

07/12/2020
C396ggee

None specified.

--/--/---
Proposed C427ggee

SCHEDULE 49 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO49**.

GOANDRA ESTATE, OCEAN GROVE FENCING GUIDELINES

1.0 Design objectives

--/--/---
Proposed C427ggee

To protect and enhance the open bushland character of the Goandra Estate by limiting visually dominant or solid fence typologies.

To encourage no or low front fences that are visually permeable and constructed of natural materials and colours that complement the natural landscape.

To allow for fencing that protects privacy and provides security in appropriate locations that does not detract from the open bushland character.

To ensure the protection and visibility of native vegetation from the public realm and provide for an appropriate interface with a reserve.

2.0 Buildings and works

--/--/---
Proposed C427ggee

A permit is not required to construct a building or construct or carry out works.

A permit is required to construct a fence. This does not apply to:

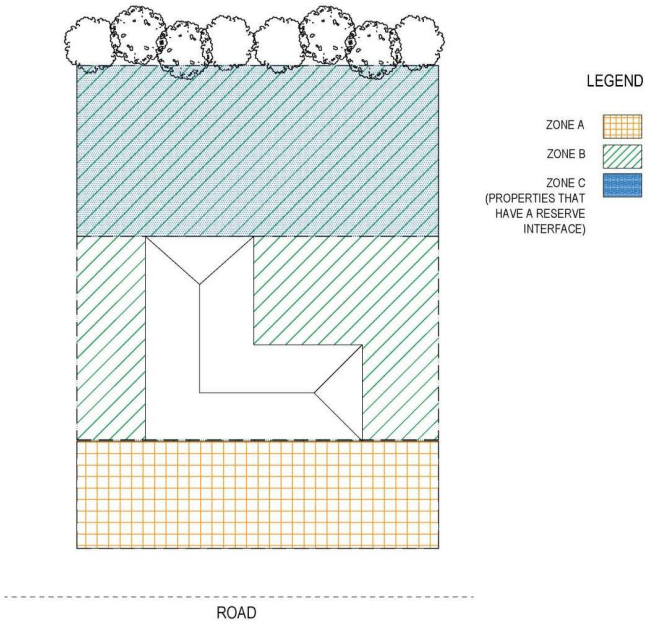
- A timber post and wire or rail fence that is no more than 1.5 metres in height.
- A pool fence or other fence required under the Victorian *Building Regulations 2018*.
- A fence located within Zone B as shown on Figure 1 (except for fences along the Goandra Estate and Woodlands Estate boundary) and that meets the following requirements:
  - Is constructed of timber paling or brush materials.
  - Is no more than 2 metres in height.
  - Is not located within the area forward of the side wall of a dwelling along a side street.

The following buildings and works requirements apply to an application to construct a fence:

- A fence located forward of the front wall of a dwelling (Zone A in Figure 1) should:
  - Be no greater than 1.5 metres in height if a timber post and wire or rail typology and no higher than 1.2 metres if any other typology.
  - Be at least 50 per cent transparent.
  - Be constructed of lightweight natural materials such as timber and utilise muted colours.
- A fence located behind the front wall of a dwelling (Zone B in Figure 1) should:
  - Be constructed of lightweight natural materials.
- On corner sites, a fence located forward of the side wall of a dwelling facing a side street in Zone B should:
  - Be no greater than 1.5 metres in height and be at least 50 per cent transparent where primary areas of private open space are not located within this secondary frontage.
  - Be no greater than 1.8 metres in height and may be 100 per cent opaque where primary areas of private open space are located within this secondary frontage.
  - Be constructed of lightweight natural materials.
- For properties that interface with a reserve, a fence located behind the rear wall of a dwelling (Zone C in Figure 1):

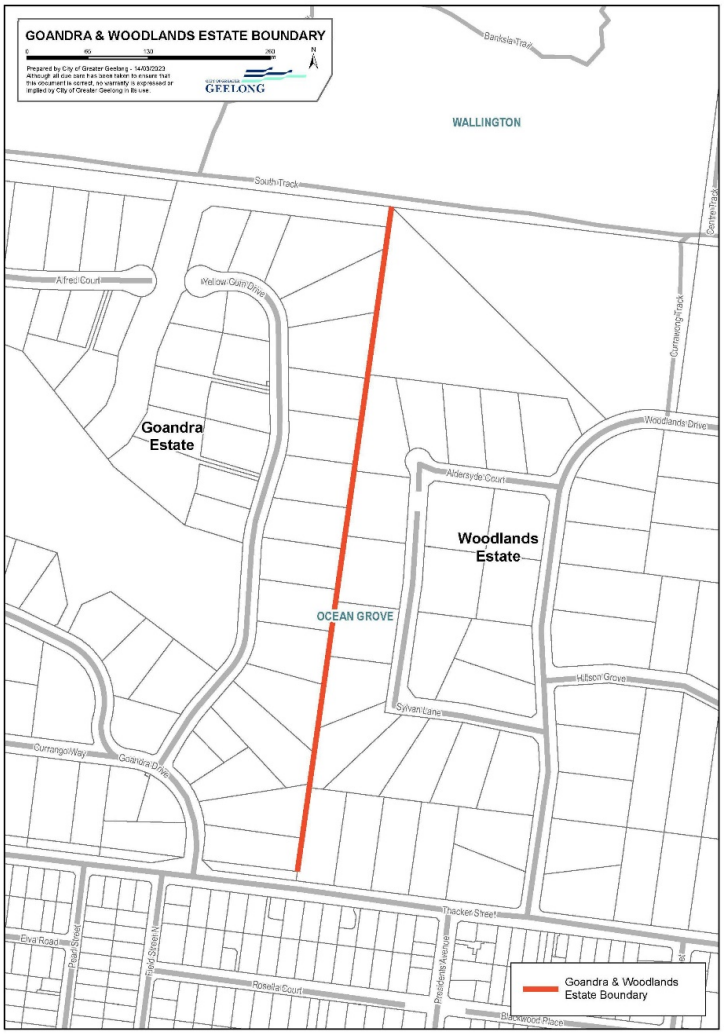
- Must be of a post and wire or rail typology along the boundary that directly interfaces with a reserve. A permit cannot be granted to construct a fence that does not meet this requirement.
- Should be of a post and wire or rail typology along all other boundaries and locations within Zone C.
- Should allow for a 200mm clearance from the ground level to allow for the passage of small native wildlife.

Figure 1a: Fencing Zones



Source: *Goandra Estate Fencing Review Background Report (Hansen Partnership 2023)*

Figure 1b: Goandra Estate and Woodlands Estate Boundary



Source: *Goandra Estate Fencing Review Background Report (Hansen Partnership 2023)*

Exemption from Notice and Review

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

3.0 Subdivision

--/--/----
Proposed C427ggee

None specified.

4.0 Signs

--/--/----
Proposed C427ggee

None specified.

5.0 Application requirements

--/--/----
Proposed C427ggee

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site plan indicating the location of the proposed fence.
- Elevation plans indicating the proposed height, transparency, materials, and colours of the proposed fence.
- A written response to the relevant objectives and requirements of this schedule and the *Goandra Estate Fence Design Guidelines (2023)*.

6.0 Decision guidelines

--/--/----
Proposed C427ggee

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

- Whether the proposed fence is consistent with the *Goandra Estate Fence Design Guidelines (2023)*.
- Whether the fence materials will contribute to the bushland character of the estate and are of a lightweight natural material and muted colours.
- Whether the primary area of private open space is forward of the side wall of a dwelling on a corner site and viewable from a side street.
- Whether the primary area of private open space in Zone C is located behind the rear wall of a dwelling.
- Whether solid or less transparent fencing has been used in moderation to directly protect the privacy of primary areas of private open space or habitable room windows.
- Whether a fence less transparent than the requirement for Zone C is well set back from a reserve and only used to screen primary areas of private open space.
- Whether a landscape response, such as perimeter planting, rather than a solid fence cannot achieve the same outcome in terms of protecting privacy.
- Whether a front fence greater than 1.2 metres in height will still allow for views into front gardens.
- Whether the fence will result in the removal or destruction of vegetation and will allow for the safe passage of wildlife.

GREATER GEELONG PLANNING SCHEME

19/01/2006
VC37

SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES

1.0

Under Section 23 of the Subdivision Act 1988

~~25/02/2021 -/-/----~~
~~C356ggee~~Proposed C427ggee

Land	Easement Or Restriction	Requirement
64 Princes Highway, Norlane (Lot 1 on Title Plan 429809S)	Restrictive covenant contained in Instrument 1693682	Remove
Lots 99, 100, 103, 104, 126, 128 & 129 on plan of subdivision PS546299X	Restriction on Plan of Subdivision PS546299X	Vary the restriction so that after the words: "...shall not construct any building..." insert the words "..., other than a fence and/or gate,..."
Lots 5-10, and 127 on Plan of Subdivision PS546300S	Restriction on Plan of Subdivision PS546300S	Vary the restriction so that after the words: "...shall not construct any building or undertake works..." insert the words "...other than the construction of a fence and/or gate,..."
Lots 95-98 & 105-108 on Plan of Subdivision PS642104G	Restriction on Plan of Subdivision PS642104G	Vary the restriction so that after the words: "...shall not construct any building or undertake works..." insert the words "...other than the construction of a fence and/or gate,..."
Lots 90, 91, 93, 94 & 109-112 on Plan of Subdivision PS642105E	Restriction on Plan of Subdivision PS642105E	Vary the restriction so that after the words: "...shall not construct any building or undertake works..." insert the words "...other than the construction of a fence and/or gate,..."
Lots 122-125 & 130-134 on Plan of Subdivision PS705464B	Restriction on Plan of Subdivision PS705464B	Vary the restriction so that after the words: "...shall not construct any building or undertake works..." insert the words "...other than the construction of a fence and/or gate,..."

GREATER GEELONG PLANNING SCHEME

Land	Easement Or Restriction	Requirement
Lots 119-121 & 135-138 on Plan of Subdivision PS705465Y	Restriction on Plan of Subdivision PS705465Y	Vary the restriction so that after the words: "...shall not construct any building or undertake works..." insert the words "...other than the construction of a fence and/or gate,..."
Lots 11-13, 160-163 & 167-170 on Plan of Subdivision PS713557Y	Restriction on Plan of Subdivision PS705465Y	Vary the restriction so that after the words: "...shall not construct any building or undertake works..." insert the words "...other than the construction of a fence and/or gate,..."
Lots 14-19 & 164-166 on Plan of Subdivision PS715047M	Restriction on Plan of Subdivision PS715047M	Vary the restriction so that after the words: "...shall not construct any building or undertake works..." insert the words "...other than the construction of a fence and/or gate,..."
Lots 77, 78, 87-89, 92 & 113 on Plan of Subdivision PS722869B	Restriction on Plan of Subdivision PS722869B	Vary the restriction so that after the words: "...shall not construct any building or undertake works..." insert the words "...other than the construction of a fence and/or gate,..."
Lots 66, 70-72, 79 & 114-116 on Plan of Subdivision PS722870S	Restriction on Plan of Subdivision PS722870S	Vary the restriction so that after the words: "...plan shall not construct any building or undertake works..." insert the words "...other than the construction of a fence and/or gate,..."
Lots 62-65, 117, 118, 139 & 140 on Plan of Subdivision PS73465C	Restriction on Plan of Subdivision PS73465C	Vary the restriction so that after the words: "...shall not construct any building or undertake works..." insert the words "...other than the construction of a fence and/or gate,..."

Land	Easement Or Restriction	Requirement
Lots 57 to 61 & 141 to 146 on Plan of Subdivision PS734657A	Restriction on Plan of Subdivision PS734657A	Vary the restriction so that after the words: "...shall not construct any building or undertake works..." insert the words "...other than the construction of a fence and/or gate,..."
Lots 26-29, 56 & 147-153 on Plan of Subdivision PS741438X	Restriction on Plan of Subdivision PS741438X	Vary the restriction so that after the words: "...shall not construct any building or undertake works..." insert the words "...other than the construction of a fence and/or gate,..."
Lots 20-25 & 154-159 on Plan of Subdivision PS741439V	Restriction on Plan of Subdivision PS741439V	Vary the restriction so that after the words: "...shall not construct any building or undertake works..." insert the words "...other than the construction of a fence and/or gate,..."

2.0 Under Section 24A of the Subdivision Act 1988

19/01/2006 VC37

Land	Person	Action
None specified		

3.0 Under Section 36 of the Subdivision Act 1988

19/01/2006 VC37

Land	Easement or right of way	Requirement
None specified		

GREATER GEELONG PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

~~01/03/2023 -/-/—~~
~~C431ggee~~Proposed C427ggee

Name of background document	Amendment number - clause reference
Armstrong Creek Urban Growth Plan Background Report (City of Greater Geelong, 2006)	Clauses 02 and 17
Armstrong Creek Urban Growth Plan (Collie Pty Ltd, 2010, Amended 2012)	Clause 02
Ashby Heritage Review Stage 2 (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2009)	Clauses 02 and 15
Barwon Heads Structure Plan (City of Greater Geelong, 2010)	Clauses 02 and 11
Batman Park & Boat Sheds, The Esplanade, Indented Head, Heritage Review (Dr David Rowe Authentic Heritage Services and Wendy Jacobs, 2013)	Clauses 02 and 15
Bellarine Heritage Study Volumes 1-3 (Huddle, Howe, Lewis and Francis, 1996)	Clauses 02 and 15
Bellarine Peninsula Strategic Plan (City of Greater Geelong, 2006)	Clauses 02 and 11
Belmont Heritage Areas Report Volume 1 (Dr David Rowe, Authentic Heritage Services Pty Ltd, 2007)	Clauses 02 and 15
Belmont Heritage Areas: Inventory of Places Volume 2 (Dr David Rowe Authentic Heritage Services Pty Ltd, 2007)	Clauses 02 and 15
Belmont Heritage Report: Individual Citations Volume 3 (Dr David Rowe Authentic Heritage Services Pty Ltd, 2007)	Clauses 02 and 15
Buckley Falls Management Plan (Department of Conservation and Natural Resources, 1990)	Clause 02
Building in Wildfire Management Overlay Areas (CFA, 2002)	Clause 02 and 11
Central Geelong Framework Plan: A plan for the heart of Djilang (Department of Environment, Land, Water and Planning, 2022)	Clauses 37.08-s1, 43.02-s47, 43.04-s38 to 46
Central West Victoria Estuaries Coastal Action Plan (Western Coastal Board, 2005)	Clauses 02, 12 and 13
Central West Victoria Regional Coastal Action Plan (Western Coastal Board, 2003)	Clauses 02, 12 and 13
Ceres Heritage Citations Project (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2017 updated 2018)	Clauses 02 and 15
City Fringe Heritage Area Review Part 1 and Part 2 (RBA Architects + Conservation Consultants Pty Ltd, 2017 updated 2018)	Clauses 02 and 15
City of Geelong West Urban Conservation Study Volumes 1-2 (Huddle, Aitken and Honman, 1986)	Clauses 02 and 15
City of Greater Geelong Economic Development Strategy (City of Greater Geelong, 2005)	Clauses 02 and 17
City of Greater Geelong Environment Management Strategy 2006 - 2011 (City of Greater Geelong, 2006)	Clauses 02, 12 and 13
City of Greater Geelong Housing Diversity Strategy (alphaPlan, David Lock Associates and City of Greater Geelong, 2007)	Clauses 02, 11, 15 and 16
City of Greater Geelong Housing Strategy Background and Issues Report (Swinburne University, 2005)	Clauses 02, 11, 15 and 16

GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
City of Greater Geelong Retail Strategy 2020-2036 (City of Greater Geelong and SGS Economics and Planning, August 2020)	Clauses 02, 11, 15 and 17
City of Greater Geelong Rural Land Use Strategy (Parsons Brinckerhoff, 2007)	Clauses 02, 14, 17 and 19
City of Greater Geelong Settlement Strategy (City of Greater Geelong, August 2020)	Clauses 02, 11, 15, 16, 17, 19
City of Greater Geelong Stormwater Management Plan (WBM Oceanics Australia, 2002)	Clauses 02, 12, 13 and 19
City of Greater Geelong Urban Furniture Style Manual (Taylor and Cullity Pty Ltd, 1996)	Clauses 02, 11, 15 and 16
City of Newtown Urban Conservation Study Volumes 1-4 (Context Pty Ltd, 1991)	Clauses 02 and 15
City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b) (Richard Peterson, 1997)	Clauses 02 and 15
Coastal Spaces Landscape Assessment Study (Planisphere, 2006)	Clauses 02 and 11
Code of Practice for The Greyhound Industry Dealing with Greyhound Premises and The Keeping and Welfare of Greyhounds (Geryhound Racing Victoria, March 2008)	Clauses 14
Corangamite Regional Catchment Strategy 2013-2019 (Corangamite Catchment Management Authority, 2013)	Clauses 02, 12, 13 and 19
Corio Bay Coastal Action Plan (Central Coastal Board and the City of Greater Geelong, 2005)	Clauses 02, 12, 13 and 19
Corio Norlane Structure Plan Background Report (City of Greater Geelong and the Department of Planning and Community Development, 2011)	Clause 02 and 11
Corio Norlane Structure Plan (City of Greater Geelong and Department of Planning and Community Development, 2012)	Clause 02 and 11
Drysdale-Clifton Springs Structure Plan (City of Greater Geelong, 2010)	Clauses 02 and 11
Drysdale Urban Design Framework (City of Greater Geelong, 2012)	Clauses 02 and 11
Former Dennys Lascelles Woolstore 20 Brougham Street Heritage Assessment (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2017)	Clauses 02 and 15
Geelong Biodiversity Strategy (City of Greater Geelong, 2003)	Clauses 02, 12, 13 and 19
Geelong City Urban Conservation Study 'C' Citations, Volume 4(a) (Helen Lardner, 1995)	Clauses 02 and 15
Geelong City Urban Conservation Study, Volumes 2-5 (Graeme Butler for the City of Geelong, 1991)	Clauses 02 and 15
Geelong Economic Development Strategy 2005-2010 (City of Greater Geelong, 2005)	Clause 02, 14, 17 and 18
Geelong Flood Mitigation Strategy (Gutteridge Haskins & Davey Pty Ltd, 1997)	Clauses 02, 12, 13 and 19
Geelong Region Historic Buildings and Objects Study Volumes 1-3 (Allan Willingham, 1986)	Clauses 02 and 15
Geelong Regional Floodland Study (Geelong Regional Commission, 1979)	Clauses 02, 12, 13 and 19
Geelong Sale Yards Conservation Management Plan (Dr David Rowe and Wendy Jacobs, 2007)	Clauses 02 and 15

GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
Geelong Seafood Industry Strategy (City of Greater Geelong, 2003)	Clauses 02 and 17
Geelong Transit City Station Precinct Urban Design Framework (Hassell, Parsons Brinckerhoff and Charter Keck Cramer, 2008)	Clause 02
Geelong Transport Strategy (Victorian State Government and City of Greater Geelong, 2002)	Clauses 02, 11, 18 and 19
Geelong Verandah Study (Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2006)	Clauses 02, 11, 15 and 16
Geelong Waterfront Safe Harbour Precinct - Public Access & Infrastructure Development Project Master Plan (Terroir Pty Ltd, May 2019)	Clause 02
Geelong Western Wedge Framework (Planisphere and Jones & Whitehead Pty Ltd, April 2005, updated September 2005)	Clauses 02 and 37.08 Schedule 1
Geelong Wetland Strategy (City of Greater Geelong, 2006)	Clauses 02, 12, 13 and 19
Greater Geelong Gaming Policy Framework (City of Greater Geelong, 2007)	Clauses 02 and 17
Greater Geelong Outer Areas Heritage Study Volume 1 (excluding Belmont precincts) and Volumes 2-4 (Authentic Heritage Services Pty Ltd, 2000)	Clauses 02 and 15
Goandra Estate Fence Design Guidelines (Hansen Partnership 2023)	Clauses 37.01-s8, 43.02-s49 and 52.02s
Heales Road Industrial Estate Framework Plan (MacroPlan Australia and the City of Greater Geelong, 2007)	Clauses 02 and 17
Heritage citation sheet for the Osborne Park bluestone pillar and cast/wrought iron gates (City of Greater Geelong, 2016)	Clauses 02 and 15
Heritage citation sheet for the Vietnam Veterans Memorial and Avenue of Honour (City of Greater Geelong, December 2016)	Clauses 02 and 15
Heritage Report 9 Bridge Road, Barwon Heads (Post-Panel Version) (Context Pty Ltd, May 2017)	Clauses 02 and 15
Hovells Creek, Lara: Flooding – December 10, 1988 (Technical Services Department Shire of Corio, 1990)	Clauses 02, 12, 13 and 19
Indented Head Structure Plan (City of Greater Geelong, 2016)	Clauses 02 and 11
Infrastructure Design Manual (Local Government Infrastructure Design Association, 2021)	Clauses 02 and 19
Jetty Road Urban Growth Plan (City of Greater Geelong, 2007 amended September 2008)	Clauses 02 and 11
Lara Heritage Review Phase 2, Volumes 1, 2 and 3 (Dr David Rowe and Wendy Jacobs, 2013 revised 2016)	Clauses 02 and 15
Lara Structure Plan (City of Greater Geelong, 2011)	Clauses 02 and 11
Lara Structure Plan Retail Development Issues (Tim Nott, 2009)	Clauses 02 and 11
Lara Town Centre Urban Design Framework (David Lock Associates, 2006)	Clauses 02 and 11
Leopold Structure Plan (City of Greater Geelong, 2011 amended 2013)	Clauses 02 and 11
Leopold Urban Design Framework (City of Greater Geelong, 2011)	Clauses 02 and 11
Managing Development in Rural Areas, Planning Policy Review (City of Greater Geelong, 2015)	Clauses 02, 14 and 17

GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
Moolap Coastal Strategic Framework Plan (Department of Environment, Land, Water and Planning, 2019)	Clauses 02 and 11
Newtown Heritage Study Volumes 1-3 (City of Greater Geelong, 2008)	Clauses 02 and 15
Newtown West Heritage Review, Volumes 1, 2, 3, 4 & 5 (Dr David Rowe Authentic Heritage Services Pty Ltd & Wendy Jacobs, 2016)	Clauses 02 and 15
Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020)	Clauses 02, 11, 15, 16 and 19
Ocean Grove Structure Plan (City of Greater Geelong, 2015 amended 2016)	Clauses 02 and 11
Ocean Grove Urban Design Framework (City of Greater Geelong, 2014)	Clauses 02 and 11
Pakington Street North Urban Design Guidelines (Planisphere, 2004)	Clause 15
Pakington Streetscape Improvements Plan (Loder & Bayly, 1990)	Clause 15
Point Lonsdale Structure Plan (Planisphere, 2009 amended 2011)	Clauses 02 and 11
Portarlington Structure Plan (City of Greater Geelong, 2016 amended 2017)	Clauses 02 and 11
St Leonards Structure Plan (City of Greater Geelong, 2015)	Clauses 02 and 11
Statement of Significance for the former stables to Armytage House and classrooms 19-21 Hermitage Road, Newtown (Dr David Rowe and Kevin Krastins, 2003)	Clauses 02 and 15
Study of Open Space Networks (City of Greater Geelong, 2001)	Clauses 02, 11, 18 and 19
Wandana Structure Plan (City of Greater Geelong, 1998)	Clause 02

2.5. Dogs in Public Places

Source: **City Services**
Acting Director: **David Greaves**

Purpose

1. To present community and stakeholder engagement findings pertaining to a review of dog control orders on City managed land and allow release of draft orders for further public feedback.

Background

2. On the 23 November 2021 Council adopted the Domestic Animal Management Plan 2022-2025. One key action in the plan is to review dog controls in 2022.
3. Dog orders have been prescribed within Council's Dogs in Public Places Policy 2018. The policy establishes categories of dog controls that apply to all public places managed by the City. Pursuant to *Section 26 (2)* of the *Domestic Animals Act 1994*, these orders become legally effective through Council resolution.
4. To inform the review, a six-week community engagement process was conducted. A full report on community engagement findings is included as **Attachment 1.**
5. Input on dog controls was also sought from internal stakeholders responsible for asset management of many open spaces across the City. A report of proposed changes and rationale from internal consultation is included as **Attachment 2.**
6. Dog controls have been amended to reflect community and stakeholder feedback. A summary of proposed changes is included as **Attachment 3**. Draft orders are included as **Attachment 4**. Dog controls relevant to all locations across the City can also be found online on the City's website.

Key Matters

7. The adoption of dog control orders enables the City to undertake a range of compliance activities including education campaigns, patrols and enforcement.
8. Draft orders are proposed to be released to the community for further feedback, with a report to Council seeking adoption of final orders later in 2023.

RESOLUTION - Item 2.5

Cr Cadwell moved, Cr Kontelj seconded -

That Council:

1. **Note findings of community and stakeholder engagement pertaining to a review of dog control orders on City managed land; and**
2. **Approve public exhibition of draft dog control orders for further community feedback for a period of four weeks.**

Carried

Financial Sustainability

9. There are likely to be financial implications associated with the community's request for more enforcement, education, patrolling, signage and waste bins. An assessment of this will be undertaken over the next twelve months with relevant City asset managers.

10. A budget submission for two additional animal management officers to meet community expectation of monitoring and enforcement has been submitted for consideration in the 2023/24 budget process.

11. Central to these dog controls is the order that the City of Greater Geelong is an On-Leash area unless otherwise delineated by signage. To minimise required budget pertaining to the supply, installation and maintenance of signage, only those areas where dogs are prohibited or allowed off leash will be sign posted.

Community Engagement

12. It is important that dog controls across the City's public open spaces reflect the needs of our diverse community groups, as well as protect environmental and cultural values. Community engagement was undertaken to understand what is currently working well, and what needs improvement regarding dog control orders in public spaces.

13. Community consultation ran for a period of six weeks across July and August 2022. Engagement was through several channels including an online survey, pop-up consultations with trail and reserve users and three planned drop-in community sessions at City halls in Portarlington, Geelong West and Grovedale.

14. Six hundred and ninety one (691) participants responded to the online survey, providing 1701 open comments on various dog control and ownership topics. All data has been analysed and a report of findings prepared (**Attachment 1**).

15. Feedback suggests that the community is seeking safe, shared public spaces. Overall, the community is satisfied with existing dog controls but is seeking more officer presence and enforcement of orders to address lack of dog owner compliance, manage poorly behaved dogs and irresponsible owners.

16. Strong themes also emerged in the areas of the need for more Dog Parks, increased access to off leash areas particularly in growth areas, the need for greater education of orders, improved clarity and distribution of signage and the desire for more bins for the disposal of dog waste across City reserves and trails.

17. Feedback was also sought from internal stakeholder groups impacted by dog controls including various asset and land managers. Environment officers have recommended several proposed changes, with rationale pertaining to protection of environment, wildlife and traditional landowner values. A report outlining rationale for proposed changes to dog orders in environmentally sensitive areas is included as **Attachment 2.**

18. It is proposed to release draft orders for further community feedback on the City's Have Your Say platform for a period of four weeks.

Social Equity and Sustainability

19. The aim of dog control orders is to provide appropriate access to public open areas for the entire community, including those with and without dogs.

20. Guide dogs and Assistance dogs are allowed within dog prohibited areas as they are exempt from orders.

21. Dog control orders will enable the City to deliver safe and accessible public spaces for all to use and aim to reduce negative dog-related incidences.

Relevant Law/Policy/Legal Implications

22. Under *Section 26(2)* of the *Domestic Animals Act 1994*, Council may by resolution make an Order which sets out conditions with respect to dogs in public places. The Order must be published in the Government Gazette and publicly advertised in a newspaper circulating in the municipal district making the Order.

23. Dog controls for City managed land have traditionally been outlined in the Dogs in Public Places Policy. It is proposed that when new orders are adopted and gazetted, they will supersede this Policy. Officers will seek Council approval to revoke the current Dogs in Public Places Policy following gazettal.

Alignment to Community Plan and Vision

24. This report aligns with Our Community Plan 2021-2025 strategic priority:
Healthy, caring and inclusive community.

25. 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.
People feel safe wherever they are.

Conflict of Interest

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

Risk Assessment

27. Council can minimise risks by applying practical, fair and reasonable dog control orders in public places to enhance the safety of all users.

28. By implementing enforceable orders on Council land, Council can improve safety by minimising the occurrence of negative or dangerous incidents involving dogs. The orders provide a platform for community education, against which compliance activities can be undertaken.

Environmental Sustainability

29. The proposed orders consider environmental values of City managed land, and where appropriate includes access restrictions to protect areas of environmental significance. This is a key objective of the proposed orders.

Attachments

1. Di PP consultation summary FINAL [**2.5.1** - 29 pages]
2. Environment Proposed Changes to Reserve Dog Regulations for Dog Controls Policy - 2022 (D 22-439080 [**2.5.2** - 12 pages]
3. Proposed order changes from Di PP PDF [**2.5.3** - 8 pages]
4. City of Greater Geelong Dog Control Orders DRAFT [**2.5.4** - 5 pages]

THE CITY OF
GREATER GEELONG

DOGS IN PUBLIC PLACES POLICY REVIEW

ENGAGEMENT REPORT

JULY - AUGUST 2022

CITY OF GREATER GEELONG

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Executive Summary

The Dogs in Public Places policy review and it's ensuing community consultation were undertaken to ensure that the dog control orders in place, are appropriate to how our community use open spaces.

By involving the community in this review, as well as gaining feedback from key stakeholders within the City, we were able to hear what is working well and what needs improvement, from a range of people who use, develop, and maintain our reserves and trails, as well as enforce the dog orders that are in place across them.

From this feedback, Council can analyse the current orders and proposed changes to these orders across the City and make decisions that ensure balance is achieved between dog-friendly and dog-restricted areas.

The community consultation took place over a 6-week period and involved an online survey, advertised drop-in sessions and random pop-up consultations across the City's reserves and trails, to maximise the community's opportunity to leave feedback and discuss issues in further depth if they so wished.

We received 691 survey responses containing 1701 open comments on various dog control and ownership topics; seven drop-in session attendees across three designated sites; two written submissions, and three internal stakeholder meetings with City staff from Environment, Community and Recreation, and Waste departments.

Overall, strong themes emerged regarding:

- A lack of "dog owner compliance" with dog on-lead orders, and additionally, lack of effective control of dogs who are in off-lead areas.
- More enforcement needed by the City's Animal Management Officers, as many respondents felt that dog owners "think they won't get caught" doing the wrong thing.
- The want and need for more designated Dog Parks
- Increased access to off-leash areas for dogs across the City, and particularly in new, and often compact estates.
- The need for increased education of dog control orders across the City, Doggy etiquette in public places and at dog parks, and improved promotion of "what is effective control".
- Improved clarity and distribution of dog signage throughout the City.
- More bins needed across the City's reserves and on trails. More than half of respondents reported there weren't enough bins at the public spaces they frequent, and that it is very unpleasant carrying bagged dog poo for hundreds of meters and sometimes kilometers without access to a bin.

Going forward, the information collated in this report will be available to the community, as well as presented to City Managers with a vested interest in the use and maintenance of reserves and trails, and to Council for consideration when reviewing the Dogs in Public Places policy for 2022.

Introduction

The Dogs in Public Places policy undergoes review every four-years and is an integral document to the Health and Local Laws department, as it stipulates what dog orders are in place across all reserves, parks and trails in the Greater Geelong region.

It is important that the dog orders across the City's public spaces reflect the needs of our diverse community groups, as well as protect environmentally sensitive areas and endangered wildlife.

To strike this balance, the City wanted to hear from both internal and external stakeholders to better understand the strengths and weaknesses of the current orders across the City.

ENGAGEMENT PURPOSE

The City ran a community consultation to understand what is currently working well, and what needs improvement regarding dog control orders in public spaces.

The feedback collected would help inform whether any changes needed to be made to existing orders and the locations of said changes.

ABOUT THIS REPORT

This report collates and themes all feedback received through community consultation on the Dogs in Public Places (DiPP) review, including survey findings, informal pop-up consultations and drop-in sessions. This report will be circulated to all internal stakeholders and interested community members.

It will additionally be presented to Council to assist in decision-making regarding dog orders across the City.

How we engaged

AT A GLANCE

The community consultation ran for a 6-week period from July 4 to August 14, and from this, all data has been compiled, themed and will be considered to inform decisions regarding changes to specific dog orders and/or the locations in which orders are present.

The City engaged with the community through several avenues:

- An online survey (hardcopy in Appendix B)
- Pop-up consultations with trail and reserve users
- Drop-in community sessions at advertised locations across the municipality

The City also sought feedback from various internal stakeholder groups who are impacted by dog control orders, including Environment, Community and Recreation, and Waste.

The review of Dogs in Public Places responds to the "Healthy, caring and inclusive community" pillar in our Community Plan, by supporting active living and healthy lifestyles, improving mental wellbeing of our residents, and ensuring our community feels welcome, safe, and connected.

All engagement activities were promoted through the City's Have Your Say page, as well as through boosted social media posts, radio ads on K-Rock and Bay FM, and printed ads in three local newspapers.

A LITTLE BIT MORE

The anchor of this community engagement was a survey available through the City's "Have Your Say" (HYS) page for the 6-week engagement, and this was the main medium in which community members were encouraged to leave their feedback. Being online, and consistently available meant some accessibility barriers could be overcome such as time of day, day of week, conflicting work schedules and parenting commitments, and all-ability access.

Surveys are also a helpful tool as all responses are recorded verbatim and can be easily reviewed and collated to understand themes in feedback.

Along with the survey, various face-to-face consultations were held by the City, and staffed by team members from the Health and Local Laws department. These included 15 pop-up consultations across the City's most used reserves and trails, 3 drop in consultations which ran for 2-3 hours, at community halls in Portarlington, Geelong West, and Grovedale.

At all the face-to-face sessions, community members had the opportunity to leave feedback with staff or complete the survey on a City-provided device, as well as ask questions and discuss issues in greater depth.

The City felt it was essential to provide the community with face-to-face opportunities, should they wish to discuss matters further with City staff, and to have these in both scheduled, advertised locations, and additionally in impromptu settings capturing the thoughts of reserve users whilst they were using the space, without a strong agenda.

The advertised drop-in sessions ran on:

- Saturday 16 July, 10am – 12pm
- Saturday 30 July, 2pm – 5pm
- Tuesday 9 August, 4:30pm – 6:30pm

The pop-up consultations occurred at the following reserves and trails:

- Barwon River Trail
- Bay trail
- Bellarine Rail Trail
- Central Boulevard Reserve
- Drysdale Recreation Reserve
- Eastern Beach
- Eastern Gardens
- Gateway Sanctuary
- Kardinia Park
- Kingston Park
- McDonald reserve
- Richmond Oval
- Rippleside Park
- Ted Wilson Trail
- Waurn Ponds Trail

Who we engaged

WHO WE PLANNED TO ENGAGE

The City was committed to hearing from all interested members of the Greater Geelong community regarding their experiences, suggestions, and preferences in relation to dogs in public spaces. When consulting on dogs' accessibility, historically, dog owners are the most vocal, however we advertised this review to encourage feedback from non-dog owners too, as we wanted an accurate representation of both dog owners and non-dog owners within our community.

By hearing from a mixed representation of the community, including groups with differing interests, it helped the City see what orders were or were not working for various groups, and how we may be able to achieve a better compromise on certain issues.

The City also engaged with internal stakeholders within the City, including staff from Environment, Community and Recreation and Waste, to ensure that these departments had their concerns and preferences voiced and documented as part of the consultation process.

These departments all deal with dog-related issues, whether it be protecting endangered species of flora and fauna from dogs, complaints or complications regarding dog waste, and the shared use of public reserves including timed access at sporting facilities.

This consultation announced on its landing page that the review was only considering dog orders on City-managed land, meaning that Land Management Authority areas such as the coastline of Connewarre, Barwon Heads, Ocean Grove, Collendina, St Leonards, Indented Head and Portarlington, which are managed by Barwon Coast Committee of Management Inc, and Bellarine Bayside Foreshore Committee of Management, were not part of the consultation.

PARTICIPATION

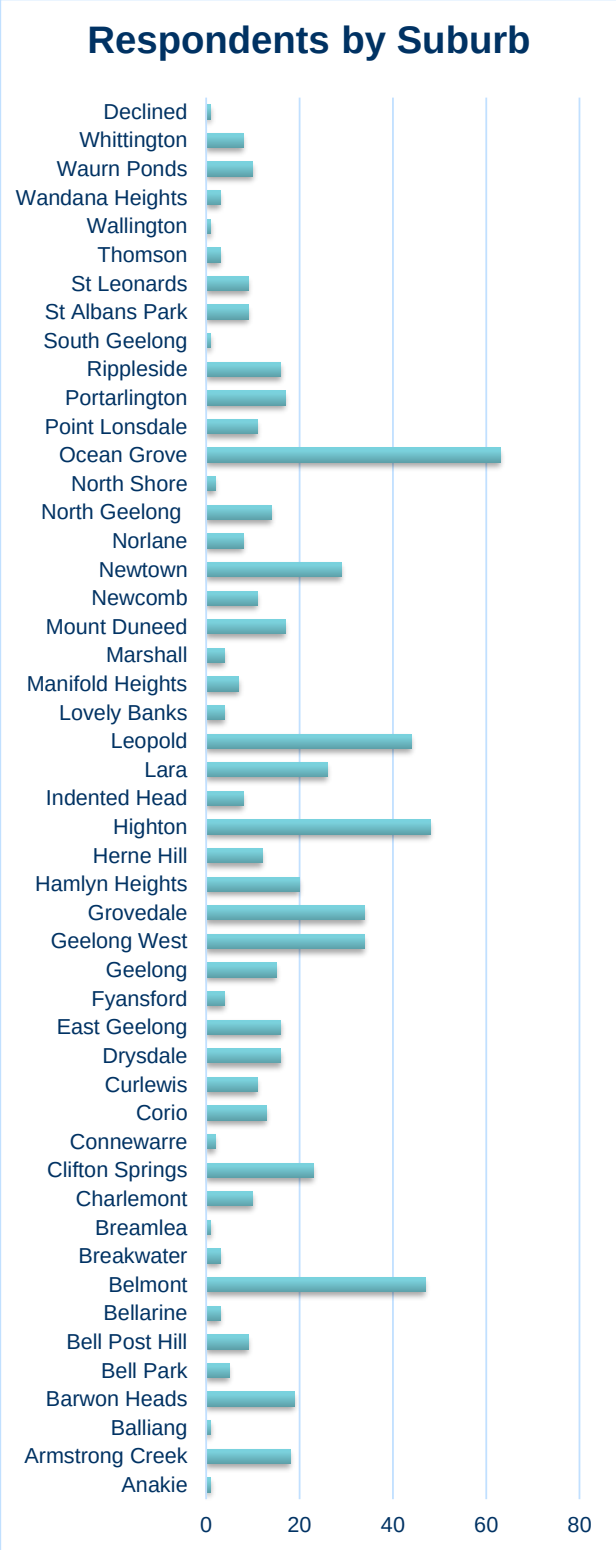
Over the 6-week consultation period, the City had 691 people complete the online survey, 7 people attended our advertised drop-in consultation sessions, and 250 flyers were handed out to the public through our "pop up" consultations.

An additional two people wrote to the City to voice their opinions and suggestions in lieu of the structured engagement activities above (Appendix D).

DEMOGRAPHICS

Demographic information was primarily captured for survey participants, as there were several preliminary questions to help us filter data.

Suburb

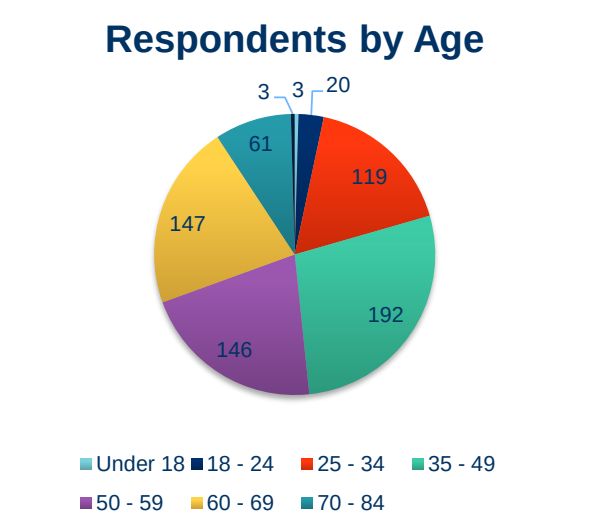


The suburbs with the highest response rates were:

- Ocean Grove (63)
- Highton (48)
- Belmont (47)
- Leopold (44)
- Grovedale & Geelong West (34)

We did not hear from any residents in the following Greater Geelong suburbs: Avalon, Batesford, Ceres, Drumcondra, Little River, Mannerim, Marcus Hill, Moolap, Moorabool, Point Wilson and Staughton Vale.

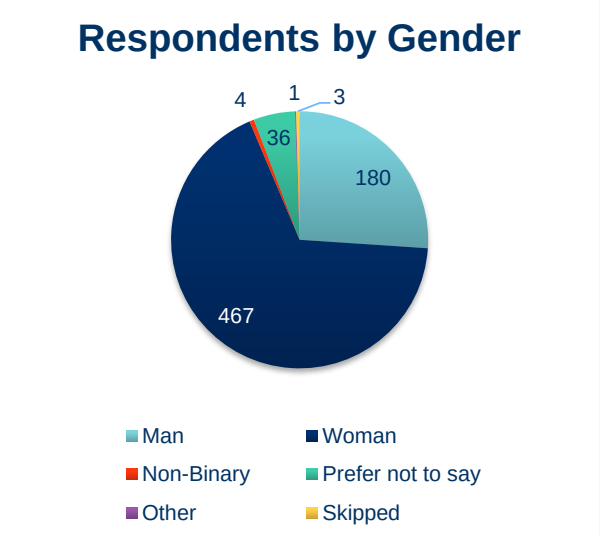
Age



The age group with greatest representation was 35 – 49-year old's (192). There was a fairly even representation of age groups all the way from 25- to 69-year-olds.

Three respondents elected to skip this question.

Gender

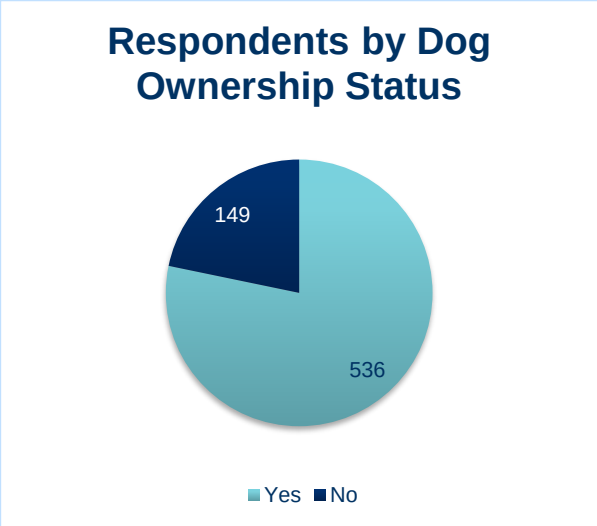


A gender identification question was included in this survey to understand if there were any links between gender and feelings of safety in the feedback received. It also helps us identify in future who to direct educational materials to, and where there may be less engagement around pet ownership.

Those identifying as women had the highest response rate, at 467 (68%) of respondents.

Three respondents elected to skip this question.

Dog ownership



Seventy-eight percent (78%) of survey respondents were dog owners.

WHO ACTIVELY ENGAGED

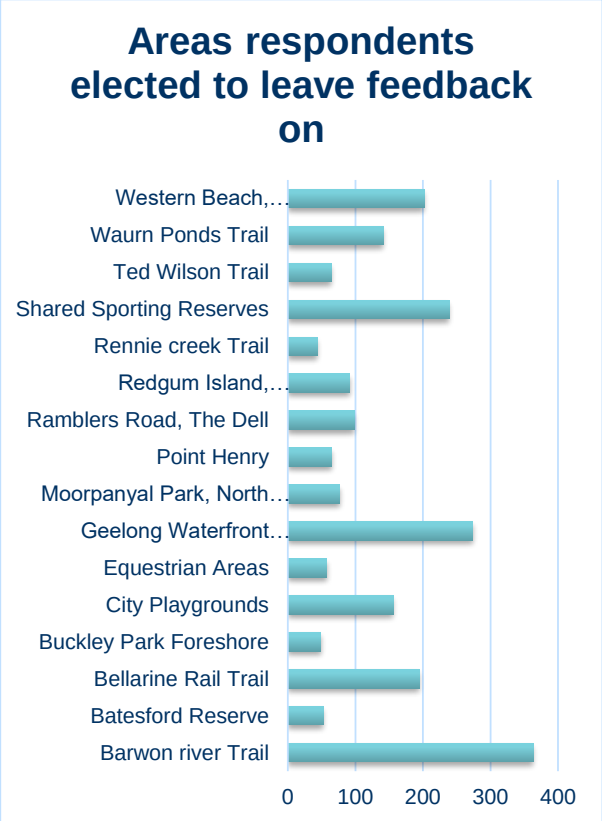
Historically, when the City consults on dog control orders, most respondents are dog owners, and this consultation proved to be no exception, with 78% of survey participants being dog owners.

Whilst it makes sense that dog owners feel more invested in dog control orders that directly affect them and their four-legged friends, people without pets are also affected by the presence or absence of dogs in public places, and therefore the City promoted the consultation to all public space users in the Greater Geelong region.

What we asked and heard

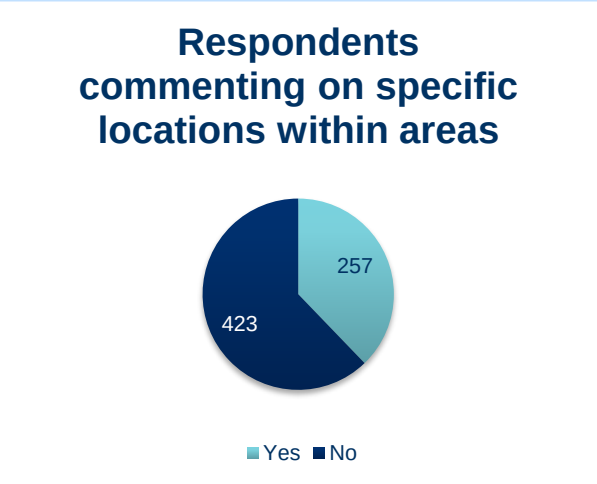
LOCATIONS OF INTEREST

Survey participants were encouraged to select all map areas that they wanted to leave feedback on and could elect to further refine this if there was a certain location of importance.



Barwon River trail (363), Geelong Waterfront (274), Shared sporting reserves (239), Western Beach/Rippleside/St Helens (202) and Bellarine Rail trail (195) were the 5 areas of greatest interest to the respondents when it came to leaving feedback.

Of the 691 survey respondents, 37.8% left feedback on specific locations within the areas listed above.



FEEDBACK TOPICS

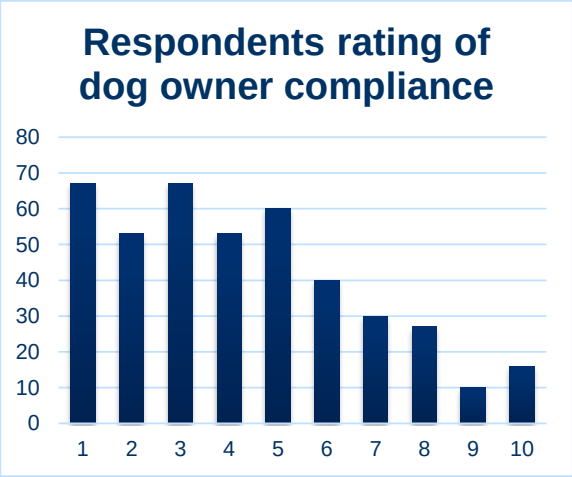
Respondents were encouraged to select all topics that they wanted to leave feedback on. The top three were:

- Safe shared spaces for all (484)
- Dog owner compliance (436)
- Enforcement (271)

If respondents chose to leave feedback on any of the various topics throughout the survey, a mandatory question would generate asking them to rate the City's efforts on said topic, and if they gave a rating of 7 or less, further questions would populate asking how the City could improve.

COMPLIANCE

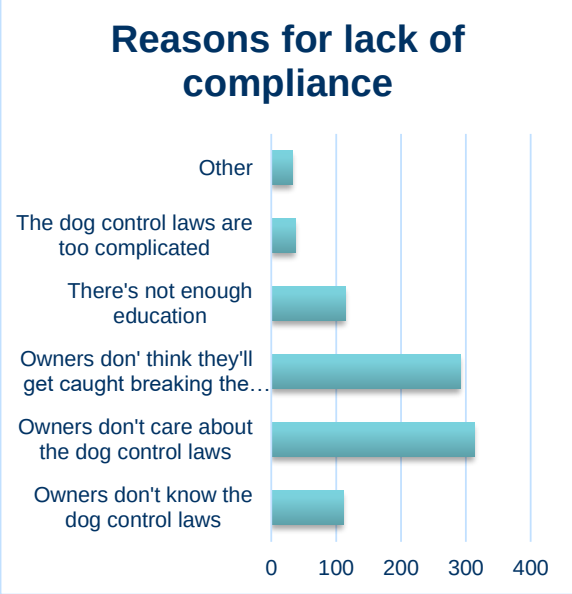
Respondents were asked to rate the level of compliance they see by dog owners, out of a maximum score of 10.



The most common answers were 1/10 and 3/10 (67 responses each).

The average weighted score was 4.26

Answers of 8 or higher were deemed positive and required no further investigation. If respondents rated compliance at a score of 7/10 or less, it triggered an additional question, asking why they perceived there is a lack of compliance with dog orders.

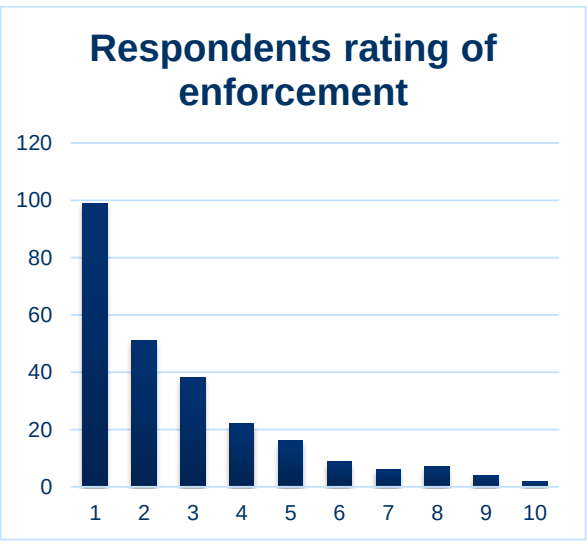


The two reasons most stated as to why compliance is low were:

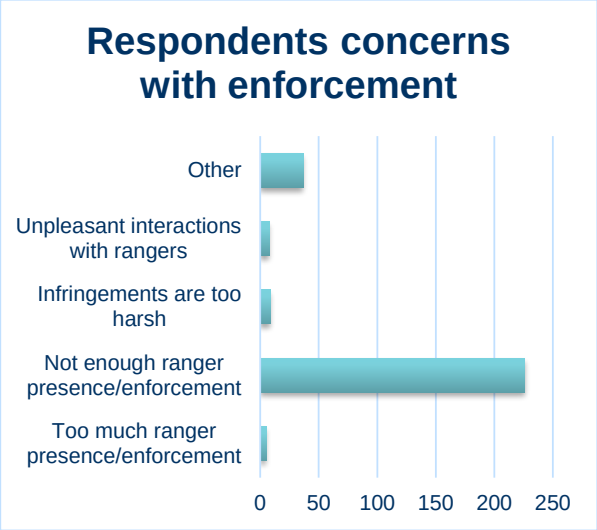
- Owners don't care about the dog control laws
- Owners don't think they'll get caught breaking the dog control laws

ENFORCEMENT

Respondents were asked to rate the City's enforcement efforts, out of a maximum score of 10.



The most common score was 1/10, and the average score was 2.72.



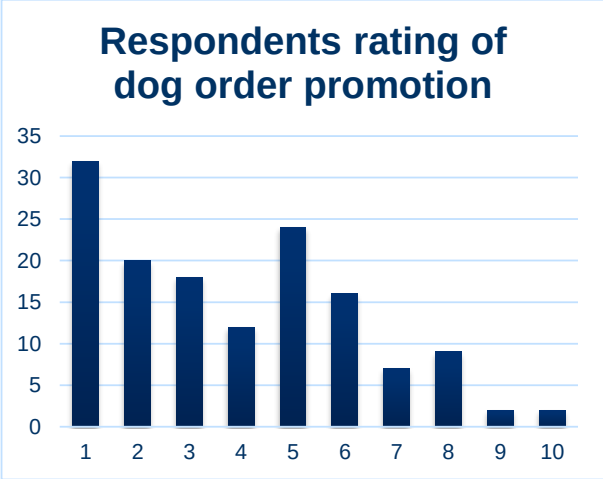
The overwhelming trend in enforcement feedback was that there is simply not enough of it (226). 5, 8 and 9 respondents reported too much enforcement, unpleasant interactions with rangers and too harsh infringements, respectively.

Other comments included:

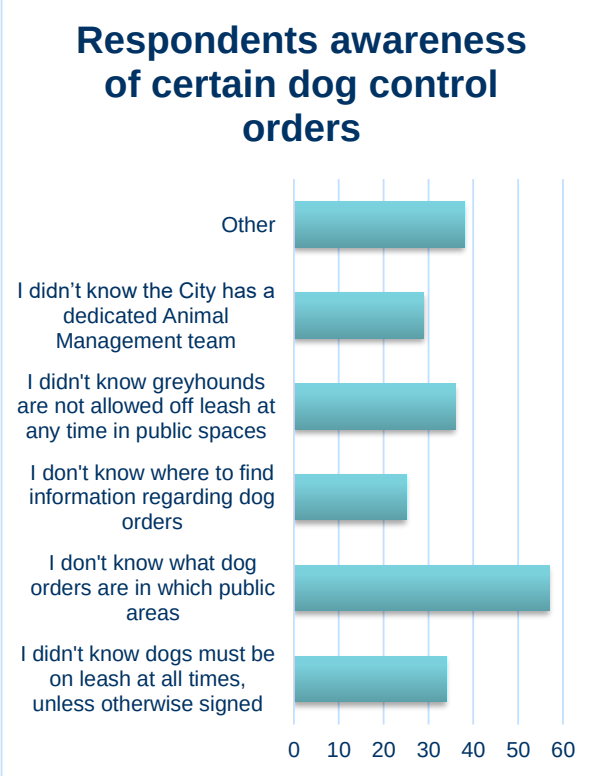
- I have never seen a ranger
- Rangers need to issue more fines to change people's behaviour, because they think they won't get caught, or get let off with a warning if they do.
- Unclear how to report/follow up in an incident
- Infringements should be higher
- Create a community reporting system

PROMOTION AND EDUCATION

Respondents were asked to rate the City's promotion and education efforts regarding dog control orders, out of a maximum score of 10.



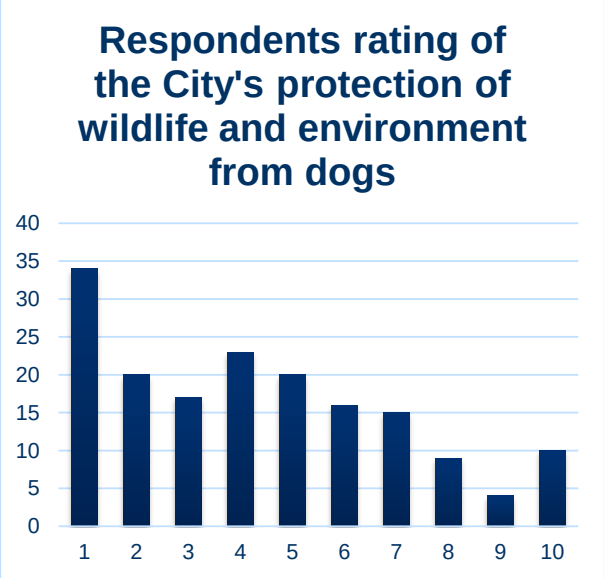
The most common rating was 1/10 and the average score was 3.87.



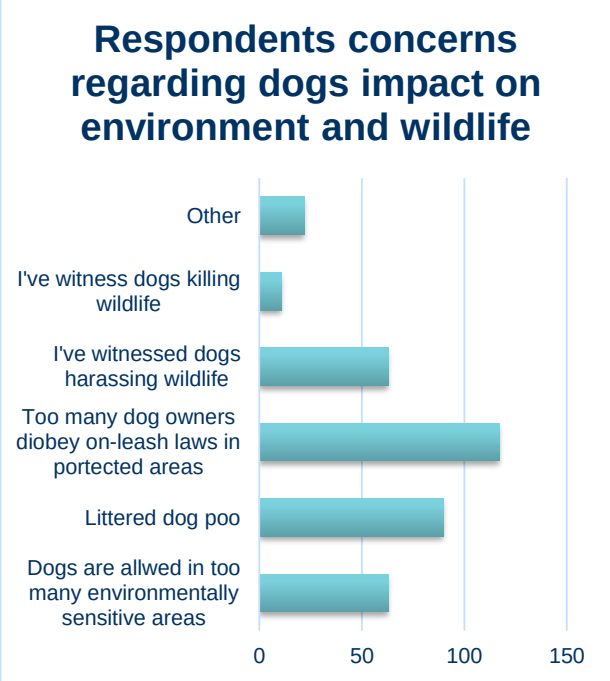
When queried about their current knowledge of various dog control orders, 20 – 50% of respondents did not know various dog orders when asked.

ENVIRONMENT AND WILDLIFE PROTECTION

Respondents were asked to rate the City's environment and wildlife protection efforts regarding dogs, out of a maximum score of 10.



The most common rating was 1/10, with an average score of 4.32.



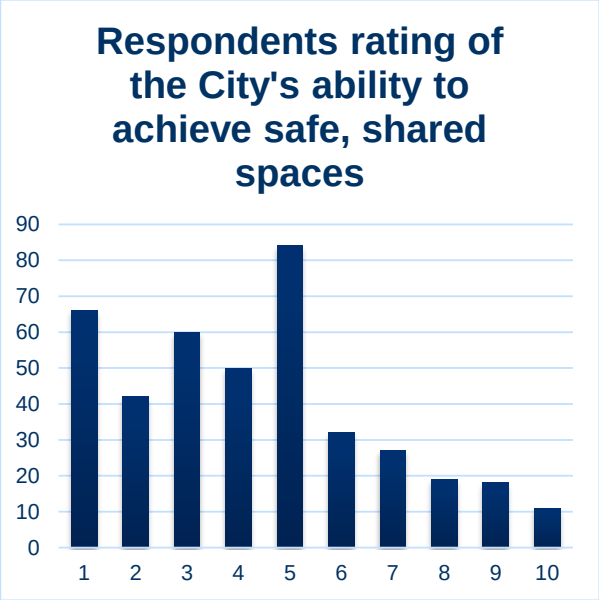
Almost 81% of respondents claimed, "too many dog owners disobey on-leash laws in protected areas", and 62% feared dog poo was contaminating waterways.

An additional 11 respondents also reported witnessing dogs killing wildlife.

Other comments included, "Orders are fair" (2) and public spaces are "over-regulated" (2)

SAFE SHARED SPACES

Respondents were asked to rate the City's ability to balance the needs of the community and create safe, shared spaces for all to enjoy, out of a maximum score of 10.



The most common answer was 5, and the average score was 4.24.

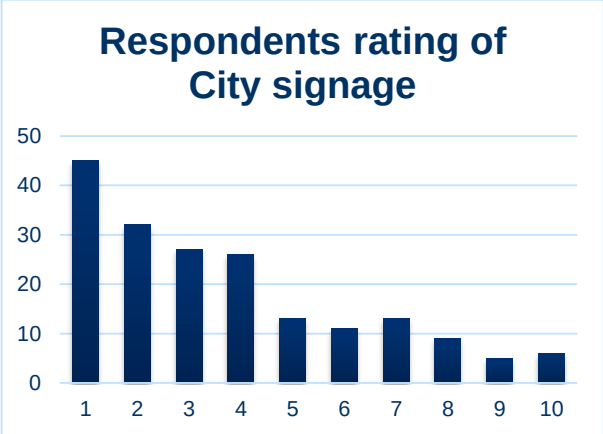
Respondents were encouraged to provide further information on how they suggest the City can improve community access to safe, shared spaces, using an unrestricted text box where their comments would be tagged and themed during the data analysis process.

Top themed responses were as follows:

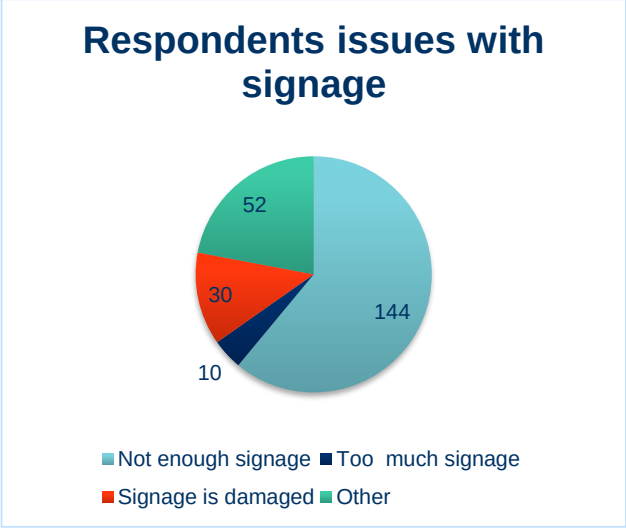
- More enforcement needed (78)
- Increase off-leash access (53)
- Add more dog parks (47)
- Increase community education (37)
- More signs needed (34)
- Employ more rangers (26)
- Complete fencing required on dog friendly areas (24)
- Lead non-compliance (24)
- Council supply doggy poo bags (17)
- Dogs on leash at all times (17)

SIGNAGE

Respondents were asked to rate the City's dog control signage, out of a maximum score of 10.



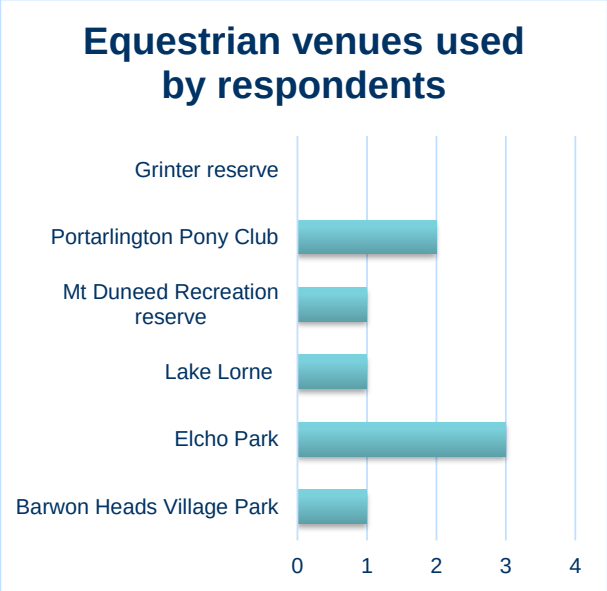
The most common rating was 1/10, and the average rating was 3.69.



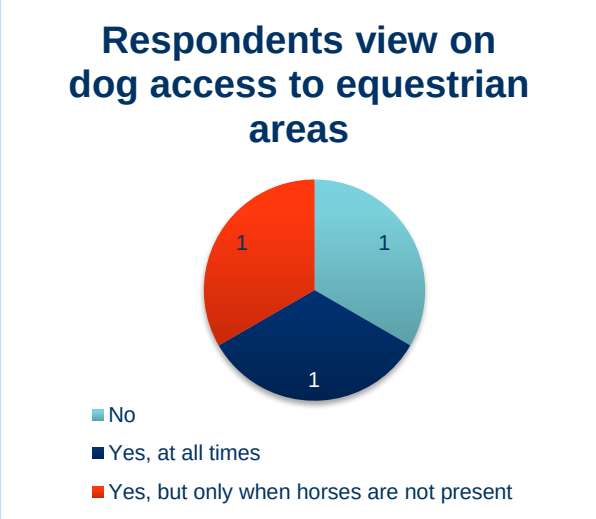
Whilst 10 people reported there is too much signage, 144 (76.6%) stated there isn't enough. 16% reported signage is damaged, and those who elected "other" typically stated signage needed to be clearer and more positive.

EQUESTRIAN CENTRES

Only three respondents completed the equestrian component of the survey, and when asked which of the following venues do you use, all of them utilise Elcho Park, two use Portarlington Pony Club and Lake Lorne. Mt Duneed and Barwon Heads Village Park were used by one respondent each.



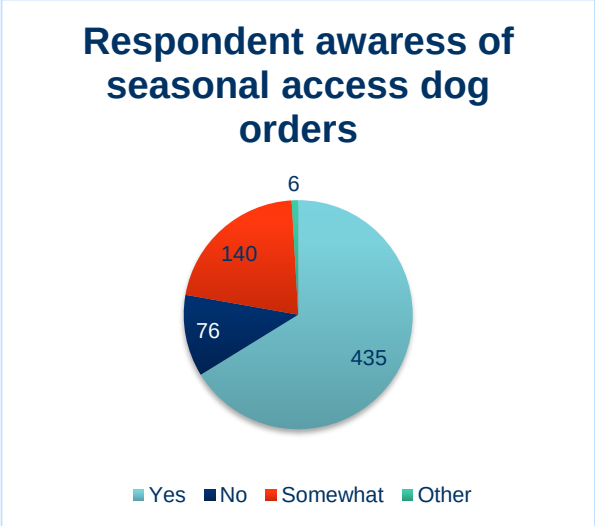
Grinter Reserve was not used by any respondents for equestrian activities.



Regarding dog access to equestrian areas, the answers were evenly split with one vote each going to, “No” [dogs in equestrian areas ever], “Yes, at all times” and “Yes, but only when horses are not present”.

SEASONAL ACCESS

Respondents were asked if they were aware of the reasoning behind seasonal orders across the City.



A two-thirds majority (66.2%) of respondents understood why seasonal orders exist and what some of the reasoning behind them may be. 11.5% said they did not, and an additional 21.3% stated they “somewhat” understood. This highlights the need for the City to increase education around reasons why these orders exist.

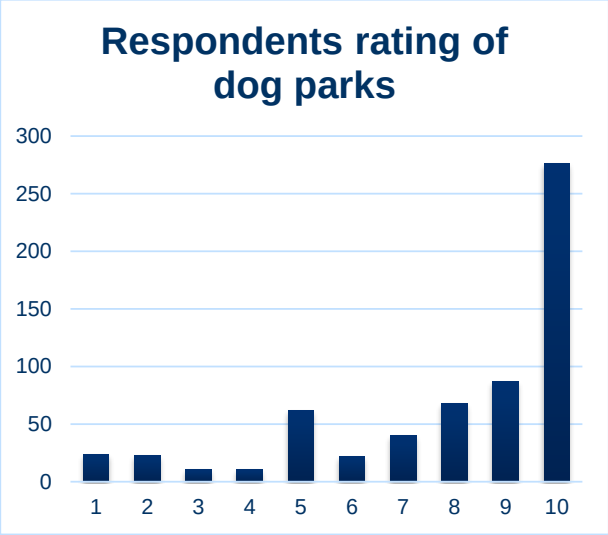
When asked how they would like this and other information communicated, respondents requested more advertising (82) in the form of social media, adding information to rates notices and radio ads, more signs (48) and increased community education campaigns (13).

DOG PARKS

Dog parks are a facility managed by the City’s Open Space Planning team, and it has been frequently reported that they play an important role in connecting the dog-ownership community.

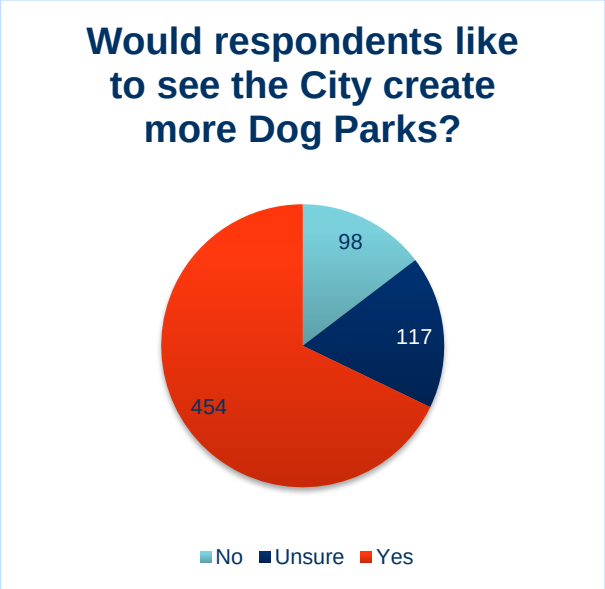
When asked to rate the benefit of dog parks to the community, respondents provided a score out of a maximum 10 points.

Over 44% of respondents strongly agreed (10/10) that dog parks are beneficial to the community, with an average score of 7.9.



11% of respondents provided a score of 4 or less out of 10, showing disagreement or strong disagreement to the benefits provided.

An additional 10% gave a rating of 5 or neutral.



There was a large level of support for more dog parks to be created across the City, with 67.9% voting they would like more. Nominated preferred locations (in order of response frequency) for additional dog parks included:

- Bellarine Peninsula
- Armstrong Creek/Mt Duneed
- Leopold
- Every suburb
- Highton/Waurn Ponds
- In upcoming housing estates
- Geelong West/Manifold Heights
- Waterfront/central Geelong
- Bell Post Hill/Bell Park
- Newcomb
- East Geelong

Whilst 17.5% of respondents were “unsure” if they wanted more dog parks across the City, almost 15% of reported not wanting more dog parks and key reasons for this included:

- Dog park incidences (41)
- Enough dog park access already (37)
- Lack of effective control (26)
- Unsafe dogs (25)
- Disease spreading (25)
- Irresponsible owners (22)

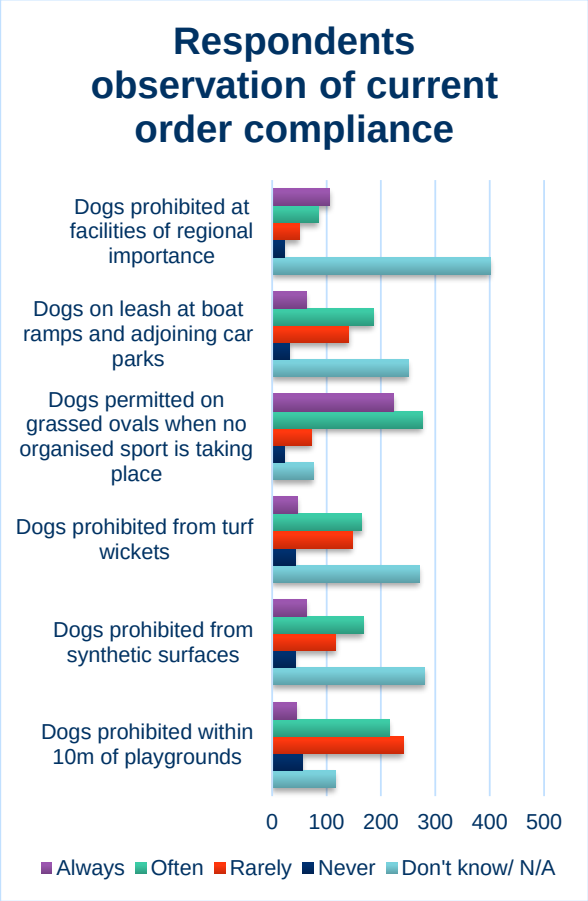
Suggestions were also made as to whether dog parks could have timed access or capped numbers to reduce over-crowding, or alternatively, be much larger in size than the area they are currently allocated.

CURRENT ORDERS

The orders currently in operation were finalised as part of the Dogs in Public Places policy in 2018.

That review saw the introduction of some new orders and places dogs could and could not frequent, both on and off lead.

Survey respondents were asked to share their observations of how well they think the current orders are abided to.



Regarding observed behaviour and compliance around current dog control orders, the most witnessed activity was dogs using sporting reserves when no organised sports are taking place (33.4% always, 41.1% often).

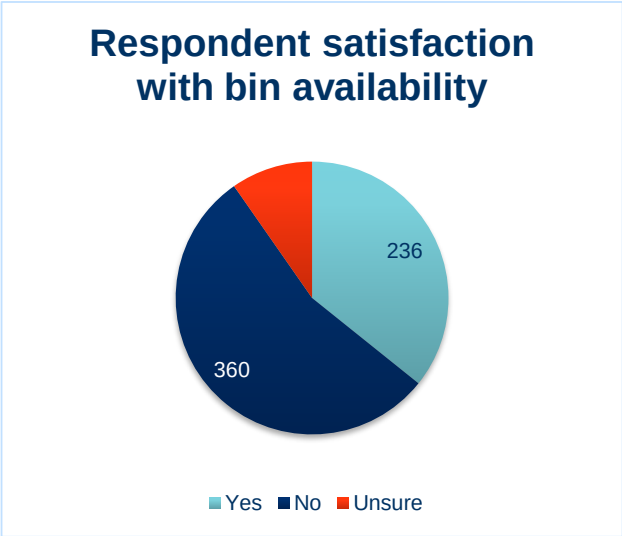
The highest level of observed non-compliance witnessed was regarding “dogs prohibited within 10 meters of playgrounds” with 8.3% and 35.9% stating they never witness or rarely witness compliance with this order, respectively.

60.3% of respondents confirmed that they “don’t know” compliance rates at “facilities of regional importance” in which dogs are prohibited.

BIN AVAILABILITY

The final question of the survey was regarding bin availability and whether it’s at a satisfactory level.

360 (52.4%) of the 687 respondents reported they were unhappy with the number of bins available at the reserves and trails they frequent.



When asked where they would like to see more, many individual locations were listed, however the following locations were most frequently mentioned:

- Barwon River trail
- Ocean Grove beach
- Bellarine rail trail
- Eastern Beach/Eastern Gardens
- Residential streets
- Mirambeena Park/Armstrong Creek walking tracks
- Ted Wilson trail
- Waurn Ponds trail

Additionally, several comments were made regarding using 4WD or a Kaboda to collect bins in truck inaccessible areas, as there were complaints of having to walk hundreds of meters, if not kilometres, with bagged dog poo in hand and nowhere to dispose of it.

WHY WE ASKED ALL THESE QUESTIONS

Demographic information was collected to help us see who the most engaged groups of the community were, according to age, gender, location, and dog-ownership status.

Having this information also allows us to filter responses according to those categories, so we could find trends within user groups.

The initial question we asked regarding “which areas would you like to leave feedback on”, was regenerated from a list of options from the 2018 review of the dogs in public places policy, to try and achieve consistency and the ability to compare data.

All further questions on the various elements and areas of dog control, including signs, enforcement, compliance levels etc, were asked to be rated by respondents, so that there was no positive or negative tone to any opening questions. From here, if scores out of 10 were less than 7, respondents were prompted to state what they believe was not working well.

All these questions were multiple choice, with set answers for the respondents to choose from, as well as an “other” option, where they could write out a response that was specific to their experience.

There were additional qualitative open answer sections for respondents to write in, and the mix of this with the quantitative multiple-choice questions, meant there was a good balance struck between being able to analyse data efficiently, whilst also letting respondents speak freely in their submissions.

An infographic of the survey questions logic can be found in Appendix C.

Key Findings

SURVEY OVERVIEW

Respondents

691 responses were received through the online survey.

Most respondents were directed to the HYS page and its affiliated survey via social media (56.8%). 31% of respondents directly entered the web address. We can assume they've seen this on printed material, whether that be a flyer or newspaper advert.

Demographically, the most common survey respondents were women, aged 35 – 49, who own dogs and reside in Ocean Grove, Highton, or Belmont.

From the 691 respondents, 1701 comments were left regarding what is working well, what needs improvement and any other dog control related feedback.

Hot topics

The topics which received the most feedback were:

- Safe Shared Spaces (484)
- Lack of compliance (436)
- Enforcement (271)

The topic with least interest from the public was Equestrian area use (3).

"Enforcement", "Signage" and "Promotion and Education" scored the lowest ratings of all consulted categories, and achieved below-average weighted scores of 2.72, 3.69 and 3.87, indicating the City is not meeting community expectation in all these areas.

Safe Shared Spaces

Community suggestions on how to better achieve safe, shared spaces for all to enjoy included: more enforcement, increase off-leash accessible areas, add more dog parks, increase community education on dog control orders, etiquette and ownership tips and training, more signage needed and employ more rangers.

Enforcement

93.8% of respondents believe there is not enough enforcement of dog control orders.

Additionally, there were many comments regarding infringements not being given out enough (too many warnings) and that the penalty needs to be higher to curb poor compliance.

Signage

76.6% of respondents believe there is not enough signage.

The City's current position is that Greater Geelong is an on-leash municipality unless otherwise signed, and therefore only exceptions to this rule, being dogs prohibited and dogs off-leash will be signed going forward. It is anticipated during 2023, that the City will run an educational blitz on this on-leash message as well as on effective control.

Promotion and Education

49.1% of respondents stated they did not know what dog orders are in which public spaces, whilst a further 29.3% do not know dogs are to be on lead unless otherwise signed.

If this is representative of the wider community, a large portion of our residents do not know basic dog control orders, and education around this needs to be focussed on in 2023, along with the other educational messages mentioned above.

Dog Parks

Dog parks, whilst disliked or questioned by some, proved to be viewed positively regarding their community impact by most respondents, with a weighted score of 7.8/10.

The top 5 locations where residents want to see more dog parks were:

- Bellarine Peninsula (44)
- Mt Duneed/Armstrong Creek (22)
- Geelong West (20)
- Waurn Ponds (17)
- Highton (13)

An additional 30 respondents stated they wanted dog parks in all suburbs ideally.

A copy of this report, including the feedback captured regarding dog parks, will be passed on to the Open Space Planning unit to inform further dog park discussions.

Bins

When asked if respondents were satisfied with the availability of bins at reserves they frequent, 52.4% of 687 respondents replied they were not.

According to respondents, key locations needing more bins included:

- The City's trail network (including Barwon River trail, Ted Wilson trail, Bellarine rail trail, Waurn Ponds trail)
- Ocean Grove beach (BCCM)
- Eastern Beach/Eastern Gardens
- Mirambeena Park/Armstrong Creek walking tracks
- Residential streets

Respondents also regularly commented that more baggies are needed at all reserves, whilst several others stated that a more environmentally friendly option to bags and bins needs to be investigated, like composting, septic systems etc.

Compliance

The level of compliance witnessed by the community regarding the current dog control orders was varied.

The order with the perceived lowest level of compliance was the "dog prohibited within 10m of playgrounds" order, and the most adhered to order, according to the community, is that dogs are accessing sporting reserves off leash when no organised sport is taking place.

It is worth note however, that anecdotally in the open text comments, 27 different people all thought that dogs should be removed from sporting reserves. They've stated that this arrangement is rarely followed well, and they have witnessed incidences between children and dogs, uncollected dog litter, holes dug into playing surfaces, and a consensus that dogs needs are taking precedent over human needs.

FACE TO FACE CONSULTATION OVERVIEW

Drop-In sessions

The Portarlington, Geelong West and Grovedale face-to-face advertised sessions had four, three and zero attendees respectively.

Those who attended presented information and queries related quite closely to the location in which the consultation was held.

Portarlington

Attendees at Portarlington came from Indented head, Portarlington, St Leonards, and Whittington.

They noted the following work well:

- "Good regulations"
- A-Frame use over the summer period to remind tourists of orders.

They suggested the following:

- Increased enforcement presence
- Online dog training course for residents
- Coach Rd reserve be made to a dog park
- Edwards Point (Parks Vic) has an incorrect sign installed

Geelong West

Geelong West attendees came from Newtown, Rippleside and Mount Duneed.

They noted the following currently work well:

- Dog park features are good
- Timed access at Rippleside Park is striking a good balance between dogs and the rest of the community.

They suggested the following:

- Increased Ranger presence needed
- Change the timed access at Rippleside Park to 4pm off leash in Winter, as 5pm is too dark.
- More community education regarding dog park etiquette and rules
- Seats within dog parks to cater for all ability owners
- Pet expo run by Council
- More signage at Rippleside Park clarifying orders
- Online table with all orders outlined, in addition to Google dog map
- Doggy shower facilities at dog friendly beaches

- Undercover shelter for dogs at parks to prevent breach of orders in bad weather (as dogs aren't permitted with 10m of BBQ)
- Greyhounds have been seen using dog parks

Grovedale

No members of the public attended this session, and therefore, no data was collected.

Pop- Up Consultations

Approximately 150 postcards were handed out at our pop-up consultations across 15 different sites. And an additional 100 postcards were dropped in letter boxes in nearby neighbourhoods to where staff attended.

All interactions were friendly, but no one spoke much of their experiences with dogs in public places (other than commenting on uncollected dog poo) or elected to complete the survey in person with City staff.

INTERNAL STAKEHOLDER DISCUSSIONS

Meetings were held with several units within the City of Greater Geelong who play a role in the management or maintenance of the City's reserves and trails.

Environment

Staff from the Environment team noted some existing and emerging reserves which have environmental and cultural significance, and requested dogs be either prohibited from, or on-leash these within these spaces.

Waste

The team from Waste acknowledged that the main dog-centric issues they face are regarding the littering of dog poo, and collection of dog waste bins.

The Animal Management team and Waste went on to discuss the supply of baggies, using a Ute or Kaboda to collect bins in locations not accessible by a garbage truck, and to explore more environmentally friendly options of dog poo disposal.

Community & Recreation

Community and Recreation's staff's main points were regarding the dog orders at equestrian centres and the shared use of sporting reserves. They have been receiving some complaints from sporting club tenants about dogs damaging the sports ground surfaces and uncollected dog poo, as well as complaints from dog owners that equestrian based dog orders are too restrictive on dog access.

DISCUSSION

By utilising three different forms of community engagement, including the online survey, face-to-face drop-in sessions, and pop-up reserve consultations, and then advertising our engagement via social media, print and radio ads, we received quality feedback from as many interested community members as possible.

The mix of engagement modalities allowed us to minimise barriers for participation and to be as inclusive as possible.

Advertising

The Dogs in Public Places policy community engagement was well advertised over the 6-week consultation, with 3 x print ads placed in the Geelong Independent, Ocean Grove Voice and the Bellarine Times, 3 x boosted social media posts on Facebook, and two weeks of daily radio advertising on Bay FM, a local radio station (Appendix A).

Social media proved to be the most effective at converting the audience into action, as 56.8% of all survey respondents came from this source.

The boosted posts additionally attracted a high level of interaction, with a reach of 32,290 accounts and 865 clicks.

With those who engaged directly to the webpage, it is impossible to know whether they were directed by radio, print media or flyers circulated through pop-up consultations and letter box drops, however the combined effort of these other ads resulted in over 800 people being directed to the HYS page, despite not all of them choosing to partake in the survey.

Advertising schedule and cost breakdown

City News

Spend: $1,140 ($380 per week x 3 weeks)

- Times 21/7, Indy 22/7, and Addy 23/7
- Times 28/7, Indy 29/7, and Addy 30/7
- Times 4/8, Indy 5/8, and Addy 6/8

City News E-Newsletter
No charge

- Friday – Indy 22/7
- Friday - Indy 29/7
- Friday - Indy 5/8

Bay FM

Budget: $2,500

- Start date: Monday 1/8; End date: Saturday 13/8
- 30 sec pre-recorded radio ad/Scheduling: Weekday
- Breakfast, Morning, Afternoon, Drive-home/Weekend – Run of Station
- Call to action: Do you have a dog? We want to hear from you! Have your say now!

The total spend for the above campaign: $3,640

Key themes

Through all forms of engagement, the key themes to emerge were that the community want more enforcement, more off-leash areas for dogs, more signage, more bins and poo bags, more community education, and more dog parks, including ones that would be suitable for greyhounds to use.

Additionally, there were noted themes of observed lack of compliance to orders by many dog owners due to a lack of care and a perception that they won't get caught.

Many respondents, whether dog owners or not, complained of this lack of lead compliance, as dogs off leash in on-lead areas pose a threat to young, anxious, and/or previously traumatised on-lead dogs, as well as are burdensome on people undertaking their own recreational activities. Others claimed dogs can be perceived as threatening to young children and those who have a fear of dogs, as they do not want or expect to be approached by them, regardless of whether the owner states "they're friendly".

Community engagement successes

Social media reach

The social media reach, as previously mentioned was very strong as three boosted posts resulted in over 30000 accounts reached and drove over 50% of the HYS page traffic.

Survey response rate

Of those who went on to the Dogs in Public Places HYS page, 47% completed the survey, 75 people "followed" the project, which would provide them with alerts to updates on the page, and 96 people downloaded the attached 2018 Dogs in Public Places policy, to familiarise themselves with current orders, before leaving feedback.

Furthermore, 372 respondents elected to have a copy of the consultation findings emailed to them, indicating a considerable level interest in this topic and the outcomes of the policy review.

Pop-up consultations

Whilst we anticipated that we would gain good anecdotal commentary from pop-up consultations with the public, and that they would take the opportunity to use the City's iPads to complete the survey in situ, no one did. Instead, they opted to take a postcard that contained all the HYS information as well as a QR code that would direct them to the survey in their own time.

The postcards proved a great tool to hand out, and considering we had 250 of them, and received 806 direct hits to the HYS page, it would seem these cards played a strong role in directing this online traffic.

Furthermore, the pop-up consultations were deliberately not advertised so that the more moderate voices of everyday reserve users would be heard, rather than typically hearing from the very pro-dog and anti-dog voices, thar often come through in these sorts of engagements.

Those who did speak with City officers and attend the face-to-face sessions stated they appreciated the chance to talk through issues and leave feedback.

Community engagement areas for improvement

Drop in session attendance

Whilst the engagement levels for the online survey were at an expected level, the City was surprised by the lack of turnout for our advertised community drop-in sessions.

Each site was chosen to facilitate access for those living on the Bellarine, and in the Greater Geelong region's

north and south. Moreover, the session times and days were also chosen to maximise the community's opportunity to attend a session by selecting a mixture of weekends, mornings, afternoons, and after-hours weeknight sessions.

The first of which took place at Portarlington Parks Hall on Saturday, July 16th from 10am – 12pm, and had only four attendees.

The second session was at Geelong West Town Hall on Saturday, July 30th, and ran for 3 hours from 2pm – 5pm. we only had 3 attendees this day.

The last session was on Thursday, August 9th in Grovedale from 4:30pm – 6:30pm. It was hoped that this session would provide "after school" and "after work" face-to-face accessibility to community members who wanted to discuss dog orders with City staff. This session had no attendees.

The weather was miserable for the first and last session, and sunny for the second session, but when looking at the numbers, appears to have little effect on turnout.

Perhaps the low face-to-face attendance rates were due to a combination of people preferring to remain anonymous when leaving feedback, the ability to do so from the warmth and comfort of their own home rather than attending a public event, and the online accessibility to informative documents such as the Dogs in Public Places Policy, the City's Dog Order Google Map and Domestic Animal Management Plan 2022 – 2025, that removed the need to meet with City staff and discuss any matters further.

Equestrian interest

Only three respondents out of the 691 who completed the survey, opted to leave feedback on dog orders in equestrian centres.

In the months prior to this engagement, many requests for service (RFS) and complaints have been sent through regarding the lack of use of these large outdoor areas, and that dogs should be permitted access to them, when horses are not present.

We expected to receive considerably more feedback from the community on this topic. And moreover, the feedback we received was evenly split across dogs being banned 24/7, allowed access when horses aren't present and allowed access at all times.

For future engagements we will proactively target equestrian groups to ensure the needs of this public space user group are accurately reflected.

What we have done and next steps

WHAT WE HAVE DONE

After collating all the data collected through the surveys and face-to-face consultations, a “Snapshot report” (Appendix C) was shared to the HYS page so that interested members of the public could access this preliminary update.

NEXT STEPS

The engagement findings captured in this report will be presented to the community via the HYS page, as well as emailed to all persons who elected to provide their email address for additional updates.

This engagement report will also be presented to Managers in the various departments within the City who are affected by dog control orders. Additionally, this report will be presented to Council, along with suggested dog control order amendments in 2023.

Appendix A – Advertising materials

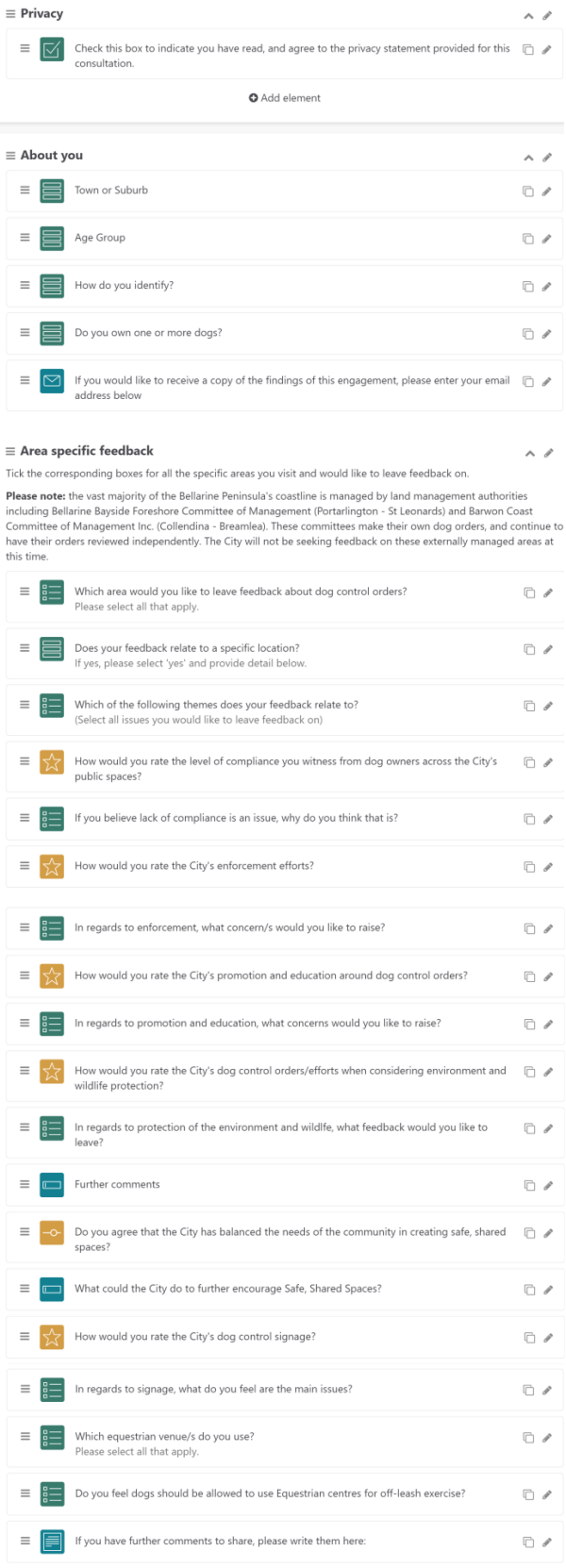
Appendix B - Hard Copy Survey

Appendix C - Qualitative responses collected

Appendix D - Letters received

Remember to adhere to Council's privacy policy when reporting on any feedback received from your engagements and do not include any personal information.

Appendix B – Survey hardcopy



Privacy

Check this box to indicate you have read, and agree to the privacy statement provided for this consultation.

Add element

About you

Town or Suburb

Age Group

How do you identify?

Do you own one or more dogs?

If you would like to receive a copy of the findings of this engagement, please enter your email address below

Area specific feedback

Tick the corresponding boxes for all the specific areas you visit and would like to leave feedback on.

Please note: the vast majority of the Bellarine Peninsula's coastline is managed by land management authorities including Bellarine Bayside Foreshore Committee of Management (Portarlington - St Leonards) and Barwon Coast Committee of Management Inc. (Collendina - Breamlea). These committees make their own dog orders, and continue to have their orders reviewed independently. The City will not be seeking feedback on these externally managed areas at this time.

Which area would you like to leave feedback about dog control orders?
Please select all that apply.

Does your feedback relate to a specific location?
If yes, please select 'yes' and provide detail below.

Which of the following themes does your feedback relate to?
(Select all issues you would like to leave feedback on)

How would you rate the level of compliance you witness from dog owners across the City's public spaces?

If you believe lack of compliance is an issue, why do you think that is?

How would you rate the City's enforcement efforts?

In regards to enforcement, what concern/s would you like to raise?

How would you rate the City's promotion and education around dog control orders?

In regards to promotion and education, what concerns would you like to raise?

How would you rate the City's dog control orders/efforts when considering environment and wildlife protection?

In regards to protection of the environment and wildlfe, what feedback would you like to leave?

Further comments

Do you agree that the City has balanced the needs of the community in creating safe, shared spaces?

What could the City do to further encourage Safe, Shared Spaces?

How would you rate the City's dog control signage?

In regards to signage, what do you feel are the main issues?

Which equestrian venue/s do you use?
Please select all that apply.

Do you feel dogs should be allowed to use Equestrian centres for off-leash exercise?

If you have further comments to share, please write them here:

General dog order feedback

This section allows you to reflect of your observations whilst using public spaces and the level of compliance demonstrated, as well as submit your preferences regarding blanket dog control orders, amenities and dog parks.

Are you aware of the reasons behind seasonal and timed-access dog control orders?

How would you like this information communicated?

Do you agree that dog parks are beneficial to the community?

Would you like to see the City create more dog parks?

Why not?

From what you witness, do you believe the dog orders from the 2018 consultation and review are being followed?

Please provide any general comments about the Dogs in Public Places Policy here:

Are you happy with the availability of waste bins (for dog poo) at the reserves and trails you frequent?

If not, which public space would you like to see more?
(Please note the City can only place garbage bins in truck-accessible locations)

Appendix C - Survey questions with logic

Appendix D – Written submissions (2)

SUBMISSION 1

August 2022

Executive Summary:

Whilst this policy has to be reviewed on a regular basis under CoGG, there is clear evidence that as the community moves forward, and with the rapid development in both residential and commercial property, CoGG need to be a little more proactive in review!

Additionally, with a huge increase in dog population, this municipality needs to intelligently deal with this massively complicated management issue.

That said, and the statement (below) from CoGG, seems to make mockery of the policy when land management, by a so-called independent organisation is not included, but policed by CoGG under arrangement using the same bylaws and jurisdiction, given the land management authorities are unable to police such areas under their control!

"The Dogs in Public Places Policy outlines all the various dog control orders across the City of Greater Geelong (the City). This policy is due for review in 2022.

**Note this does not include land managed by independent land management committees (Barwon Coast and Bellarine Bayside)"*

General community sentiment, particularly in Ocean Grove, is that CoGG have a piece meal approach to animal management on a general basis of day-to-day surveillance, and appear to only concentrate activity or spurts of activity only when an incident occurs.

The wide variety of open spaces in and around CoGG's jurisdiction provide a wide variety of choices for the community, and their animals, to be able to utilise these, without the direct need of a particular part of the policy having to identify for a particular use.

The broader policy should be about the consistency of bylaws and their application to the environment, and the environment being of a consistent application to use factors, particularly as new developments occur or redevelopment happens.

Generally, it can be said that wild life, playgrounds, off leash, sports and vehicles/cycles have a significant place in the community it would seem that their placement around "Dogs in Public Places" needs to have the review by both sides, to ensure consistency in application toward bylaws enforcement and understanding by the community.

As an example, the current Ocean Grove "trial period" for a dog free beach by Barwon Coast shows a clear example of how the system "does not work" and that without any reasonable policing, is completely out of control, as dogs are roaming free at all times, with some on leash, but most not, although there is a clear intent by CoGG, and Barwon Coast to eliminate dogs from this area for no good reason! What parameters constitute how or what a "trial" constitutes/parameters which have never been explained nor are written anywhere?

Our specific comments on the CoGG Policy as presented!

a. Off leash "supervised" areas

Public open spaces do have playgrounds within them and are not totally fenced despite CoGG saying so!

There are public open spaces adjacent to water bodies and where wildlife is present!

There is very little review of public open spaces with regard to such areas, and this can be verified over the past period of this policy.

b. Conditions Applicable to "Off Leash – Supervised Areas"

Dogs can enter into water habitats containing wildlife in many spaces currently utilised. Signage does exist in some areas but not many others. Protection for wildlife is almost non existant!

c. On Leash “Controlled” Areas

These areas are not “Controlled” but are “Regulated” and there is no jurisdictional function associated with these controls.

Contrary to CoGG beliefs there are areas not signed, and certainly not policed, as indicated in this application. Even then, signage is sometimes not consistent with the area, and sometimes in error when controls change.

d. Conditions applying to all “On Leash Controlled Areas” and “Off Leash Supervised Areas”

If animal management officers were to check with dog owners of the presence of “poo bags” or such, it would assist to reinforce this element. There is evidence that they do not!

e. Dog Control Categories

Are these categories relevant to the community or are they for the purposes of CoGG documents?

Again, the land management have no authority to enforce, so why are we so inclined to categorise?

Category 6 refers to this so-called authority without authority!

Table 1 – Designated “Off Leash – Supervised Areas”

These areas are “designated areas” BUT certainly not supervised by any body or person or authority!

In the East Zone, when was Collendina Reserve ever located at 93A Sunset Strip?? It is off Minerva Reserve located at 20 Minerva Close, Ocean Grove…..pretty well shows the review process by CoGG is alive and well!

SUBMISSION 2

Hi ,

I missed the survey period, however I wish to provide this input.
Geelong badly needs more Dog Parks like the excellent Belmont Dog Park which I visit most days of the week every week.
We need more of these fenced parks in the Central Geelong area.
The Belmont dog park is being loved to death. Most users feel that we do not need the central strip within the park does not need to be a grassed area. Hence it doesn't need to be fenced off in order to restore the grass. The same surface as in the boundary run/path areas is fine and drains well.
Many I meet there drive from Bannockburn, Herne Hill and surrounding townships as they love to let their dogs enjoy being able to run good long distances safely off lead and with other dogs.
I want to advocate for other public areas to be similarly fenced with the same area engaged / and with overhead (rain cover) like the bridge and tree at Belmont.

Lastly and of high significance and importance. This has become the 'happy place' for so many people who share chats with new people, also dog lovers, in an environment of casual, social leisure (away from usual daily pressures) and with time to 'take time to talk'. For people living alone, people with a disability, young socially isolated people and families with children, it is a God-Send.

This is an important social role which may perhaps have be previously unrecognised in relation to these joyous places. We can relax because it is a fenced area where our dogs can move freely and socialise widely.
I think Geelong would be well served to have 3 or 4 of these in the city area. For example- Say, on the Fyansford Common, in the west, behind the Botanical Gardens (central), on the old Rail Track (north Geelong) etc.
thank you for the opportunity to contribute about this important matter for everyone.
My best

THE CITY OF
GREATER GEELONG

ENVIRONMENT TEAM REQUESTED CHANGES TO DOG REGULATIONS

FOR THE DOG CONTROLS IN PUBLIC PLACES POLICY 2022

CITY OF GREATER GEELONG

BLANK

Introduction

The City's Environment and Biodiversity team manage over 1,200 hectares of land consisting of nature reserves, foreshore areas, coastal dunes and cliffs, waterways, wetlands and open space areas. There are number of environmentally sensitive locations where we would like see dog regulations amended due to the threat dogs pose to wildlife and their impact on environmental and cultural values.

The creation of the Dog Controls in Public Places policy is a great opportunity to recommend where we would like dog regulations to change, what we would like them changed to and why.

In this report, we identify 8 locations on City managed land where we propose dog regulations should be changed and provide rationale as to why we think these changes are justified.

Recommended Dog Regulation Changes and Rationale

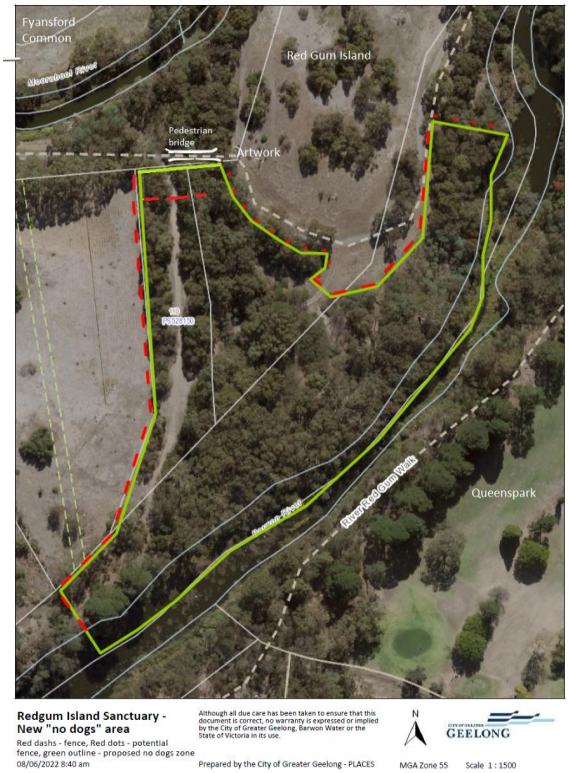
1. BARWON RIVER - MOUNT BRANDON AND UPSTREAM

Location/extent: 100-102 Highett Road, Highton – Council managed reserve at Mount Brandon and upstream of Mount Brandon on the southern side of the Barwon River

Existing dog regs	N/A	**Proposed dog regs**	**Dogs on leash**
Rationale for change	There is currently no dog regulation signage in this reserve and given the significant environmental and cultural value of the Barwon River, we propose dogs should be on leash.		
Natural values	Floodplain Riparian Woodland vegetation is present along the river and remnant Grassy Woodland persists on elevated areas around Mt Brandon. The reserve supports a wide variety of woodland and wetland bird species - with over 110 species recorded in recent years. Contains large old remnant trees with hollows. The gully's that flow into the reserve are known habitat for the Growling Grass Frog listed as vulnerable under the federal *Environment Protection and Biodiversity Conservation Act*, 1999. Atlas of Living Australia records also show a variety native mammals and reptiles inhabit the reserve including Platypus, Swamp Wallabies, Tiger Snakes and Blue Tongue Lizards.		
Cultural values	Waterways have significant indigenous cultural value and this site falls within an Area of Aboriginal Cultural Heritage Sensitivity with many registered sites		
Supporting information	*Mt Brandon Landscape Plan – Geelong Ring Road to Buckley Falls Park* 2013 (D17-197589) Atlas of Living Australia, Biosite layer on City Web. A Cultural Heritage Management Plan has been developed for Mt Brandon (D22-415417) and there is another currently in development of the area upstream near the Geelong Ring Road.		

2. BARWON RIVER - SANCTUARY ZONE

Location/extent: 155-205 Upper Paper Mills Road, Fyansford. Barwon-Moorabool River Reserve - the area south of Redgum Island (see map below)



Existing dog regs	Dogs on leash	**Proposed dog regs**	**No Dogs**
Rationale for change	Given the significance of the remnant vegetation in the Sanctuary Zone below Redgum Island, the wildlife that inhabits the area, and the indigenous cultural values of the Barwon River, we propose dogs be excluded from this part of Barwon – Moorabool River reserve. There is significant damage to a section of the riverbank and associated vegetation from dogs accessing the river here. There is plenty of open space where dogs can be walked in other parts of the river and the proposed changes do not impact the flow for dog walking. Other places can be provided for dog swimming away from this highly significant area.		
Natural values	The Sanctuary sustains a 2-hectare patch of Floodplain Riparian Woodland vegetation – one of the largest remaining patches of native vegetation on the Barwon River through Geelong. It supports a wide variety of woodland and wetland bird species - with over 110 species recorded in recent years. Contains large old remnant trees with hollows. Atlas of Living Australia records also show a variety of native animals inhabit the Sanctuary including Platypus and Ring-tail Possum. The Sanctuary is one of the premiere sites for biodiversity in the City of Greater Geelong.		
Cultural values	Waterways have significant indigenous cultural value and this site falls within an Area of Aboriginal Cultural Heritage Sensitivity with registered sites.		
Supporting information	Atlas of Living Australia, Biosite layer on City Web.		

3. BUCKLEY PARK FORESHORE – 4W TO 5W

Location/extent: 257 The Esplanade, Ocean Grove. Buckley Park Foreshore – beach and dunes between emergency markers 4W & 5W

(See table next page)

Existing dog regs	Seasonal Dogs Off Leash/Dogs on Leash	**Proposed dog regs**	**No Dogs**
Rationale for change	The natural and cultural values of Buckley Park Foreshore are highly significant which is why we propose no dogs be permitted all year round. This site is the most successful breeding site for Hoodies in the region. Climate change and erosion and increasing pressure from people and dogs is impacting Hoodie survival. We need to reduce the threats we can to give them some chance of successfully breeding and surviving. In the *Conservation Action Plan: Hooded Plover, City of Greater Geelong*: The Goal: To have an annual breeding success at least 0.4 - 0.5 fledglings per breeding pair In the *Southeast Bellarine Coast (4W - Collendina) Coastal Marine Management Plan*, 2022 in Objective Two Protect and enhance the marine and coastal environment, Action D Deliver the Hooded Plover protection program – Reassess dog controls to ensure the projection of the Hooded Plover and other beach dwelling fauna. (*Note final CMMP going to Council for endorsement at October 2022 meeting).* In the Birdlife report *Beach- nesting and Migratory Shorebirds and their threats on City of Greater Geelong ocean beaches*, 2022: Recommendation 2: A change in dog regulations along the Buckley Park foreshore from approximately 4W to 5W access points to encompass the Collendina Pigfarm and Point Lonsdale west of 4W sites from 'On leash (Sept-April)/Off Leash) (May to Aug)' to 'No Dogs.		
Natural values	The beach is remote so acts as a haven for marine and avian wildlife such as Hooded Plovers and other beach frequenting birds. Hooded Plovers are listed as vulnerable under both the Federal Environment and Biodiversity Conservation Act, 1999 and Victoria's the Flora and Fauna Guarantee Act, 1988, with approximate 710 Hooded Plovers occurring in Victoria (Birdlife Biennial Count 2020). The reserve adjoins the significant wetlands of Lonsdale Lakes used by migratory birds and Hooded Plovers, making this precinct one of the largest and most significant biolinks for biodiversity remaining on the Bellarine Peninsula. The dune system supports Coastal Alkaline Scrub and Coastal Dune Scrub vegetation.		
Cultural values	Buckley Park Foreshore includes a virtually untouched dune system that falls within an Area of Aboriginal Cultural Heritage Sensitivity with many registered sites		
Supporting information	*Conservation Action Plan: Hooded Plover, City of Greater Geelong (D19-60444)* *Southeast Bellarine Coast (4W - Collendina) Coastal and Marine Management Plan, 2022* (D22-2443386) (*Note final CMMP going to Council for endorsement at October 2022 meeting).* *Beach- nesting and Migratory Shorebirds and their threats on City of Greater Geelong ocean beaches*, 2022 (D22-465816)		

4. DOOLIEBEAL

Location/extent: 105 Stewarts Road, Armstrong Creek (Warralily Boulevard) - the entire Dooliebeal Reserve

Existing dog regs	Dogs on leash	**Proposed dog regs**	**No dogs**
Rationale for change	Given Dooliebeal's highly significant cultural heritage value and significant biodiversity value, we propose dogs no longer be permitted. There are ample walking paths and open space along Armstrong Creek where dogs can be walked without requiring access to this environmentally sensitive area.		
Natural values	Remnant Grassy Woodland vegetation supporting a wide variety of woodland bird species. Reserve is one of the last remaining refuges for wildlife in the Armstrong Creek growth area. Contains large old remnant trees with hollows. Atlas of Living Australia records show 116 native species have been identified in the reserve including a diversity of birds and other animals, and a survey undertaken in March 2013 recorded 8 species of bats.		
Cultural values	One of the last places in the Geelong region where Traditional Owners lived their traditional way of life. There has been increasing scrutiny of the management of the reserve by Wadawurrung Traditional owners, especially since the reserve was officially renamed 'Dooliebeal'. A highly significant cultural heritage site that falls within the area of Aboriginal Cultural Heritage Sensitivity with registered sites		
Supporting information	Journal Article – The case of Dooliebeal and Wurdi Youang on Wadawurrung Country (D22-441872) Dooliebeal Species List – Atlas of Living Australia 16-09-2022 (D22-442353) Bat Survey Results 2013 (D19-272435) *ENSPEC – Stewards Reserve Tree Survey Final* 2014 (D19-272440)		

5. INDENTED HEAD WOODLAND NATURE RESERVE

Location/extent: 680 Batman Road, Indented Head. The entire reserve and the adjoining stormwater treatment assets (marked red below)

Existing dog regs	N/A	**Proposed dog regs**	**No dogs**
Rationale for change	Indented Head Woodland Nature Reserve is a new reserve with significant environmental values, providing habitat for a diversity of wildlife including threatened species such as Latham's Snipe. We've just completed a draft reserve Masterplan that has included extensive community consultation. A final plan will be submitted for endorsement by Council in November 2022. As part of the plan a Trust for Nature covenant is proposed for the reserve. This is a permanent protection used for significance environmental areas. The presence of dogs would impact adversely on these values.		
Natural values	Remnant Grassy Woodland vegetation supporting a wide variety of woodland bird species. This reserve is one of the last remaining refuges for wildlife in the Indented Head area. Contains large old remnant trees with hollows. We have species lists that show a diversity of birds that inhabit the reserve including Latham's Snipe. The Geelong Field Naturalists Club regularly survey the wildlife in the reserve.		
Cultural values	Wadawurrung Traditional Owners have been consulted on the cultural values of the reserve and several areas have been identified to be of cultural significance. A new name for the reserve using Wadawurrung language has been proposed by the Wadawurrung Traditional owners. The reserve partly falls within the area of Aboriginal Cultural Heritage Sensitivity with registered sites.		
Supporting information	Indented Head Woodland Nature Reserve Master Plan (D22-442391).		

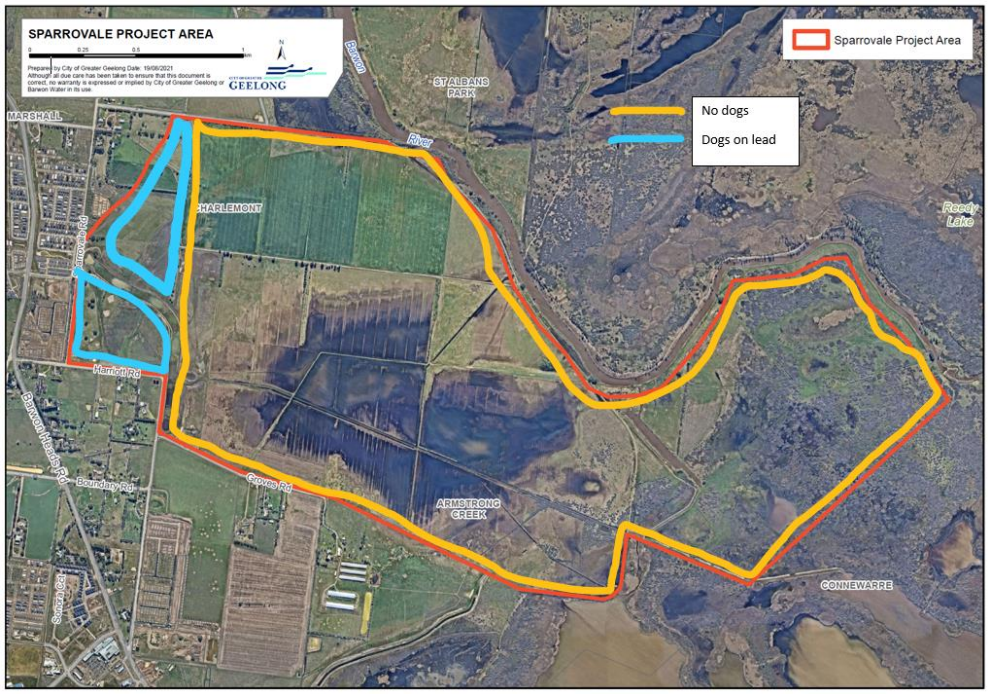
6. RAMBLERS ROAD FORESHORE

Location/extent: 60A Ramblers Road, Portarlington. The beach area.

Existing dog regs		**Proposed dog regs** **No dogs on beach during bird breeding season (Sept through March) (need to confirm dates)** **Dogs allowed on beach outside of bird breeding season (April through August) (need to confirm dates)** **Dogs allowed on walking track (on lead)**
Rationale for change	• Red-capped Plover breeding area (2nd year of recorded breeding activities) • Previous and ongoing foreshore stabilisation works • Fragile vegetation protection	
Natural values	Red-capped Plover breeding area, sensitive vegetation. Known Orange Bellied Parrot habitat.	
Cultural values	Reserve is located within the area of Aboriginal Cultural Heritage Sensitivity.	
Supporting information	Continued management of foreshore will promote foreshore bird breeding and possibly species listed on the EPBC Act. Stronger dog regulations will be imperative when entering future Master planning activities	

7. SPARROVALE - NGUBITJ YOORREE

Location/extent: 1 Groves Rd, Armstrong Creek. Different dog regulations for different areas as marked below.



Existing dog regs	**N/A**	Proposed dog regs	**Dogs on leash** **No dogs**
Rationale for change	Sparrovale – Ngubitj yorree is a future 500-hectare reserve, (opening to the public in the first half of 2023), with the capacity to support a variety of visitor uses. A large portion of the reserve is environmentally and culturally significant, and we propose no dogs be permitted in this area. This area is shown in yellow on the map. The blue areas on the map will eventually be dog on leash. The first area to be opened to the public will be the southern blue section on the map. People are already accessing the reserve for dog walking even without the reserve being officially opened. We are currently working with Open Space to identify a possible future Dog off-leash Dog Park within the blue area on the map but that is some time off.		
Natural values	Wetland habitat for 1000s of water birds. There is a 4 km stretch of the Barwon River which has had minimal disturbance in the past. Some swans breed in the large natural wetland and waterbirds along the edge of the river. Brolgas, an FFG Listed species is often observed onsite with fledglings. Several frog species utilise the site, including Growling Grass Frogs. The site is also habitat for rakali, skinks, snakes and native swamp rats. There are areas of sensitive native vegetation such as saltmarsh.		
Cultural values	A wetland system close to Barwon River and Lake Connewarre complex so a very significant place for Traditional Owners. Part of the reserve is within the area of Aboriginal Cultural Heritage Sensitivity.		
Supporting information	*Sparrovale – Ngubitj yorree Master Plan* 2021 (D21-274218)		

8. YELLOW GUM NATURE RESERVE

Location/extent: 30 Goandra Drive Ocean Grove and 77 Yellow Gum Drive, Ocean Grove. Entire reserve no dogs.

Existing dog regs	Yellow Area on Map - No Dogs – in accordance with Trust for Nature Covenant Blue Area on Map – N/A	**Proposed dog regs**	**Unchanged but gazetted** **No Dogs**

Rationale for change	The Yellow Gum Nature Reserve comprises the area marked yellow and blue on the map. The yellow section of the reserve is covered with a Trust for Nature covenant, a legal agreement on title which specifies no dogs are allowed in the reserve. All the adjoining landowners are aware of the controls and regulation signs are in place. We want to make sure this is recognized in the Dog Controls in Public Places Policy and is gazetted accordingly. The blue section of the reserve was not included in the original Trust For Nature covenant, but is part of the reserve and the controls need to be consistent in this section as well. There are no paths or pedestrian access into this area, and very high environmental values throughout
Natural values	• Rare Bellarine Yellow Gum woodland – endangered species – FFG Act 1988 • Swift Parrot habitat – listed as critically endangered EPBC Act 1999
Cultural values	Unknown
Supporting information	Trust for Nature Covenant (D21-209368) Letter confirming TfN registration of Yellow Gum Reserve (D21-239940) *30 Goandra Drive, Ocean Grove Management Plan* – Trust for Nature 2020 (D20-157679)

PROPOSED CHANGES TO DOG ORDERS IN REPONSE TO DOGS IN PUBLIC PLACES ENGAGEMENT

Location	Address	Existing Dog Orders	Proposed Dog Orders	Rationale For Change	Natural Values	Cultural Values
Barwon River: Mount Brandon and Upstream	100 - 102 Highett Rd, Highton	N/A	Dogs on Leash	Currently no dog regulation signage in this reserve and given the significant environmental and cultural value of the Barwon River, we propose dogs should be on leash.	Floodplain Riparian Woodland Grassy Woodland vegetation persists throughout the area. Over 110 woodland and wetland bird species supported by and recorded in this area in recent years. Habitat for the Growling Grass Frog, Platypus, Swamp Wallabies, Tiger Snakes and Blue Tongue Lizards.	Waterways have significant indigenous cultural value and this site falls within an Area of Aboriginal Cultural Heritage Sensitivity with many registered sites.
Barwon River: Sanctuary Zone	155 - 205 Upper Paper Mills Road, Fyansford	Dogs on Leash	Dogs Prohibited	Given the significance of the remnant vegetation in the Sanctuary Zone below Redgum Island, the wildlife that inhabits the area, and the indigenous cultural values of the Barwon River, we propose dogs be excluded from this part of Barwon – Moorabool River reserve. There is significant damage to a section of the riverbank and associated vegetation from dogs accessing the river here. There is plenty of open space where dogs can be walked in other parts of the river and the proposed changes do not impact the flow for dog walking. Other places can be provided for dog swimming away from this highly significant area.	The Sanctuary sustains a 2-hectare patch of Floodplain Riparian Woodland vegetation – one of the largest remaining patches of native vegetation on the Barwon River through Geelong. It supports a wide variety of woodland and wetland bird species - with over 110 species recorded in recent years. The Sanctuary is one of the premiere sites for biodiversity in the City of Greater Geelong.	Waterways have significant indigenous cultural value and this site falls within an Area of Aboriginal Cultural Heritage Sensitivity with registered sites.
Buckley Park Foreshore (4W - 5W)	257 The Esplanade, Ocean	Seasonal Dogs Off Leash/On	Dogs Prohibited	This site is the most successful breeding site for Hoodies in the region. Climate change and erosion and increasing pressure from people and dogs is impacting	The beach is remote so acts as a haven for marine and avian wildlife such as Hooded Plovers and other beach frequenting birds.	Buckley Park Foreshore includes a virtually untouched

Location	Address	Existing Dog Orders	Proposed Dog Orders	Rationale For Change	Natural Values	Cultural Values
	Grove	leash		Hoodie survival. We need to reduce the threats we can to give them some chance of successfully breeding and surviving.	Hooded Plovers are listed as vulnerable under both the Federal Environment and Biodiversity Conservation Act, 1999 and Victoria's the Flora and Fauna Guarantee Act, 1988, with approximate 710 Hooded Plovers occurring in Victoria (Birdlife Biennial Count 2020). The reserve adjoins the significant wetlands of Lonsdale Lakes used by migratory birds and Hooded Plovers, making this precinct one of the largest and most significant biolinks for biodiversity remaining on the Bellarine Peninsula.	dune system that falls within an Area of Aboriginal Cultural Heritage Sensitivity with many registered sites.
Doolibeal	105 Stewarts Rd, Armstrong Creek	Dogs on Leash	Dogs Prohibited	Given Dooliebeal's highly significant cultural heritage value and significant biodiversity value, we propose dogs no longer be permitted. There are ample walking paths and open space along Armstrong Creek where dogs can be walked without requiring access to this environmentally sensitive area.	Remnant Grassy Woodland vegetation supporting a wide variety of woodland bird species. Reserve is one of the last remaining refuges for wildlife in the Armstrong Creek growth area. Contains large old remnant trees with hollows	One of the last places in the Geelong region where Traditional Owners lived their traditional way of life. There has been increasing scrutiny of the management of the reserve by Wadawurrung Traditional owners, especially since the reserve was officially

Location	Address	Existing Dog Orders	Proposed Dog Orders	Rationale For Change	Natural Values	Cultural Values
						renamed 'Dooliebeal'.
Indented Head Woodland Nature reserve	680 Batman Rd, Indented Head	N/A	Dogs Prohibited	Indented Head Woodland Nature Reserve is a new reserve with significant environmental values, providing habitat for a diversity of wildlife including threatened species such as Latham's Snipe. We've just completed a draft reserve Masterplan that has included extensive community consultation. A final plan will be submitted for endorsement by Council in November 2022. As part of the plan a Trust for Nature covenant is proposed for the reserve. This is a permanent protection used for significance environmental areas. The presence of dogs would impact adversely on these values.	Remnant Grassy Woodland vegetation supporting a wide variety of woodland bird species. This reserve is one of the last remaining refuges for wildlife in the Indented Head area. Contains large old remnant trees with hollows. We have species lists that show a diversity of birds that inhabit the reserve including Latham's Snipe. The Geelong Field Naturalists Club regularly survey the wildlife in the reserve.	Wadawurrung Traditional Owners have been consulted on the cultural values of the reserve and several areas have been identified to be of cultural significance. A new name for the reserve using Wadawurrung language has been proposed by the Wadawurrung Traditional owners. The reserve partly falls within the area of Aboriginal Cultural Heritage Sensitivity with registered sites.

Location	Address	Existing Dog Orders	Proposed Dog Orders	Rationale For Change	Natural Values	Cultural Values
Rambler's Road Foreshore	60A Ramblers Rd, Portarlington	Trail: Dogs on lead; Beach: Dogs on lead between 10am - 5pm, off lead other times	Trail: Dogs on lead; Beach: Dogs prohibited in bird breeding season, permitted other seasons	Red-capped Plover breeding area (2nd year of recorded breeding activities). Previous and ongoing foreshore stabilisation works. Fragile vegetation protection.	Red-capped Plover breeding area, sensitive vegetation. Known Orange Bellied Parrot habitat.	Reserve is located within the area of Aboriginal Cultural Heritage Sensitivity.
Ngubitj Yoorree (Sparrovale)	1Groves Rd, Armstrong Creek	N/A	Dogs on leash & Dogs prohibited	Sparrovale – Ngubitj Yorree is a future 500-hectare reserve, (opening to the public in the first half of 2023), with the capacity to support a variety of visitor uses. A large portion of the reserve is environmentally and culturally significant, and we propose no dogs be permitted in this area. This area is shown in yellow on the map. The blue areas on the map will eventually be dog on leash. The first area to be opened to the public will be the southern blue section on the map. People are already accessing the reserve for dog walking even without the reserve being officially opened. We are currently working with Open Space to identify a possible future Dog off-leash Dog Park within the blue area on the map but that is some time off	Wetland habitat for 1000s of water birds. There is a 4 km stretch of the Barwon River which has had minimal disturbance in the past. Some swans breed in the large natural wetland and waterbirds along the edge of the river. Brolgas, an FFG Listed species is often observed onsite with fledglings. Several frog species utilise the site, including Growling Grass Frogs. The site is also habitat for rakali, skinks, snakes and native swamp rats. There are areas of sensitive native vegetation such as saltmarsh	A wetland system close to Barwon River and Lake Connewarre complex so a very significant place for Traditional Owners. Part of the reserve is within the area of Aboriginal Cultural Heritage Sensitivity.

Location	Address	Existing Dog Orders	Proposed Dog Orders	Rationale For Change	Natural Values	Cultural Values
Yellowgum Nature Reserve	30 Goandra Drive, Ocean Grove and 77 Yellow Gum Drive, Ocean Grove.	Dogs Prohibited Adjacent site: N/A	Dogs Prohibited (gazetted); Adjacent site: Dogs Prohibited	The Yellow Gum Nature Reserve comprises the area marked yellow and blue on the map. The yellow section of the reserve is covered with a Trust for Nature covenant, a legal agreement on title which specifies no dogs are allowed in the reserve. All the adjoining landowners are aware of the controls and regulation signs are in place. We want to make sure this is recognized in the Dog Controls in Public Places Policy and is gazetted accordingly. The blue section of the reserve was not included in the original Trust For Nature covenant, but is part of the reserve and the controls need to be consistent in this section as well. There are no paths or pedestrian access into this area, and very high environmental values throughout.	Rare Bellarine Yellow Gum woodland – endangered species – FFG Act 1988. Swift Parrot habitat – listed as critically endangered EPBC Act 1999	Unknown
Tier 1 Equestian centre: Elcho Park	185 Elcho Rd, Lara	Dogs Prohibited	Dogs Prohibited (gazetted clarification)	Elcho Park is a heavily used equestrian centre servicing the northern suburbs of the Greater Geelong region. It's heavy use by individual horse owners as well as horse riding groups and associations, makes it a site that is inappropriate for dogs to be on site, due to safety fears for horses, horse riders and dogs. Confusion exists on which parks or Elcho park are under which orders, as well as where the boundaries of Elcho Park sit. Further refinement of these orders needs to be included in the gazette of the DiPP.	N/A	N/A

Location	Address	Existing Dog Orders	Proposed Dog Orders	Rationale For Change	Natural Values	Cultural Values
Tier 1 Equestian centre: Lake Lorne Reserve	51 - 51 Reserve Rd, Drysdale	Dogs Prohibited	Dogs Prohibited (gazetted clarification)	Lake Lorne Reserve contains a heavily used equestrian centre servicing the Bellarine Peninsula. It's heavy use by individual horse owners as well as horse riding groups and associations, makes it a site that is inappropriate for dogs to be on site, due to safety fears for horses, horse riders and dogs. Further clarification is required to outline the boundaries of the equestrian centre, as well as dog orders on the adjacent areas within the reserve and this needs to be included in the gazette of the DiPP.	N/A	N/A
Tier 2 Equestrian centre: Barwon Heads Village Park	2B-14 Geelong Rd East, Barwon Heads	Dogs Prohibited when horses present, but permitted off leash when no horses present.	Dogs Prohibited when horses present, but permitted off leash when no horses present.	Voiced public anguish and an accompanying petition regarding dislike of the "Dogs Prohibited" order following the last DiPP review, resulted in the City reviewing dog orders in this location. Consideration was given to the Pony Club's chairman and members, recreational horse riders, dog owners and other reserve users. A community consultation was held and overwhelming majority favored dogs being permitted on the equestrian area when no horses were present, including support from the local Pony Club. The order was changed at this specific location, but highlighted that not all equestrian areas are highly used by horses and may need review to benefit and balance the needs of the wider community.	N/A	N/A

Location	Address	Existing Dog Orders	Proposed Dog Orders	Rationale For Change	Natural Values	Cultural Values
Tier 2 Equestrian centre: Portarlington Pony Club Reserve	136 - 154 Stevens Rd, Portarlington	Dogs Prohibited	Dogs Prohibited when horses present, but permitted off leash when no horses present.	Upon review of Barwon Heads Village Park, and individual complaints received by the City regarding the rezoning of this area to "dogs prohibited" back in 2018 and recieving complaints regarding the change, it was noted by the Health and Local Laws department that this site may need to be reclassified and revert to a more dog friendly order. This was supported by the Pony Club onsite.	N/A	N/A
Tier 2 Equestrian centre: Mount Duneed Recreation Reserve	130 Russells Rd, Mount Duneed	Dogs Prohibited	Dogs Prohibited when horses present, but permitted off leash when no horses present.	Upon the rezoning of this area to "dogs prohibited"back in 2018 and receiveing complaints regarding the change, it was noted by the Health and Local Laws department that this site may need to be reclassified and revert to a more dog friendly order. This was supported by the Pony Club onsite.	N/A	N/A

Location	Address	Existing Dog Orders	Proposed Dog Orders	Rationale For Change	Natural Values	Cultural Values
Tier 2 Equestrian centre: Grinter Reserve	141 Coppards Rd, Newcomb	Dogs Prohibited	Dogs Prohibited when horses present, but permitted off leash when no horses present.	Upon the rezoning of this area to "dogs prohibited"back in 2018 and receiveing complaints regarding the change, it was noted by the Health and Local Laws department that this site may need to be reclassified and revert to a more dog friendly order. This was supported by the Pony Club onsite.	N/A	N/A

COUNCIL ORDER MADE UNDER SECTION 26 OF THE DOMESTIC ANIMALS ACT 1994

At its meeting on XXXX the City of Greater Geelong Council resolved to make the following Order pursuant to section 26(2) of the ***Domestic Animals Act*** **1994**.

1. Application of orders

This order applies to land managed by the City of Greater Geelong.

2. Purpose

Dog controls in public places are necessary, and implemented with a balanced approach, for the benefit of all community members.

Dog controls guide the community to understand conditions that apply in public open spaces to ensure community safety, environment protection and fair and equitable access to such spaces.

3. Definitions

In this Order:

Off-Leash Supervised Area	means an area (including an area at or between specified times and on or between specified dates) described as such in the Schedule.
On-Leash Area	means any area (including an area at or between specified times and on or between specified dates) described as such in the Schedule.
Prohibited Area	means an area (including an area on or between specified times and on or between specified dates) described as such in the Schedule.
Owner	has the same meaning as in the ***Domestic Animals Act*** **1994**.

3. Owner obligations within an On-Leash Area

(1) The Owner of any dog must keep the dog under effective control by means of a chain, cord or leash held by the Owner and attached to the dog while the dog is in an On-Leash Area.
(2) At all times the Owner must have a means to pick up and appropriately dispose of dog droppings in a waste bin.
(3) Dogs when tethered in a public place must be safely secured within the line of sight and able to be adequately and promptly supervised.
(4) All leads including retractable leads must be restricted to approximately 2 metres in length when encountering other people, wildlife, cyclists or dogs.

4. Owner obligations within an Off-Leash Supervised Area

(1) A dog may be exercised off a chain, cord or leash in an Off-Leash Supervised Area if:
    (a) the Owner has a leash in their possession and places their dog back on the leash when leaving the Off-Leash Supervised Area;
    (b) the Owner is able to demonstrate audible control of the dog;

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(c) the dog remains in visual and audible range of its Owner at all times to allow it to be effectively recalled at any time;
(d) The Owner applies necessary recall and restraint to the dog when the dog interacts with other dogs or persons within an Off-Leash Supervised Area, unless permitted otherwise by the Owner of the other dog(s) or the person(s) to enable the safe socialisation of dogs.
(e) Dogs do not enter water habitats that contain wildlife or beach nesting birds, or chase wildlife in these areas;
(f) Dogs which are attracted to the motion of wheels are controlled at all times; and
(g) the Owner has means to pick up and appropriately dispose of dog droppings in an approved receptacle.

(2) Dogs that are aggressive to people or other dogs, behave in an anti-social manner must be muzzled and are not permitted to be off-leash.

(3) Dogs that are over-excitable and provide unwanted attention towards people, wildlife or other animals should be kept on-leash.

(4) Dogs declared menacing, dangerous, or a restricted breed are not permitted to be off-leash.

(5) Signage will clearly indicate those areas that are Off-Leash Supervised areas.

5. Prohibited Areas

(1) A dog must not enter or remain in any Prohibited Area.

(2) The prohibition under sub-clause (1) applies in a Prohibited Area regardless of whether or not the dog is on a chain, cord or leash.

(3) Signage will clearly indicate those areas that are Prohibited Areas.

6. Timeshare Areas

(1) In these areas Owners must adhere to the controls relevant to the time of day they are attending, as indicated by signage.

SCHEDULE

1. On-Leash Areas

The following areas are On-Leash Controlled Areas:

(1) Within the City of Greater Geelong, all public Open Space Areas, Parks, Reserves and other Council lands shall be designated as On-Leash Areas unless otherwise designated by signage. These areas include:

(a) All roads and footpaths/nature strips/shared paths.

(b) Beaches, reserves and parks.

(c) Shopping Centres.

(d) Sporting complexes and reserves (not including playing area) during times of organised sports (as defined by a formal booking with Council which includes times booked for sports practice/training).

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(e) Jetties, piers and boat ramps.

(f) Water bodies such as creeks, rivers, lakes and beaches unless signposted as a dedicated swimming area for dogs.

(g) Other Council lands and buildings (guide and assistance dogs excepted).

2. Off-Leash Supervised Areas

The following areas are Off-Leash Supervised Areas:

(1) Sporting grounds/ovals (grassed playing area) outside times when being used for organised sport, including training (as defined by a formal booking with Council).

(2) Council approved Dog Parks

(3) Tier 2 equestrian areas when horses are not present (Grinter reserve, Barwon Heads Village Park, Mt Duneed recreation reserve, Portarlington Pony Club Reserve and Rees reserve).

(4) Other areas as delineated by signage

(5) Numerous reserves as listed in Table 1

3. Prohibited Areas

The following areas are Prohibited Areas:

(1) Inside and within ten (10) metres of a children's playground.

(2) Inside and within ten (10) metres of picnic and barbecue areas.

(3) Inside and withing ten (10) metres of sporting areas with an artificial surface or artificial turf (including turf wickets).

(4) Tier 1 equestrian areas including Elcho Park Equestrian and Lake Lorne Equestrian.

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Table 1 – Designated 'Off Leash – Supervised' Areas

Park / Reserve	Location
North Zone	
All sporting Grounds/Ovals when no organised sport is being played (excluding artificial surfaces and turf wickets where dogs are prohibited)	Various
All Sporting Reserves when no organised sport is being played (excluding artificial surfaces and turf wickets where dogs are prohibited)	Various
Elcho Park (all areas other than the Equestrian Centre where dogs are prohibited)	125 Elcho Road, Lara
Abe Wood Reserve	300 Evans Rd, Lovely Banks
Sutcliffe Reserve	240-268 Plantation Road, Corio
Stead Park	190-216 Princess Highway, Corio
Stead Park Dog Park	190-216 Princess Highway, Corio
Myers Reserve	5-35 Bluestone Bridge Road Bell Post Hill
Seagull Paddock	380-400 Melbourne Road North Geelong
Fyansford Common	Deviation Rd, Fyansford
Goldsworthy Open Space Reserve	49 Goldsworthy Rd, Corio
Rennie Street, Hovells Creek Reserve	106 Rennie St, Lara
Lara Dog Park	106 Rennie St, Lara
Rippleside Park (conditional off leash – before 10.00am and after 5.00pm)	42 Bell St, Rippleside
Haines Reserve	1A Wilks St, Hamlyn Heights
Chirnside Park	39-65 Patullos Rd, Lara
Weddell Street Reserve	56-98 Weddell Rd, North Geelong
Hovells Creek Reserve, Limeburners point Open Space areas	150 Forseshore Rd, Corio
Sparrow Park	158-178 Hope St, Geelong West
South Zone	
All sporting Grounds/Ovals when no organised sport is being played (excluding artificial surfaces and turf wickets where dogs are prohibited)	Various
All Sporting Reserves when no organised sport is being played (excluding artificial surfaces and turf wickets where dogs are prohibited)	Various
Rotary Centennial Park	188A West Fyans St, Newtown
Frank Mann Reserve	5 Heal St, Ceres
Grinter Reserve (all areas other than the Equestrain Centre)	125-177 Coppards Rd, Moolap
Brearly Reserve	Grove Rd, Marshall
Breakwater Road Reserve	Breakwater Road Belmont
Gun Dog Lane	26-76 Gun Dog Lane, Marshall
Aldershot Reserve	41-55 Aldershot Reserve, St Albans Park
Barwon Valley Park	42-120 Barrabool Rd, Belmont
Belmont Dog Park	162 Barrabool Rd, Belmont
Pepperdine Park	84-102 Thornhill Rd, Highton
Montpellier Park	8-10 Westbury Tce, Highton
Woolscour Lane	5-23 Woolscour Rd, Marshall
Eastern Park – open space areas	Eastern Park Circuit, East Geelong
John Croft Reserve	35-53 Heyers Rd, Grovedale
Transmission Line Reserve	14A Greenville Drive, Grovedale
East Zone	
All sporting Grounds/Ovals when no organised sport is being played (excluding artificial surfaces and turf wickets where dogs are prohibited)	Various
All Sporting Reserves when no organised sport is being played (excluding artificial	Various

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surfaces and turf wickets where dogs are prohibited)	
Portarlington Recreation Reserve (all areas other than Equestrain Centre)	4-22 Sproat St, Portarlington
Drysdale Recreation Reserve	30 Duke St, Drysdale
Charles McCarthy Memorial Reserve	Leviens Rd, St Leonards
Kingston Park Recreation Reserve	8-52 Adco Grove, Ocean Grove
Green Acre Drive Reserve	14-24 Green Acre Drive, Leopold
Lake Avenue Reserve	36-66 Blue Water Drive, Ocean Grove
Collendina Reserve	93A Sunset Strip, Ocean Grove
Beacon Point Reserve	Beacon Point Rd, Clifton Springs

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2.6. Moorpanyal Park Master Plan - Draft Plan

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

Purpose

1. To seek Council approval for the release of the Moorpanyal Park Master Plan - Draft Plan (the Draft Plan) for public consultation.

Background

2. In 2021/22 Council allocated $50,000 to complete a master plan for Moorpanyal Park.
3. In July and August 2022, a process of stakeholder engagement was undertaken to identify issues and opportunities for the improvement of Moorpanyal Park and inform the development of the Draft Plan.

Key Matters

4. The Draft Plan proposes investment into Moorpanyal Park that strategically responds to community and stakeholder values identified through the engagement process. The investment will ensure that short, medium and long-term recreation needs are met for the community.
5. The Spirit of Tasmania will be docking at Spirit of Tasmania Geelong Terminal from October 2022. Moorpanyal Park shares its southern border with this Terminal and visitation to the park has anecdotally increased.
6. External stakeholders consulted in the preparation of the Draft Plan include the North Shore Residents Association, the Department of Environment Land Water and Planning, the Victorian Fisheries Authority and neighbouring businesses Midway and Incitec Pivot.
7. Identified priorities in the Draft Plan include improving pedestrian and cyclist safety and connectivity, wayfinding and interpretive signage as well as provision of additional shade and age diverse play equipment.
8. A final master plan will be prepared in response to the feedback received through the community engagement process and is anticipated to be presented to Council for endorsement in 2023.

RESOLUTION - Item 2.6

Cr Aitken moved, Cr Grzybek seconded -

That Council endorse the Moorpanyal Park Master Plan – Draft Plan for the purposes of community consultation for a period of four weeks.

Carried

Financial Sustainability

9. Following community engagement, a preliminary cost estimate will be developed for all identified reserve improvements as part of the preparation of the final master plan.

10. The final master plan will also consider project priorities and future staging of works.

11. The final master plan will inform the City's long-term investment priorities and guide the future funding for the reserve.

Community Engagement

12. The project is governed by a Project Working Group (PWG) that includes key internal departments.

13. The Draft Plan has been developed in response to feedback from consultation with stakeholders and the PWG.

14. The early stakeholder consultation occurred in July and August 2022. This consultation provided clear direction for the Draft Plan.

15. Subject to the resolution of Council, it is proposed that the Draft Plan be made available for a further four-week period of broader community engagement.

16. This will involve providing an opportunity for residents and stakeholders to 'have their say' through a variety of engagement tools in line with the community engagement plan.

17. Officers have provided a copy of the Draft Plan to the Wadawurrung Traditional Owners Aboriginal Corporation and will engage further with the Wadawurrung in the process of preparing the final master plan.

Social Equity and Sustainability

18. The North Shore and Norlane communities will be the primary catchment for this district-level open space.

19. The Draft Plan outlines potential future investment into the reserve that is in line with district-level open space improvements to ensure equity of investment into open space across the City.

20. Initiatives in the Draft Plan are aimed at providing opportunities for people of all ages and backgrounds to participate in informal recreation. The plan aims to create an inclusive and accessible reserve for all and reduce barriers to participation and active living.

Relevant Law/Policy/Legal Implications

21. The reserve is an area of cultural heritage sensitivity and projects that result in soil disturbance may be required to undertake a Cultural Heritage Management Plan under the *Aboriginal Heritage Act 2006* before they can proceed.

22. Consent for the development of future projects will be required under the *Marine and Coastal Act 2018*.

23. The Draft Plan complies with all relevant legislation and Council policy and there are no other known legal, statutory or policy implications associated with the Draft Plan.

Alignment to Community Plan and Vision

24. This report aligns with Our Community Plan 2021-2025 strategic priority:
Healthy, caring and inclusive community; and
Sustainable growth and environment.

25. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspirations:
An inclusive, diverse, healthy and socially connected community.
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment

27. The release of the Draft Plan for further consultation will provide greater insights into the needs and expectations of reserve users and the broader community. The feedback gained along with further engagement with the PWG will be used to develop the final master plan for Council consideration.

Environmental Sustainability

28. Areas of environmental sensitivity are being avoided in considering new or redeveloped infrastructure wherever possible.

29. Additional planting identified in the Draft Plan will improve the amenity, environmental values of the reserve and tree cover in line with the Cities *Urban Forest Strategy 2021-2025*.

Attachments

1. Moorpanyal Park Master Plan - Draft.pdf [**2.6.1** - 21 pages]

MOORPANYAL PARK DRAFT MASTER PLAN
POLLEN
CITY OF GREATER GEELONG

PROJECT
MOORPANYAL PARK MASTER PLAN
Capital Works

CLIENT
City of Greater Geelong
Wadawurrung Country
PO Box 104, Geelong, Vic 3220

CLIENT REFERENCE
Q2250387

JOB NUMBER
220513

STAGE
Draft Master Plan

REV.	COMMENT	DATE	BY	CHECKED
A	Draft Issues & Opportunities for PWG review	13.09.22	GA/AJ	FH
B	Draft Master Plan for PWG review	10.10.22	GA/AJ	FH
C	Draft Master Plan for Council review	20.10.22	GA	FH
D	Draft Master Plan to Council	02.11.22	GA	FH

ACKNOWLEDGMENT OF COUNTRY:

We Acknowledge 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.

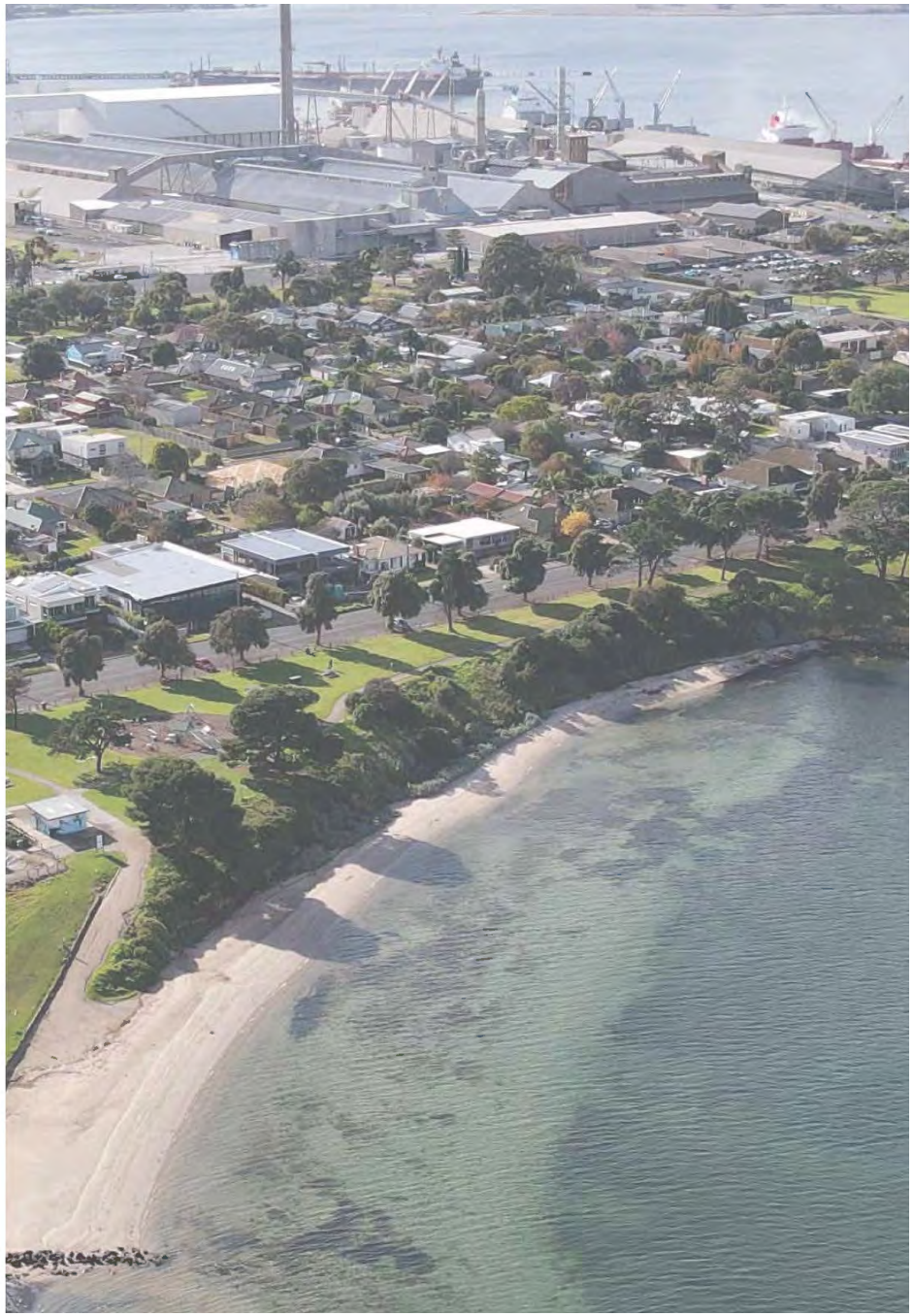
LEAD CONSULTANT:

POLLEN

Pollen Studio Pty Ltd - Landscape Architects
BRUNSWICK - Siteworks
Studio 1 | Level 1 | 33 Saxon Street VIC 3056
03 9329 7548 | pollen@pollenstudio.com.au
pollenstudio.com.au | ABN 45 494 020 124

CLIENT:

CITY OF GREATER GEELONG



DISCLAIMER

The preparation of this document is based on background research and field work undertaken by Pollen Studio to date including; site photos, site walks with Council, Stakeholder Interviews and background reading of relevant strategic and planning policy. This work was undertaken to assist in understanding the experiences, natural and built environment, existing features, neighboring edges and context within the surrounding location. Our observations are distilled in diagrams, captions and key site imagery for discussion purposes with The City of Greater Geelong and as a precursor to design works associated with the Moorpanyal Park Master Plan. The opinions expressed in this document are not fixed or final, and are relevant only within the context of understanding the current site as it is and the background context of its master planning and development over time.

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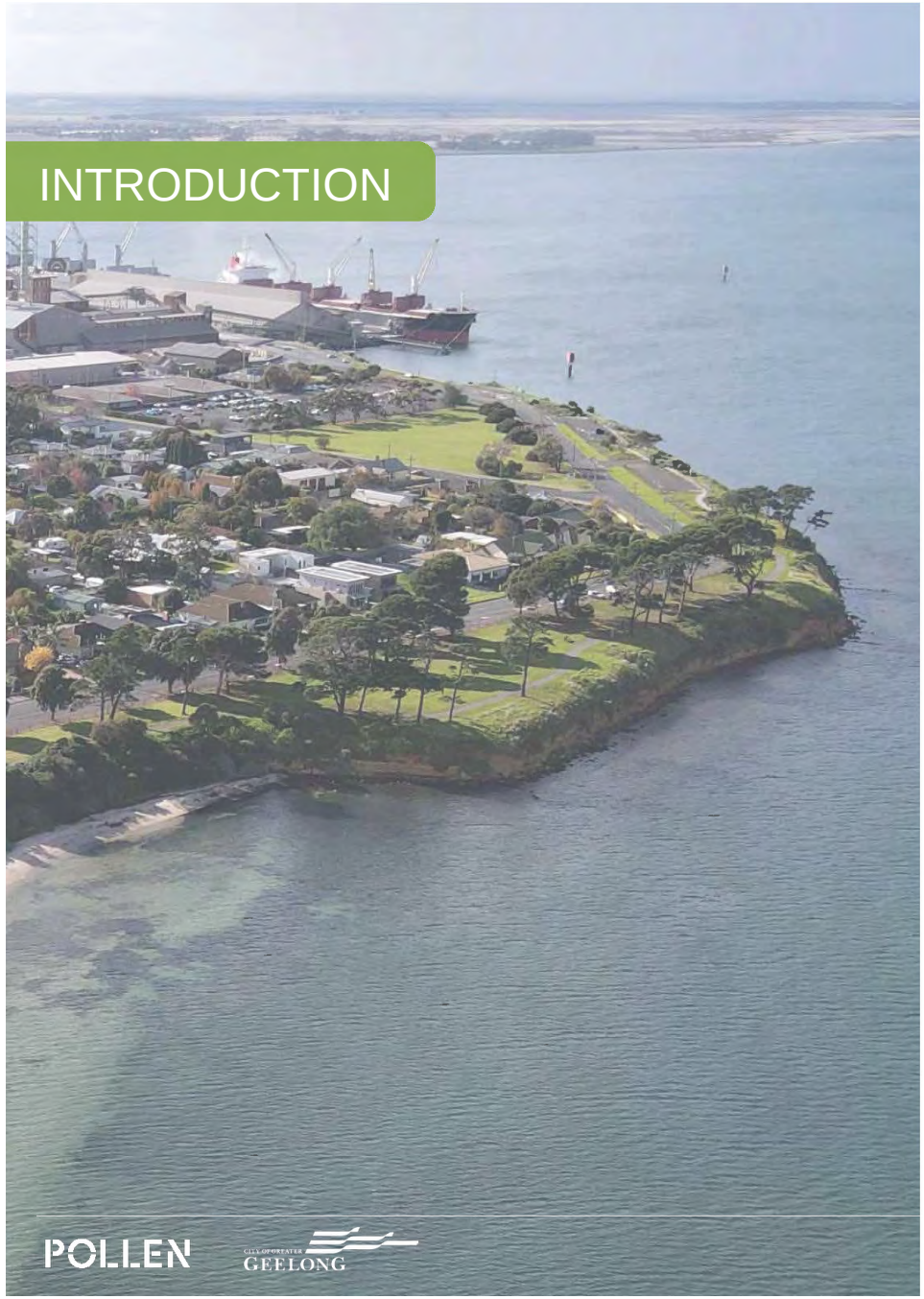


INTRODUCTION

Moorpanyal Park is an area of coastal environmental significance, cultural importance and is a District Level recreational experience within the Geelong region. The development of this Master Plan will consider the current and future expected uses across the area.

We understand that existing and proposed experiences are diverse, and believe a holistic approach is needed to consider all parts, edges and broader context of the site. We understand that residents of North Shore and beyond feel a deep affinity with Moorpanyal Park and its unique recreational and environmental offerings - something the Master Plan will retain and celebrate. We are also excited about the opportunities to highlight future climate adaptation and resilience in community open space planning.

We believe enhancing the visual and physical connections will encourage activities to develop to suit the growing community, visitors, existing and future uses. The project team aims to create an adaptive space with a strong focus on climate resilience. The Master Plan celebrates the scenic values of the area and build upon the existing coastline experiences.

This project will undertake a rigorous and robust review, assessment of the existing conditions and uses, and close collaboration with The City of Greater Geelong officers, Key Stakeholders and the Community to deliver on the shared outcomes for the Precinct. It will facilitate a process that empowers Council, key stakeholders and the community with a pathway forward for implementation of the Master Plan; its future design and development to accommodate key needs as well as the protection and resilience of the coastal landscape. The intention is to ensure the best outcomes for a successful Master Plan, with guidance for future planning and projects, that complement the much-loved experiences and connection for all who visit.

The key aims for City of Greater Geelong are to:

- Define and test the community's aspirations for the short, medium and long term development of the reserve through a comprehensive engagement process;
- Provide appropriate treatment and incorporation of the existing environmentally significant Coastal Headland Scrub area;
- Focus on having a robust, informative and positive collaboration with the community and key stakeholders throughout the project to ensure engagement is meaningful and helpful to the Master Plan development;
- Identify potential partnership opportunities with local businesses;
- Strategically improve the amenity and function of Moorpanyal Park;
- Develop a plan that is user friendly & illustrative, incorporating specific plans, graphics, and written guidelines for the development of Moorpanyal Park;
- Develop a plan that is realistic and within resource constraints;
- Consider awareness of relevant Local and State Government strategic documentation, noting how it relates to Moorpanyal Park.
- Engage key stakeholders early to ensure their needs and views are understood, reflected, and accommodated where possible;
- Strategically plan for the arrival of the Spirit of Tasmania to the local area and the opportunities and challenges this may bring;
- Consider how the project may be successfully staged to allow for, and expansion of, funding over time.

SITE CONTEXT

As a district level park, Moorpanyal Park services a primary catchment area of ~400m which encompasses most of the North Shore residential area. Residents of North Shore are separated from other nearby parks by multiple physical barriers including train lines, the Princess Highway and industrial zones. The next closest public open space is Windsor Park which is ~35min walk.

The new Spirit of Tasmania Terminal is accessible by pedestrians from Moorpanyal Park along the off-road Bay Trail (20min walk, 5min cycle) or by driving (~3min drive). Due the proximity of the park to the new terminal it is anticipated there will be increased visitation and pressure on the existing amenities such as the playground, toilet block, rubbish bins and BBQ areas.

Concurrently to this Master Plan, City of Greater Geelong is developing a Marine & Coastal Management Plan that will apply to the wider Corio Bay area. The intention is for this Master Plan to form part of the overall Corio Bary Precinct Plan.

BACKGROUND REVIEW SUMMARY

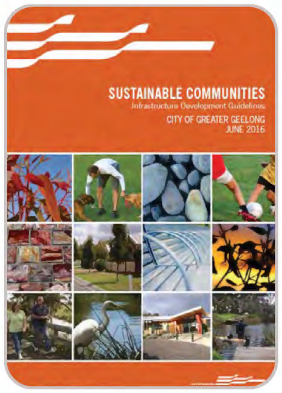
This project sits in alignment with a number of important existing strategic and planning documents. We acknowledge the importance of a strategic, cohesive and inclusive approach within this precinct to ensure successful future outcomes.

The following background, strategic and policy documents have been reviewed in relation to Moorpanyal Park. These documents will continue to inform the project throughout the Master Plan process and beyond.

These documents have provided context for understanding of Moorpanyal Park from a strategic, cohesive and inclusive perspective in relation to future open space planning and community building. They provide an overview of the influences on the site, experiences and values of the Precinct, with the aim of meeting the needs of many, whilst protecting this coastal environment.

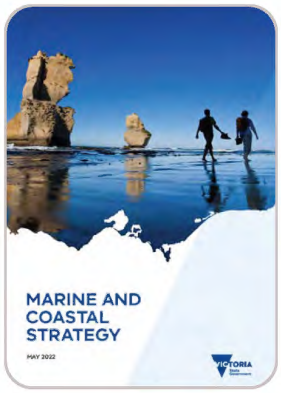
We resolve to consider how growth and development can be led by core values and experiences that supports and adds to this established and well-loved park.

Our Community Plan 2021 - 2025, CoGG,



Sustainable Communities - Infrastructure Development Guidelines, CoGG, June 2016

Siting & Structures Guidelines, Victoria State Government, May 2020



Marine and Coastal Strategy, Victoria State Government, May 2022

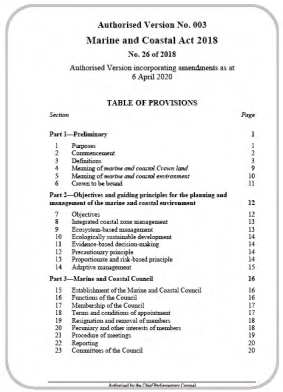
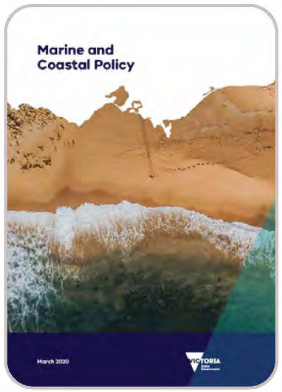
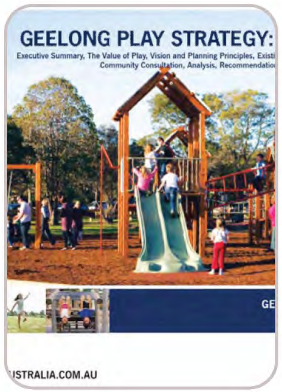

Authorised Version No. 003
Marine and Coastal Act 2018
No. 26 of 2018
Authorised Version incorporating amendments as at 6 April 2020

TABLE OF PROVISIONS

Marine and Coastal Act 2018, 6th April 2020

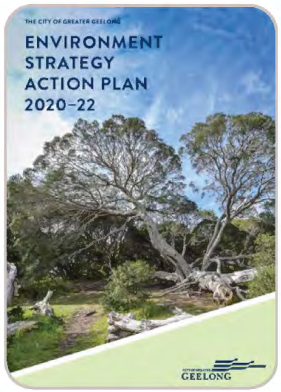


Marine and Coastal Policy, Victoria State Government, March 2020



Geelong Play Strategy 2012 - 2021, CoGG, December 2011

Geelong Environment Strategy 2020 - 2030, CoGG



Geelong Environment Strategy Action Plan 2020 - 2022, CoGG

KEY STAKEHOLDER EARLY ENGAGEMENT

Early engagement with key stakeholders, including the North Shore Residents Group, has been undertaken to ensure needs and views are understood, reflected, and accommodated where possible.

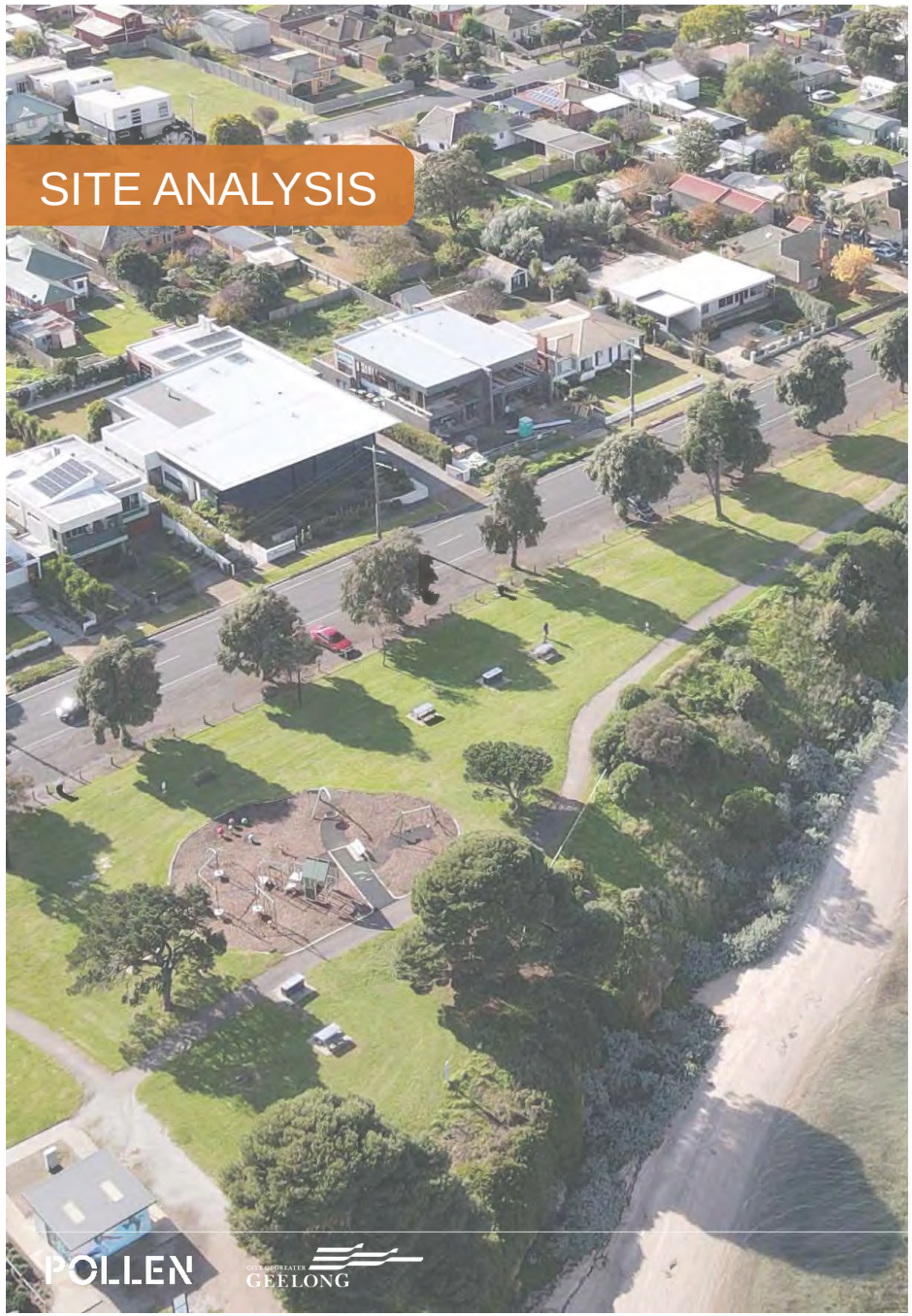
Many of the ideas, issues and opportunities identified in this document have been communicated directly from the following Key Stakeholders during virtual interviews held during August 2022;

- COGG Parks & Gardens Team (04/08/22)
- Midway (11/08/22)
- Incitec Pivot (11/08/22)
- GOGG Environments Team (11/08/22)
- DEWLP (16/08/22)
- COGG Coastal Planning (19/08/22)
- Victorian Fisheries Authority (22/08/22)
- Spirit of Tasmania (29/09/22)

An on-site workshop session between Pollen, Council and the North Shore Residents Association was held on 31/08/2022. We asked the community to share their local knowledge and what they perceive to be the most significant issues and opportunities for the site. These ideas and conversations were recorded and were imperative for the development of the following Site Analysis and Master Plan Concept explorations.

North Shore Residents On-site Consultation Meeting

North Shore Residents Consultation Workshop



SITE ANALYSIS

Moorpanyal Park is a seaside destination predominantly frequented by locals. It offers a linear open space environment with scenic views and diverse experiences. The park includes open grass areas, a playground, linear walking paths supporting both active and passive recreation. It is anticipated with the new Spirit Of Tasmania dock opening just south of the park, this area will increasingly be used by visitors from afar.

Ecologically, Moorpanyal park is a significant site within Corio Bay. A recent vegetation survey has identified multiple patches of significant vegetation including one patch a single specimen of Senecio cunninghamii (Groundsel), an endangered species in Victoria.

To protect and enhance the existing environment, it is vital to consider the existing uses and users within the precinct, its edges and adjacent neighboring areas. Doing so will ensure a cohesive, informed, resilient, and sustainable Master Plan for the Precinct.

The following Master Plan has been informed by relevant background documents, experiences on-site, key stakeholder interviews, resident's workshop and discussions with Council officers.

MOORPANYAL PARK

EXISTING CONDITIONS OVERVIEW

MOORPANYAL PARK

SOUTH WEST EXTENT TO MOORPANYAL BEACH

The south west extent of Moorpanyal park consists of a gravel path through areas of re-vegetation and views across the bay. The site is bound by Geelong Port Authorities to the west and Midway timber mill to the north. The area is comprised of some identified Ecological Vegetation Classes (EVCs) and other coastal planting at various sizes and densities. Some planting provides a buffer to cliff access however warning signs are in place where no barrier is present.

An existing seat has been recently refurbished which provides a rest point before reaching the end of the coastal path and looping back.

Unstable cliffs in close proximity to pedestrian path. Gaps in vegetation allow access to the cliff edge

Newly refurbished seating

Gravel path, secluded area, no passive surveillance, no lighting

Thick coastal shrub planting prevents access to the cliff edge in some areas. Vegetation also provides habitat value

Some areas without vegetation, other areas recently re-planted

MOORPANYAL PARK

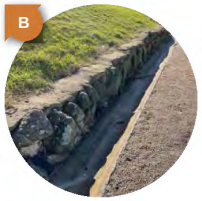
BEACH, CARPARK & PLAYGROUND

This area is considered the 'heart' of Moorpanyal park and provides the most public facilities including toilets, beach access, playground and picnic facilities. Some parts of the cliff are quite exposed with signs to warn people of the steep drop off. Expansive views across the bay make this area the ideal gathering spot for families and groups.

The carpark provides a key turn around and pause point for buses, taxis, cyclists, and local workers.

Beach access is highly valued by locals due its proximity to residents and its catering to the annual community swim event. The next closest beach to North Shore is St Helen's, 5km away.

Sloping lawn extends from the top path down to the sand. A gravel access path also provides access from the carpark to the beach



Beach access gravel path with retaining wall and spoon drain

Linear stretch of coastal parkland with picnic facilities and extensive views

Toilet block with bright, place-based murals.

District level Playground in close proximity to amenities, caters to younger children only

MOORPANYAL PARK

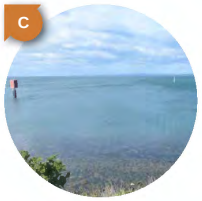
BAY WALK TO INCITEC PIVOT

This section of Moorpanyal Park transitions from a high level of garden maintenance with regular seating intervals and established trees, to a less maintained and exposed section of path without seating. Rubbish dumping also occurs frequently in car parks and along the road interface.

The proximity of the path to the cliff edge narrows at points and is adjacent to two fenced off gravel carparks. The carparks are popular however maneuvering vehicles can be challenging during peak times.

Established trees and seating extend to this point along the coastal track.

Existing car park and fencing adjacent to path.



Picturesque views across Corio Bay

Parking - close to path, existing surface condition is uneven. Garden beds along path are weedy with signs of littering

MOORPANYAL PARK

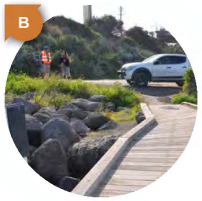
NORTH EAST EXTENT & FISHING JETTIES

The north east extent of Moorpanyal Park is a popular fishing destination and turn around point for pedestrians following the coastal path. The jetties provide deep water and a diversity of fish species attracting many locals of all ages and abilities.

Rubbish dumping is problematic in this area due to the lack of passive surveillance, surrounding industrial context and unmaintained appearance.

Pedestrian access to the fishing jetties is an issue as the dirt road is uneven and shared with vehicles.

Access to fishing jetties for both cars and pedestrians. Uneven track for walking. Narrow one way road



Jetty and carpark area surrounded by steep embankments and industrial infrastructure

Timber fishing jetty, popular location offering deep water and many fish species. Uneven path access, no bins

Car park area and access to neighboring industry. No designated pedestrian area. No existing lighting or surveillance

Wide timber fishing jetty, popular location offering deep water and many fish species, uneven narrow access, no bins

DRAFT MASTER PLAN CONCEPTS
POLLEN
CITY OF GREATER GEELONG

MOORPANYAL PARK

DRAFT MASTER PLAN OVERVIEW

MOORPANYAL PARK

SOUTH WEST EXTENT TO MOORPANYAL BEACH

KEY

Proposed Existing

- Gravel Path
- Top of cliffs
- Solar bollard path lighting
- Fence
- Viewing Node
- Native Vegetation Patch (Mapped 2022)

Proposed Existing

- Trees
- Revegetation / Infill planting
- Potential cliff stabilisation location (subject to future studies)
- Investigate integration of pedestrain path with future cliff stabilisation infrastructure
- Hardwood seating
- Interpretive signage / Wayfinding signage

POLLEN Pollen Studio - Landscape Architects

CITY OF GREATER GEELONG

MOORPANYAL PARK

BEACH, CARPARK & PLAYGROUND

KEY

	Proposed	Existing
Gravel Path		
Top of cliffs		
Sealed Shared Path		
Concrete path		
Solar bollard path lighting		
Fence		
Native Vegetation Patch (Mapped 2022)		

	Proposed	Existing
BBQ		
Picnic setting		
Rubbish bin		
Parking		
Accessible parking		
Toilets		
Hardwood seating		
Play space		
Bike racks & repair station		
Interpretive signage / Wayfinding signage		

	Proposed	Existing
Trees		
Grassed Areas		
Revegetation / Infill planting		
Feature garden beds		
Rain / Filtration gardens		
Potential cliff stabilisation location (subject to future studies)		
Investigate integration of pedestrain path with future cliff stabilisation infrastructure		

MOORPANYAL PARK

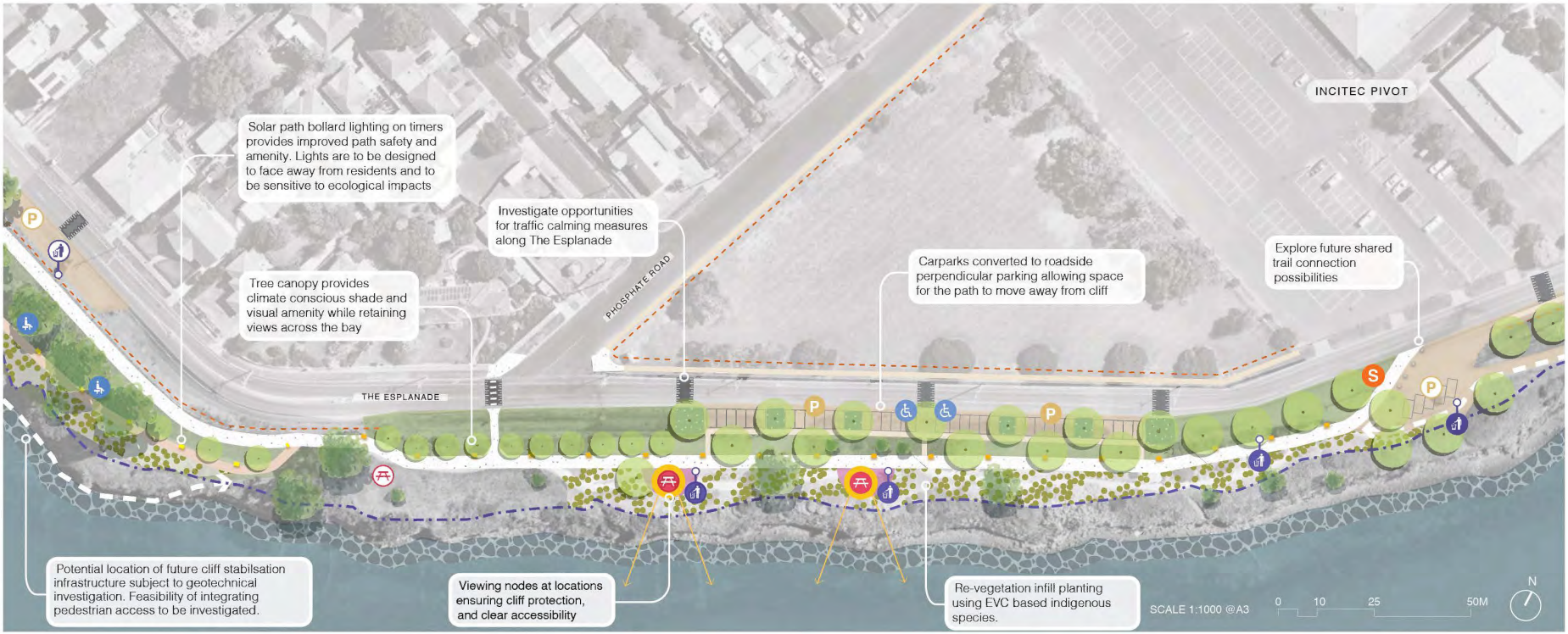
BAY WALK TO INCITEC PIVOT

KEY

	Proposed	Existing
Gravel Path		
Top of cliffs		
Sealed Shared Path		
Solar bollard path lighting		
Fence		
Viewing Node		

	Proposed	Existing
Hardwood seating		
Picnic setting		
Rubbish bin		
Fishing line & tackle bin		
Parking		
Accessible Parking		
Interpretive signage / Wayfinding signage		

	Proposed	Existing
Trees		
Grassed Areas		
Revegetation / Infill planting		
Feature garden beds		
Rain / Filtration gardens		
Potential cliff stabilisation location (subject to future studies)		
Investigate integration of pedestrain path with future cliff stabilisation infrastructure		



POLLEN Pollen Studio - Landscape Architects

CITY OF GREATER GEELONG

MOORPANYAL PARK

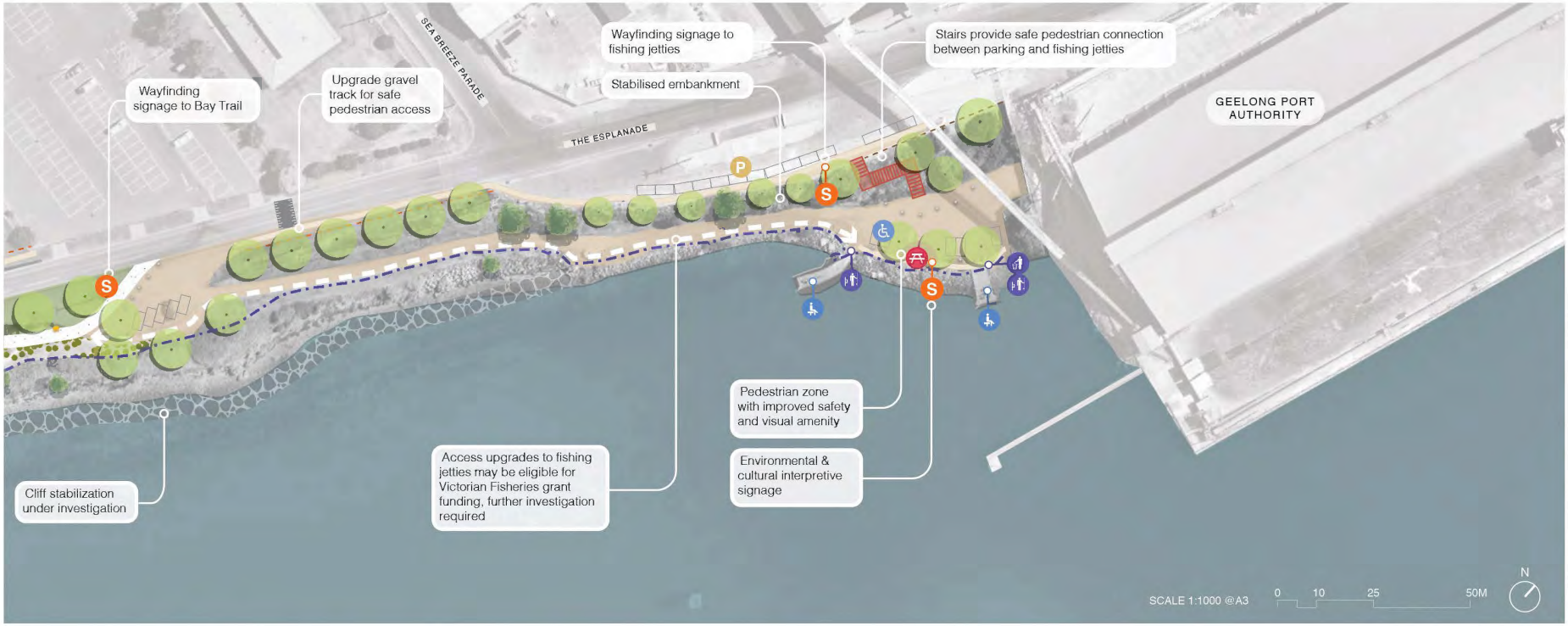
NORTH EAST EXTENT & FISHING JETTIES

KEY

	Proposed	Existing
Gravel Path		
Top of cliffs		
Sealed Shared Path		
Fence		

	Proposed	Existing
Hardwood seating		
Picnic setting		
Rubbish bin		
Fishing line & tackle bin		
Parking	P	P
Accessible Parking		
Interpretive signage / Wayfinding signage	S	

	Proposed	Existing
Trees		
Grassed Areas		
Revegetation / Infill planting		
Potential cliff stabilisation location (subject to future studies)		
Investigate integration of pedestrain path with future cliff stabilisation infrastructure		



POLLEN
CITY OF GREATER GEELONG

2.7. Armstrong Creek Library - Proposed Naming - Report

Source: **Community Life**
Director: **Robyn Stevens**

Purpose

1. To seek Council approval to name Biyal-a Armstrong Creek Library.

Background

2. The library at 10 Main Street, Armstrong Creek adjoins the Town Square and shopping precinct and will be modern, accessible, and sustainable.

3. The new facility will provide exemplary state-of-the-art, five-star Green Star environmentally, sensitive, creative, and technologically enhanced community spaces to enable the growing community to connect, socialise, learn, and thrive.

4. The new facility will commence operation in early 2024.

Key Matters

5. Biyal-a translates as ‘place of red gums’ referring to the overall Armstrong Creek valley-scape and its watercourse, and it also expresses that the ‘red gums speak lots of stories’.

6. With feedback from emergency services we are advised that they have an inability to list and search locations with hyphens in emergency situations. We have sought further advice from Wadawurrung Traditional owners. Wadawurrung language use word endings for different purposes, Biyal translates to red gum and addition of -a translates to place of.

7. In consultation with Geographic Names Victoria and to ensure the *Geographical Place Names Act 1998* and guidelines, Naming Rules for Places in Victoria 2022 are met, it is recommended that:

    7.1. Geographic Names Victoria gazette the name as Biyal-a Armstrong Creek Library and the name will be registered without the hyphen and without a space so Biyala Armstrong Creek Library.

    7.2. Historical information that clearly articulates the hyphen and the importance for its use be included in the registration record. To assist with pronunciation, a sound file will be included against the record.

    7.3. Dual status is applied, Biyala Armstrong Creek Library as registered name and Biyal-a Armstrong Creek Library as the traditional name.

8. The City has engaged with the Wadawarrung Tradition Owners Aboriginal Corporation, who have considered and approved the above gazettal and registration process.

RESOLUTION - Item 2.7

Cr Nelson moved, Cr Harwood seconded -

That Council:

1. **Approve the official naming of the Biyal-a Armstrong Creek Library; and**

2. **Note that once approved the naming of Biyal-a Armstrong Creek Library will be submitted to the Office of Geographical Names for official registration.**

Carried

Financial Sustainability

9. Council is responsible for the cost of the signage to the new building. This cost is accounted for within the Capital Project Budget.

Community Engagement

10. The proposed naming of the facilities was advertised on the Geelong Australia webpage for four weeks between 29 June and 29 July 2022. A media release was sent to local media on 30 June 2022.

11. The Have Your Say page had 328 visitors with 27 submissions received. Details of the responses received are outlined in the Have Your Say Engagement Findings Report (attached).

12. Eight online submissions were received, four in support of the naming, one with a preference that the traditional name reflect the purpose of the building i.e. community, learning and gathering. Two submissions were for the facility to be called Armstrong Creek Library, one submission related to naming the facility in line with other suburb libraries.

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

Social Equity and Sustainability

14. The proposal promotes and respects Aboriginal culture, helps build relationships between Aboriginal and non-Aboriginal Australians and promotes education of Aboriginal history and culture within Council and across the community.

Relevant Law/Policy/Legal Implications

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

Alignment to Community Plan and Vision

16. This report aligns with Our Community Plan 2021-2025 strategic priority:
Healthy, caring and inclusive community.

17. 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

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

Risk Assessment

19. The naming of Biyal-a Armstrong Creek Library considers the risk of emergency services not being able to locate the facility. The use of the hyphen was not supported by ESTA 000 from a call taking perspective. Therefore, to protect and respect the Traditional Owner Language and ensure public safety, the following process will be applied to the registration and gazettal process:

    19.1. The name is not duplicated elsewhere in the municipality and the naming complies with the Geographical Place Names Act 1998. The Emergency Services Telecommunication Authority (ESTA) responsible for responding to 000 calls, will be notified of the name change if approved.

Environmental Sustainability

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

Attachments

1. Armstrong Creek Community Engagement Findings [**2.7.1** - 3 pages]

THE CITY OF
GREATER GEELONG

ENGAGEMENT FINDINGS REPORT
Naming of community facilities

CITY OF GREATER GEELONG

COMMUNITY ENGAGEMENT SUMMARY

During 2022, the City proposed to name three new facilities within the municipality, based on community feedback, the proposed names of the buildings are as follows:

- **Armstrong Creek West Community Centre** 110 - 122 Unity Drive, Mt Duneed - Poa Banyul Mt Duneed Community Hub
- **Drysdale Library** 10 Wyndham St, Drysdale - Boronggook Drysdale Library
- **Armstrong Creek Library** 10 Main Street, Armstrong Creek - Biyal-a Armstrong Creek Library

The City engaged with the Wadawarrung Traditional Owners Aboriginal Corporation in the development and the inclusion of language in the naming of the new building to reflect Wadawurrung cultural heritage. The naming of the facilities is being completed in accordance with the Naming Rules for Places in Victoria, by linking the name to place.

In August 2022, based on feedback from emergency services (that they have an inability to list and search locations with hyphens in emergency situations), further consultation with Wadawurrung Traditional Owners and Geographic Names Victoria is required regarding the Armstrong Creek Library naming.

The above consultation and engagement has now taken place, endorsement for naming Armstrong Creek Library is now being sought.

This report summarises the community feedback on the naming of Armstrong Creek Library. The City and Council will consider the findings.

ENGAGEMENT APPROACH

The four-week consultation period allowed time to reach stakeholders across the community, residents, visitors to the area and the general public.

4
WEEKS OF ENGAGEMENT

8
CONTRIBUTIONS WERE RECEIVED

1
PERSON FOLLOWING THE PROJECT

328
VIEWS OF THE HAVE YOUR SAY PAGE (HYS)

HOW WE ENGAGED

- **HAVE YOUR SAY ONLINE PORTAL**
  - An online Have Your Say (HYS) feedback page was designed to share relevant information to encourage
- **YOURSAY.GEELONGAUSTRALIA.COM.AU**
  - Community feedback on the naming of the community facilities.
  - The online page opened on 29 June 2022 and closed 5:00pm 29 July 2022. The page had 328 visitors with 8 submissions being received in relation to Armstrong Creek Library.
- **SUBMISSIONS (ONLINE)**
  - Submissions were open on the City's HYS platform to allow community to provide feedback on the proposed names.
- **WRITTEN SUBMISSIONS**
  - Open at any time during the public engagement period. Submissions could be provided by email or mail. One email was received requesting no use of traditional owner language.
- **MEDIA RELEASE AFTER COUNCIL MEETING**
  - A media release was sent out on the 30 June directing people to visit the HYS platform to provide feedback.

COMMUNICATIONS

The engagement was listed on the Geelong Australia Webpage and a media release was prepared and sent to local media outlets on 30 June directing people to visit the HYS platform to provide feedback.

WHO WE ENGAGED WITH

During the engagement period (29 June to 29 July 2022) there were eight submissions for this location. Of these 100 percent engaged online.

Approximately 80 percent of respondents for the naming of Armstrong Creek Library, resided in Mt Duneed and 20 percent resided elsewhere across the municipality and the Bellarine district.

WHAT WE HEARD

THE FEEDBACK

Armstrong Creek Library

The library will deliver civic social infrastructure for the growing community, provide access to a library service, co-working spaces and outdoor spaces. The library at 10 Main Street, Armstrong Creek adjoins the Town Square and shopping precinct and will be modern, accessible and sustainable. The new facility will provide exemplary state-of-the-art, five-star Green Star environmentally, sensitive, creative and technologically enhanced community spaces to enable the growing community to connect, socialise, learn and thrive.

The proposed name for the library is Biyal-a Armstrong Creek Library. Be-al-a translates as 'a place of many red gums' referring to the overall Armstrong Creek valley-scape and its watercourse, and it also expresses that the 'red gums speak lots of stories'. The City and the Geelong Regional Library Corporation engaged with

the Wadawurrung Traditional Owners Aboriginal Corporation in the Library design development and the inclusion of language in the naming of the new building to reflect Wadawurrung cultural heritage.

Eight online submissions were received, four in support of the naming, one with a preference that the traditional name reflect the purpose of the building i.e., community, learning and gathering. Two responses were negative and calling for the facility to just be named Armstrong Creek Library. One response questioned the need for a traditional name, suggesting the building is named in line with other suburb libraries.

37.5% Positive	12.5% Mixed	37.5% Negative	12.5% Neutral

Some verbatim comments

- I like the Indigenous names, I wasn't aware there were other options, but this seems relevant.
- Sounds good appropriate
- I love the name Biyal-a, Great idea!
- While I appreciate the reflection of landscape in the name I'd rather see a name that reflects the purpose of the building e.g., community, learning, come together etc. and a first nation word representing that.
- Just name it Armstrong Creek Library, does it have to be so difficult.
- Nope just name it Armstrong Creek library in line with other suburb libraries.
- Nope just name it Armstrong Creek library in line with other suburb libraries. Why should our community be different to appease your attempt to be woke.

CONCLUSION & NEXT STEPS

The engagement findings report provides an essential step in helping us to understand the community's views regard the naming of the two community facilities.

Report findings, recommendations will be presented to Council in March 2023 to inform deliberation and decision making. The Council report and findings will be shared with the community via the City's HYS website.

2.8. Armstrong Creek West Community Hub - Proposed Naming - Report

Source: **Community Life**
Director: **Robyn Stevens**

Purpose

1. To seek Council approval to shorten the facility name of Poa Banyul Mount Duneed Community Hub (the Hub) to meet gazettal and naming requirements.

Background

2. The new facility located at 110-122 Unity Drive, Mount Duneed is proposed to accommodate a range of early years and family services including sessional kindergarten, maternal and child health, family support consulting rooms and flexible community spaces. The Hub will also complement the nearby community shed.

3. Council approved the official naming of “Poa Banyal (corrected to Banyul) Mount Duneed Community Hub” on 23 August 2022.

4. The new facility will commence operation in mid-2023.

Key Matters

5. Since the last naming report was presented to Council for consideration, the guidelines, *Naming Rules for Places in Victoria 2016* were updated in September 2022.

6. Consistent with the updated Naming Rules for Places in Victoria 2022, the City has received notification from Geographical Names Victoria (GNV) advising the previously proposed name exceeds the requirement for building names not to exceed twenty-five characters in length. Based on this advice, the City proposes to shorten the facility name to meet all naming requirements. The new proposed facility name is Poa Banyul Community Hub for gazettal and registration purposes. The physical address for the site will also include a reference to Mount Duneed as the hub is located within Mount Duneed.

7. During the original engagement, eight online submissions were received; five in support of the naming, one with a concern and two with mixed comments.

8. As part of the City’s commitment to the principles of the *Local Government Act 2020* and Council’s Community Engagement Policy, all respondents who provided submissions to the public engagement were informed of the intended amendment, and the process for Council to re-adopt the name Poa Banyul Community Hub. This name meets criteria under the *Geographical Place Names Act 1998* and the *Naming Rules for Places in Victoria 2022* guidelines.

RESOLUTION - Item 2.8

Cr Harwood moved, Cr Nelson seconded -

That Council:

1. **Rescind its resolution of Item 2.4 Armstrong Creek West Community Hub – Naming of the 23 August 2022 Council meeting;**

2. **Approve the change of official naming of the Poa Banyul Community Hub located at 110-122 Unity Drive, Mount Duneed; and**

3. **Note that once approved the naming of Poa Banyul Community Hub will be submitted to the Office of Geographical Names for official registration.**

Cr Kontelj left the meeting room at 8.24pm
Cr Grzybek left the meeting room at 8.24pm

Carried

Financial Sustainability

9. Council is responsible for the cost of the signage to the new building. This cost is accounted for within the Capital Project Budget.

Community Engagement

10. The eight original respondents were contacted via email on 12 January 2023 about the alteration of the proposed naming of the facilities. One response was received stating the indigenous name translating to 'grassy hill' is very appropriate.

11. Details of the responses received are outlined in the Engagement Findings Report attached.

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

Social Equity and Sustainability

13. The proposal promotes and respects Aboriginal culture, helps build relationships between Aboriginal and non-Aboriginal Australians and promotes education of Aboriginal history and culture within Council and across the community.

Relevant Law/Policy/Legal Implications

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

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:
An inclusive, diverse, healthy and socially connected community.

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 naming of Poa Banyul Community Hub considers the risk of emergency services not being able to locate the facility.

19. The risk is minimal as the name is not duplicated elsewhere in the municipality and the naming complies with the *Geographical Place Names Act 1998.*

20. The Emergency Services Telecommunication Authority (ESTA) responsible for 000 calls, will be notified of the name change if approved.

Environmental Sustainability

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

Attachments

1. Armstrong Creek Community Engagement Findings [**2.8.1** - 3 pages]

THE CITY OF
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ENGAGEMENT FINDINGS REPORT
Naming of community facilities

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- **Armstrong Creek Library** 10 Main Street, Armstrong Creek - Biyal-a Armstrong Creek Library

The City engaged with the Wadawarrung Traditional Owners Aboriginal Corporation in the development and the inclusion of language in the naming of the new building to reflect Wadawurrung cultural heritage. The naming of the facilities is being completed in accordance with the Naming Rules for Places in Victoria, by linking the name to place.

In August 2022, based on feedback from emergency services (that they have an inability to list and search locations with hyphens in emergency situations), further consultation with Wadawurrung Traditional Owners and Geographic Names Victoria is required regarding the Armstrong Creek Library naming.

The above consultation and engagement has now taken place, endorsement for naming Armstrong Creek Library is now being sought.

This report summarises the community feedback on the naming of Armstrong Creek Library. The City and Council will consider the findings.

ENGAGEMENT APPROACH

The four-week consultation period allowed time to reach stakeholders across the community, residents, visitors to the area and the general public.

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COMMUNICATIONS

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WHO WE ENGAGED WITH

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WHAT WE HEARD

THE FEEDBACK

Armstrong Creek Library

The library will deliver civic social infrastructure for the growing community, provide access to a library service, co-working spaces and outdoor spaces. The library at 10 Main Street, Armstrong Creek adjoins the Town Square and shopping precinct and will be modern, accessible and sustainable. The new facility will provide exemplary state-of-the-art, five-star Green Star environmentally, sensitive, creative and technologically enhanced community spaces to enable the growing community to connect, socialise, learn and thrive.

The proposed name for the library is Biyal-a Armstrong Creek Library. Be-al-a translates as 'a place of many red gums' referring to the overall Armstrong Creek valley-scape and its watercourse, and it also expresses that the 'red gums speak lots of stories'. The City and the Geelong Regional Library Corporation engaged with

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Eight online submissions were received, four in support of the naming, one with a preference that the traditional name reflect the purpose of the building i.e., community, learning and gathering. Two responses were negative and calling for the facility to just be named Armstrong Creek Library. One response questioned the need for a traditional name, suggesting the building is named in line with other suburb libraries.

37.5% Positive	12.5% Mixed	37.5% Negative	12.5% Neutral

Some verbatim comments

- I like the Indigenous names, I wasn't aware there were other options, but this seems relevant.
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- Nope just name it Armstrong Creek library in line with other suburb libraries. Why should our community be different to appease your attempt to be woke.

CONCLUSION & NEXT STEPS

The engagement findings report provides an essential step in helping us to understand the community's views regard the naming of the two community facilities.

Report findings, recommendations will be presented to Council in March 2023 to inform deliberation and decision making. The Council report and findings will be shared with the community via the City's HYS website.

2.9. Proposed Lease to Powercor Part of 820 Grubb Road, Drysdale

Source: **Customer & Corporate Services**
Acting Director: **Bryce Prosser**

Purpose

1. To advise Council of the outcome of the community engagement and seek Council's approval to enter into a lease with Powercor Australia Limited (Powercor) for the site of a power substation for the North Bellarine Aquatic Centre.

Background

2. A power substation is required to be installed at the North Bellarine Aquatic Centre currently under construction at 820 Grubb Road, Drysdale as shown attached.
3. Powercor requires the Greater Geelong City Council (City) to enter into a lease for the area within the site for a term of 30 years with one further term of 20 years.
4. The Powercor substation is necessary to provide adequate electrical supply to the premises.
5. The Chief Executive Officer approved the commencement of the statutory process in accordance with section 115(4) *Local Government Act 2020* and the City's Community Engagement Policy on 20 February 2023 in respect of the proposal to enter into the lease.

Key Matters

6. Community engagement has been undertaken; with submissions invited, submissions on the proposal closed 5pm on Monday 27 March 2023. No submissions were received.

RESOLUTION - Item 2.9

Cr Mason moved, Cr Asher seconded -

That Council:

1. **Note the outcome of the community engagement process and that no submissions were received for the proposed lease with Powercor Australia Limited to locate a power substation on part of the premises at 820 Grubb Road, Drysdale; and**

2. **Authorise the City to enter into a lease with Powercor Australia Limited for a term of 30 years with one further term of 20 years for the lease area.**

Cr Kontelj re-joined the meeting room at 8.27pm
Cr Grzybek re-joined the meeting room at 8.27pm

Carried

Financial Sustainability

7. Powercor is responsible for maintaining the substation for the term of the lease and any period of overholding. The City is not required to budget for any expenses.

8. The City shall not charge a lease fee, in line with other agreements with Powercor.

Community Engagement

9. Community engagement has been undertaken in accordance with Council's Community Engagement Policy to consider the proposed lease. This provided an opportunity for the community to provide its feedback to Council on the proposal.

10. Public notice and community engagement were undertaken by publishing a notice in the Geelong Times on 10 March 2023 and the Geelong Australia website via Have Your Say from 27 February 2023 to 27 March 2023.

11. There were no submissions received.

Social Equity and Sustainability

12. There are no social equity and sustainability considerations related to this lease.

Relevant Law/Policy/Legal Implications

13. Council complied with section 115 of the *Local Government Act 2020* which requires that, as the proposed lease is for a term of greater than 10 years, community engagement must be undertaken in accordance with Council's Community Engagement Policy in respect of the proposal, to inform decision making on whether to enter the lease.

Alignment to Community Plan and Vision

14. This report aligns with Our Community Plan 2021-2025 strategic priority:
    Strong local economy.

15. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
    A leader in developing and adopting technology.

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 substation enclosure proposed shall comply with all building codes, regulations and Powercor standards.

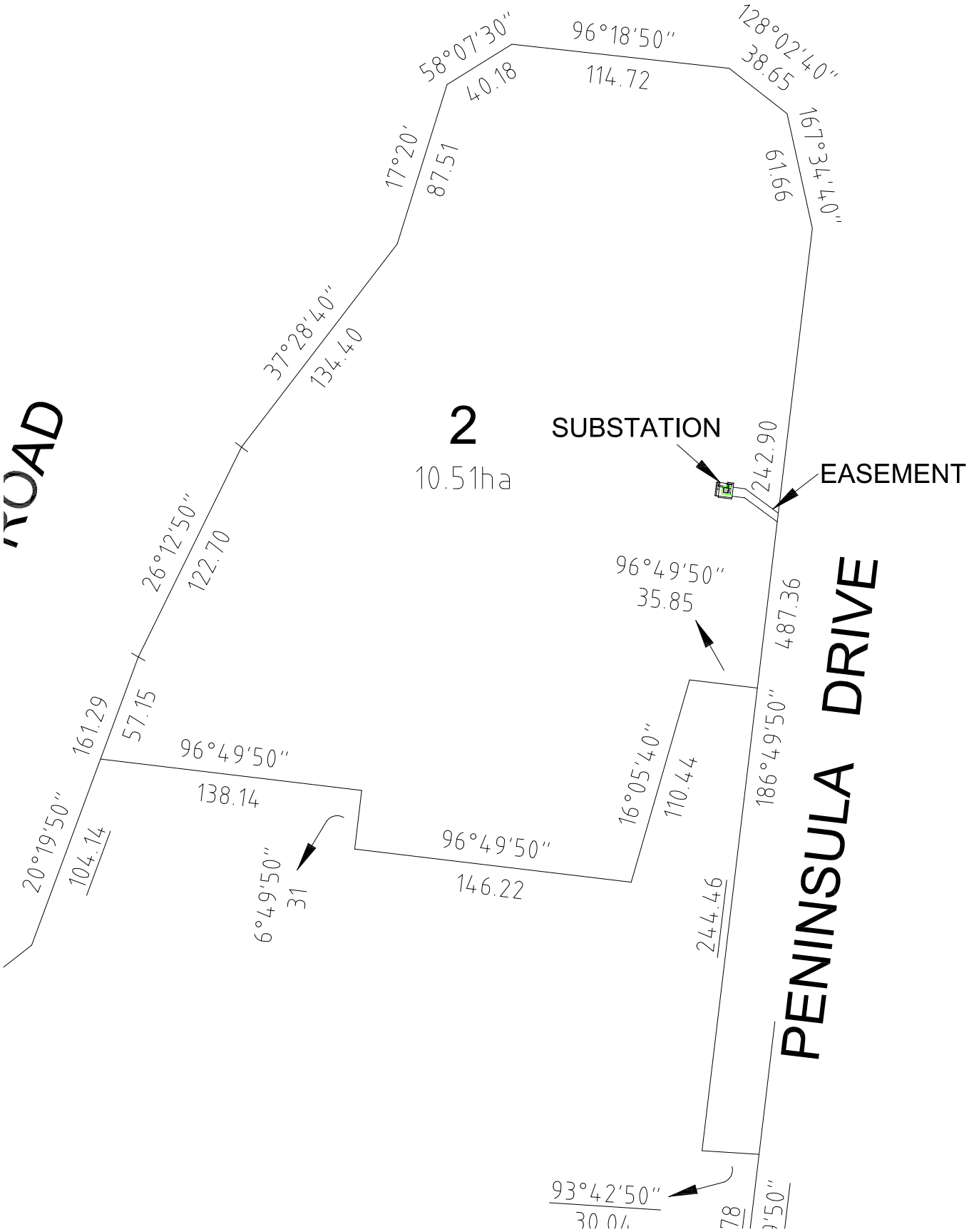
18. The lease establishes Powercor's management rights and obligations for its asset to mitigate risks to the City.

Environmental Sustainability

19. The Project will meet an 'Excellent' rating on the Built Environment Sustainability Scorecard (BESS) assessment for design.

Attachments

1. Lease Plan 1 [**2.9.1** - 1 page]
2. Lease Plan 2 [**2.9.2** - 1 page]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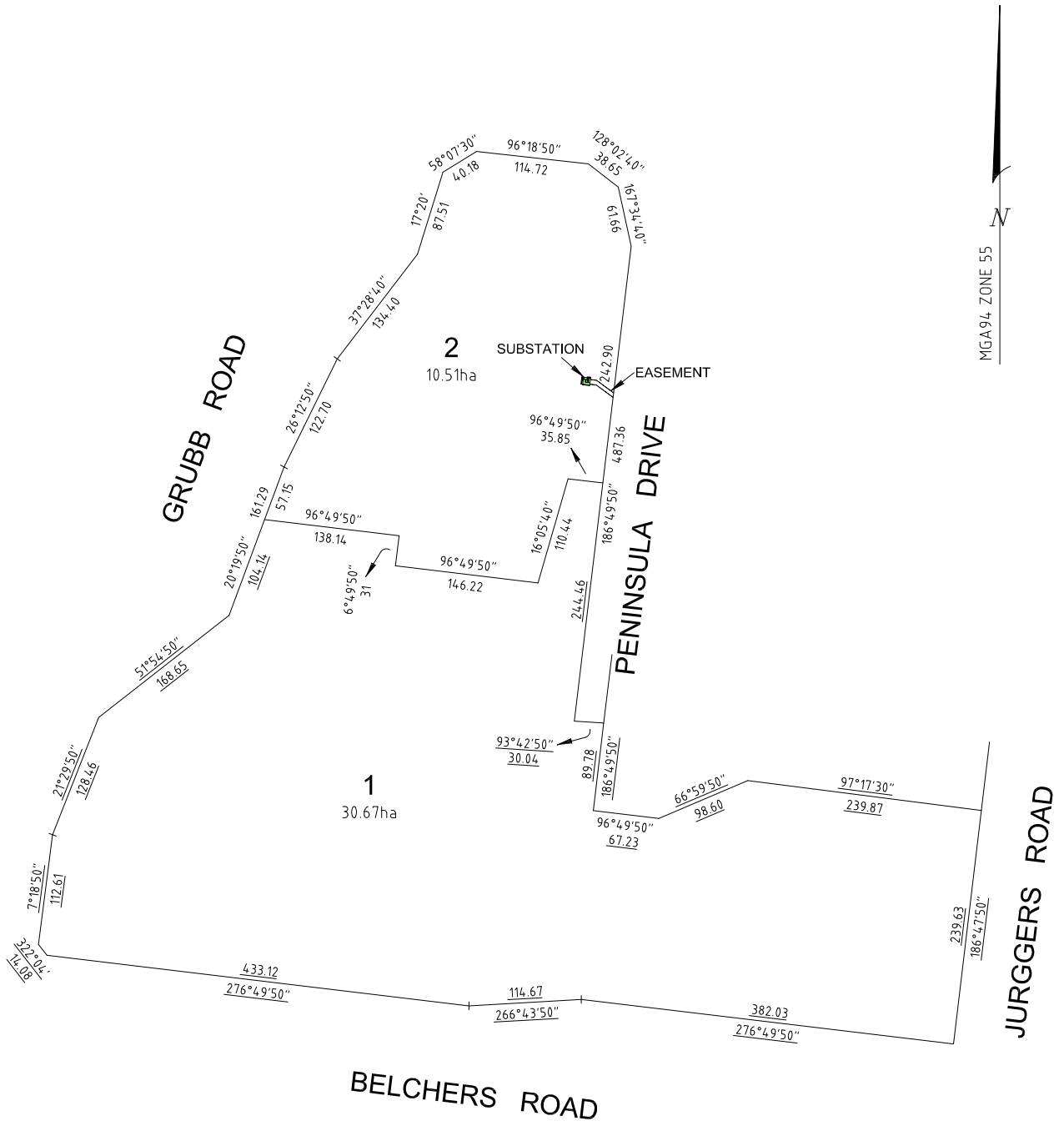
PLAN OF SUBDIVISION

PS 901260A



Smith Land Surveyors Pty Ltd Office - 142a Fyans Street, South Geelong, Vic, 3220 P (03) 5222 1234 F (03) 5223 3141 E survey@smithls.com.au W www.smithlandsurveyors.com.au ABN 72 142 046 964	SCALE 1:4000 40 0 40 80 120 160 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
	LICENCED SURVEYOR Glenn Graham Smith REFERENCE: 2021-0808POS VERSION: 2		

2.10. Revocation of Council Policies - April 2023

Source:	**Strategy, People & Performance**
Chief Legal Counsel, Governance & Risk Officer:	**Vesna Allan**

Purpose

1. For Council to approve the revocation of two Council policies as outlined in **Attachment 1.**

Background

2. Council policies describe the elected Council's position on an issue, or set of issues, to guide decision-making and the exercise of power.
3. Council policies usually either affect the community in some way or are required by legislation. They often relate to the goods, services and activities provided to or by the council.
4. Council policies are established by a resolution or other decision of the council. An attachment to a policy forms part of that policy. Adherence to policies is mandatory.
5. All policies must undergo a complete review process at least every four years to ensure that the policy is up-to-date, accurately reflects Council's position or City standards and remains compliant with legislation.
6. Documents may be reviewed outside this frequency if required by circumstances. Reviews will result in replacement, revocation or no change.
7. A policy under review remains in force until the approval authority approves a revised version or revokes the policy, with Council being the approval authority for any council policy.

Key Matters

8. Members of the City's internal Policy Review Committee have identified the following Council policies for revocation:

    8.1. Tourism Policy; and

    8.2. Parking Permit Schemes Policy.

9. A comment against each policy describes the nature of the need for revocation, as included in **Attachment 1**.

RESOLUTION - Item 2.10

Cr Sullivan moved, Cr Aitken seconded -

That Council revoke two Council policies, being:

1. **Tourism Policy; and**
2. **Parking Permit Schemes Policy.**

Carried

Financial Sustainability

10. Policies provide the City with direction for the effective management and control of resources, however there is no negative financial impact in revoking these policies.

Community Engagement

11. Key internal stakeholders, including the Executive Leadership Team, were consulted through the review process. No external consultation was required.

Social Equity and Sustainability

12. There are no social equity considerations associated with this report.

Relevant Law/Policy/Legal Implications

13. All legislative and operational requirements have been considered and outlined in the development of all policies and considered prior to revocation.

14. There will be no negative legal implications by revoking the policies as outlined in Attachment 1.

Alignment to Community Plan and Vision

15. This report aligns with Our Community Plan 2021-2025 strategic priority:
High-performing council and organisation.

16. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
Development and implementation of sustainable solutions.

Conflict of Interest

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

Risk Assessment

18. Ensuring policies are revoked when no longer required is directly linked and impacts the City’s reputation and trust with the people who live, work and invest in Greater Geelong.

19. If Council does not revoke outdated policies, it may directly impact the operational aspects of the City, as outdated policies can cause confusion, cause inefficiencies and be misguiding to not only City officers, but also members of the public.

Environmental Sustainability

20. There are no environmental sustainability considerations associated with this report.

Attachments

1. Policies for Revocation - April 2023 [**2.10.1** - 1 page]

Council Policies for Revocation – 26 April 2023

No.	Policy Name	Responsible Officer	Directorate	Document Approval date	Current purpose of policy	Reason to rescind
1	Tourism Policy	Director City Planning & Economy	City Planning & Economy	25/02/2014	To provide guidelines for the partnership responsibilities between the City of Greater Geelong and Tourism Greater Geelong and The Bellarine Inc. and the development of tourism in the Geelong region.	Policy content is covered in the existing Memorandum of Understanding and is therefore superseded by the Memorandum of Understanding which was endorsed by Council in April 2021.
2	Parking Permit Schemes Policy	Director City Services	City Services	28/10/2008	To outline the provision of parking permits to residents and businesses that have restricted parking access within or near place of residence, large commercial centres, other major activity developments and at the perimeter of parking restriction areas or to residents who are returned service personnel.	Residential Parking Permit Policy (Management Policy) was prepared to replace the Parking Permit Scheme Policy. The new Management Policy improves the equitable distribution of residential parking permits though a tiered system-based eligibility. It also allows the City to consider and assess exceptional circumstances applications with the establishment of a Review Panel. The new policy also includes a grandfather clause where existing permit holders will retain permits until sale of their property or until they move (if a tenant), should their eligibility change under the new eligibility criteria. As a management policy, it allows the City to promptly adapt and improve the policy as the requirements for parking evolve across residential areas of the municipality.

3. RECORD OF INFORMAL MEETINGS OF COUNCILLORS

Source: **Chief Executive Officer**
Acting CEO: **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 3.1

Cr Asher moved, Cr Harwood seconded -

That Council receive the summary of the informal meetings of Councillors for the period to 26 April 2023.

Carried

INFORMAL MEETINGS OF COUNCILLORS
(Council Meeting 26 April 2023)

Informal Meeting Details	Councillor Attendance/Apology	Officer Attendance	Agenda Items	Conflict of Interest Disclosures
Councillor Annual Planning and Budgeting Briefing No. 4 **16 March 2023**	Crs Sullivan, Aitken, Cadwell, Harwood, Mason, Moloney, Murrihy, Nelson *Apologies: Crs Asher, Grzybek, Kontelj*	K Phyland (A/CEO) R Stevens (DIR) G Smith (DIR) D Greaves (A/DIR) S Beck (MGR) R Thomas (MGR) T Bradley (MGR) F Porter (MGR) S Owens (A/Head Financial Planning & Analysis) C Ruiter (CO ORD) K Manaszczuk (OFF)	• Budget Timelines • Community Investment and Support Fund • Residential Waste Charge	• Nil
Councillor Annual Planning and Budgeting Briefing No. 5 **22 March 2023**	Crs Sullivan, Aitken, Cadwell, Grzybek. Harwood, Mason, Moloney, Murrihy, Nelson *Apologies: Crs Asher, Kontelj*	K Phyland (A/CEO) B Prosser (A/DIR) R Stevens (DIR) G Smith (DIR) D Greaves (A/DIR) D Schultz (Chief Financial Officer) S Beck (MGR) S Owens (A/Head Financial Planning & Analysis) B Hartley (OFF) F Porter (MGR) J Clark (MGR)	• Financial Overview • Fees and Charges • Introduction to Process for Presentation of Capital and Operating Projects	• Nil

Informal Meeting Details	Councillor Attendance/Apology	Officer Attendance	Agenda Items	Conflict of Interest Disclosures
Councillor Annual Planning and Budgeting Briefing No 5a **29 March 2023**	Crs Sullivan, Aitken, Cadwell, Harwood, Mason, Moloney, Murrihy, Nelson *Apologies: Crs Asher, Grzybek, Kontelj*	K Phyland (A/CEO) B Prosser (A/DIR) R Stevens (DIR) G Smith (DIR) D Greaves (A/DIR) S Beck (MGR) S Owens (A/Head Financial Planning & Analysis) B Hartley (OFF) F Porter (MGR) J Clark (MGR) *Also present:* *P Digby, Municipal Monitor*	• Financial Overview • Prioritisation of Capital Projects	• Nil
Strategic Discussion **4 April 2023**	Crs Sullivan, Aitken, Grzybek, Murrihy, Cadwell, Kontelj, Mason, Nelson *Apologies:* *Cr Harwood* *Leave of Absence:* *Cr Moloney*	K Phyland (A/CEO) B Prosser (A/DIR) V Allan (Chief Legal Counsel, Governance and Risk Officer Acting) K Ivens (MGR) F Bolitho (CO ORD) J Saylor (OFF) S McKew (MGR)	• 26 January – Community Conversations	• Nil
Councillor Annual Planning and Budgeting Briefing No 6 **5 April 2023**	Crs Sullivan, Aitken, Grzybek, Cadwell, Harwood, Kontelj, Mason, *Apologies: Crs Asher, Moloney (Leave of Absence), Murrihy, Nelson*	K Phyland (A/CEO) B Prosser (A/DIR) R Stevens (DIR) G Smith (DIR) D Greaves (A/DIR) D Schultz (Chief Financial Officer) S Owens (A/Head Financial Planning & Analysis) B Hartley (OFF) K Manaszczuk (OFF) *Also present:* *P Digby, Municipal Monitor*	• Review of 2023-24 Draft Budget (Operating and Draft Capital Program)	• Nil

Informal Meeting Details	Councillor Attendance/Apology	Officer Attendance	Agenda Items	Conflict of Interest Disclosures
Councillor Briefing **11 April 2023**	Crs Sullivan, Aitken, Asher, Grzybek, Mason, Harwood, Cadwell, Murrihy, Kontelj, Nelson *Leave of Absence :* *Cr Moloney*	K Phyland (A/CEO) R Stevens (DIR) J Van Slageren (A/DIR) D Greaves (A/DIR) B Prosser (A/DIR) S McKew (MGR) V Allan (Chief Legal Counsel, Governance and Risk Officer Acting) K Pizzi (MGR) M Paten (MGR) A Miller (MGR J Daly (MGR) J Hurse (MGR) T Bradley (MGR) J Thomas (CO ORD) M Macgugan (Corp Communications Lead) P Schembri (CO ORD) L Krausas (OFF) *Also present:* *P Digby – Municipal Monitor*	*Presentations:* • Geelong Museum of Motoring and Industry and The Big Thing • Dogs in Public Places • Greyhound Off-leash Facility *Reports:* • 26 January – Community Engagement Outcomes • Pakington Street Urban Design Framework North Precinct – Deliberative Engagement • Amendment C434ggee – Geelong Saleyards Precinct – Consideration of Panel Report and Adoption • Amendment C435ggee and Planning Permit PP-468-2021 – KFC Site Stead Park, Corio – Consideration of Submissions and Adoption • Considerations of Submissions and Adoption of Amendment C427ggee – Goandra Estate Ocean Grove Fencing Design Guidelines and Controls • Dogs in Public Places • Moorpanyal Park Master Plan – Draft Plan • Armstrong Creek Library – Proposed Naming – Report • Armstrong Creek West Community Hub – Proposed Naming – Report • Proposed Lease to Powercor Part of 820 Grubb Road, Drysdale • Tender T2200033 – Residential Kerbside Waste and Recycling Collection • Revocation of Council Policies – April 2023 • Geelong City Deal Draft – Three-year Review (Confidential)	• S McKew declared a Conflict of Interest in the Geelong City Deal Draft – Three-year Review (Confidential) and left the meeting prior to discussion.

4. 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 4.1

Cr Asher moved, Cr Cadwell seconded -

That Council receive the information in the Schedule entitled Planning Decisions Report for March 2023.

Carried

Planning Decisions March 2023

App No	Location	Application Type	Decision Date	Description	Authority Description
PP-1022-2019	21 Minerva Road, HERNE HILL VIC 3218	Buildings and Works Associated with the Construction of Two (2) Shops, Use and Development of Four (4) Apartments and Reduction of Car Parking Requirements	28/03/2023	Clerical Error - Permit Issued	Delegated Authority
PP-1104-2022	32 Purrumbete Avenue, MANIFOLD HEIGHTS VIC 3218	Construction of Two (2) Dwellings and Two (2) Lot Subdivision	6/03/2023	NOD - Planning Permit	Decision Making Committee
PP-1255-2022	22 Marlin Drive, OCEAN GROVE VIC 3226	Construction of a Second Dwelling and Two (2) Lot Subdivision	17/03/2023	NOD - Planning Permit	Decision Making Committee
PP-1308-2021	2 Cheam Walk, HIGHTON VIC 3216	Construction of Three (3) Dwellings and Three (3) Lot Subdivision	20/03/2023	Permit Issued	VCAT
PP-1340-2021	91 Shannon Avenue, MANIFOLD HEIGHTS VIC 3218	Construction of Four (4) Dwellings	6/03/2023	NOD - Planning Permit	Decision Making Committee
PP-157-2007/A	442-460 Portarlington Road, MOOLAP VIC 3224	Change of Use from Intensive Animal Husbandry (Existing Use Rights) to a Store, Specifically Boat and Caravan Storage, Buildings and Works Associated with Boat and Caravan Storage and Associated Signage	9/03/2023	Grant an Amended Planning Permit	Delegated Authority
PP-268-2022	59 Hodgson Street, OCEAN GROVE VIC 3226	Construction of a Dwelling over 7.5m in Height	30/03/2023	Refusal	Decision Making Committee
PP-421-2022	23 Glengarwyn Road, LEOPOLD VIC 3224	Construction of Five (5) Double Storey Dwellings and a Reduction of One (1) Visitor Car Parking Space	16/03/2023	Grant a Planning Permit	Delegated Authority
PP-508-2021	16 Duggan Court, HIGHTON VIC 3216	Buildings and Works Associated with the Construction of Nine (9) Dwellings, Alteration of Access to a Road in a Transport Zone 2 and Reduction of Visitor Car Parking	29/03/2023	NOD - Planning Permit	Planning Committee

PP-731-2022	84 Pakington Street, GEELONG WEST VIC 3218	Use and Development of a Mixed Use Four Storey Commercial Building, including a Food and Drink Premises (Cafe), three Offices and Waiver of Car Parking Requirements	17/03/2023	Refusal	Decision Making Committee
PP-813-2022	8 Newcombe Street, PORTARLINGTON VIC 3223	Construction of Two (2) Dwellings and Create and Alter Access to a Road in a Transport Zone 2	9/03/2023	NOD - Planning Permit	Decision Making Committee
PP-869-2022	40 Coquette Street, GEELONG WEST VIC 3218	Construction of a Dwelling	10/03/2023	Refusal	Decision Making Committee
PP-911-2022	12 Jabiru Close, OCEAN GROVE VIC 3226	Construction of Two (2) Dwellings and Two (2) Lot Residential Subdivision, Removal of Tree	6/03/2023	NOD - Planning Permit	Decision Making Committee
PP-102-2023	36-38 Percy Street, NEWTOWN VIC 3220	Use and Development of Land for a Community Garden Including Signage	30/03/2023	NOD - Delegate	1
PP-1102-2021	13 Tarkin Court, BELL PARK VIC 3215	Change of Use to Education Centre and Reduction of Car Parking Requirements	30/03/2023	NOD - Delegate	1
PP-1164-2022	11A Welfare Street, PORTARLINGTON VIC 3223	Construction of a Dwelling Over 7.5metres in Height	16/03/2023	NOD - Delegate	1
PP-1168-2022	473 Hood Road, INDENTED HEAD VIC 3223	Additions to Existing Dwelling Over 7.5 metres in height	31/03/2023	NOD - Delegate	5
PP-1215-2022	38 Hope Street, GEELONG WEST VIC 3218	Partial Demolition, Construction of a Fence and Alterations and Additions to a Dwelling in a Heritage Overlay	3/03/2023	NOD - Delegate	1
PP-1222-2022	11-13 Stephen Street, NEWTOWN VIC 3220	Construction of a Tennis Court in a Heritage Overlay	15/03/2023	NOD - Delegate	1
PP-1292-2022	50 Spring Street, GEELONG WEST VIC 3218	Use and Development of a Car Showroom and Associated Business Identification Signage	10/03/2023	NOD - Delegate	1
PP-1377-2022	4 The Spinney, BELMONT VIC 3216	Construct Two (2) Dwellings and a Two (2) Lot Subdivision	15/03/2023	NOD - Delegate	1
PP-1415-2022	79 Benjamin Drive, LARA VIC 3212	Construct Two (2) Dwellings and Two (2) Lot Subdivision	15/03/2023	NOD - Delegate	2

PP-623-2022	8 Kestrel Place, OCEAN GROVE VIC 3226	Construction of Two (2) Dwellings, Two (2) Lot Subdivision and Removal of Vegetation	3/03/2023	NOD - Delegate	1
PP-652-2022	33-99 Hearne Parade, EAST GEELONG VIC 3219	Use of land for boat launching facility and construction of buildings and works including upgrade to informal carpark, installation of new boat ramp, and relocation of canoe compound on unreserved crown land; and Removal of Vegetation	1/03/2023	NOD - Delegate	1
PP-733-2022	9 Portland Street, NORLANE VIC 3214	Construction of Nine (9) Dwellings, Removal of Drainage Easement and Waiver of Visitor Carparking	3/03/2023	NOD - Delegate	1
PP-767-2022	45-47 Riversdale Road, NEWTOWN VIC 3220	Demolition of Buildings, Use and Development of Office Buildings, Multi Lot Subdivision, Waiver of Carparking, Display of Advertising Signage, Construction of Fencing, and Removal of Vegetation	8/03/2023	NOD - Delegate	2
PP-908-2022	4 Pinaroo Street, NEWTOWN VIC 3220	Construction of Two (2) Dwellings and Two (2) Lot Subdivision	30/03/2023	NOD - Delegate	2
PP-928-2022	1 Waterford Avenue, NORLANE VIC 3214	Construction of Four (4) Dwellings	24/03/2023	NOD - Delegate	2

5. CONFIDENTIAL

5.1. Geelong City Deal Draft Three-year Review (Confidential)

Source: Customer & Corporate Services
Acting Director: Bryce Prosser

CONFIDENTIAL

RESOLUTION - Item 5.1

Cr Harwood moved, Cr Mason seconded -

That Council consider this report at the conclusion of the meeting as it is designated confidential by the Chief Executive Officer for the purposes of 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 release of draft would prejudice all parties concerned.

Carried

5.2. Tender T2200033 - Residential Kerbside Waste and Recycling Collection

Source: Customer & Corporate Services
Acting Director: Bryce Prosser

CONFIDENTIAL

RESOLUTION - Item 5.2

Cr Nelson moved, Cr Mason seconded -

That Council consider this report at the conclusion of the meeting as it is designated confidential by the Chief Executive Officer for the purposes of 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 would affect contract negotiations.

Carried

5.3. Council Business Report (Confidential)

Source: Strategy, People & Performance
Chief Information Officer: Anthony Brittain

CONFIDENTIAL

RESOLUTION - Item 5.3

Cr Harwood moved, Cr Grzybek 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 Council business information being information that would prejudice the Council's position in commercial negotiations; and it contains legal privileged information to which client legal privilege applies.**

These grounds are applicable because:

the agenda item concerns recommendations that would, if prematurely released, be prejudicial to the Council's decision on the recommendations; and

the agenda item contains information from the Council's legal advisors which has been provided for the dominant purpose of legal advice, which, if released, could result in waiver of client legal privilege in the advice and prejudice the Council's right to obtain and maintain confidential advice about its legal circumstances.

Carried

5.4. Council Business Report (Confidential)

Source:	**Strategy, People & Performance**
Chief Legal Counsel, Governance & Risk Officer:	**Vesna Allan**

CONFIDENTIAL

RESOLUTION - Item 5.4

Cr Cadwell moved, Cr Harwood 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 Council business information being information that would prejudice the Council's position in commercial negotiations.

This section is applicable because the agenda item concerns information and recommendations that would, if prematurely released, be prejudicial to the Council's commercial negotiations and the financial outcome of those commercial negotiation.

Carried

CLOSE OF MEETING

Cr Nelson moved, Cr Mason seconded -

That the meeting be closed to the public.

Carried

The meeting was closed to the public at 8.32pm

Cr Kontelj moved, Cr Mason seconded -

That the meeting be re-opened to the public.

Carried

The meeting was re-opened to the public at 9.33pm

As there was no further business the meeting closed at 9.33pm on Wednesday 26 April 2023.

Signed: _____

Cr Trent Sullivan (Mayor)

Date: _____