MINUTES

COUNCIL MEETING

Tuesday 22 April 2025
6:00 pm

City Hall
57 Little Malop Street, Geelong 3220

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COUNCIL:

Cr S Kontelj (Kardinia Ward) - Mayor
Cr R Nelson (Barrabool Hills Ward) - Deputy Mayor
Cr E Sinclair (Charlemont Ward)
Cr M Cadwell (Cheetham Ward)
Cr E Wilkinson (Connewarre Ward)
Cr A Aitken (Corio Ward)
Cr A Katos (Deakin Ward)
Cr E Kontelj (Hamlyn Heights Ward)
Cr T Sullivan (Leopold Ward)
Cr R Story (Murradoc Ward)
Cr C Burson (You Yangs Ward)

CITY OF GREATER GEELONG

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Present: Cr S Kontelj
Cr R Nelson
Cr A Aitken
Cr E Wilkinson
Cr E Sinclair
Cr A Katos
Cr E Kontelj
Cr M Cadwell
Cr R Story
Cr C Burson

LOA: Cr T Sullivan

Also Present: A Wastie (Chief Executive Officer), T Edwards (Executive Director, Corporate Services), J Randles (Acting Executive Director, Placemaking), J Stirton (Executive Director, City Infrastructure), A Basford (Executive Director City Life), J Douglas (Acting Chief Governance and Risk Officer) E Ryan (Acting Manager Council & Corporate Governance) D Pangrazio (Acting Senior Governance Advisor – Council Business).

Opening: The Mayor declared the meeting open at 6.12pm.

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

Nil

1.3. Leaves of Absence

RESOLUTION - Item 1.3.1

Cr R Nelson moved, Cr E Wilkinson seconded -

That Leave of Absence be granted to Cr R Story from 5 May 2025 to 11 May 2025, inclusive.

Carried

RESOLUTION - Item 1.3.2

Cr E Sinclair moved, Cr E Wilkinson seconded -

That Leave of Absence be granted to Cr E Kontelj from 4 August 2025 to 16 August 2025, inclusive.

Carried

1.4. Declarations of Conflicts of Interest

Nil

1.5. Confirmation of Minutes

RESOLUTION - Item 1.5.1

Cr R Story moved, Cr A Katos seconded -

That the Minutes of the Council Meeting held on 25 March 2025 be confirmed.

Carried

1.6. Public Question and Submission Time

Question and Submission Time is an opportunity for questions to be addressed to Council and while the minutes record the general content, they do not purport to be a transcript of what was said by individuals. Likewise, Councillor or Officer verbal responses are in summary form only. Views expressed may not be the views of Council.

The following persons submitted questions prior to the Council Meeting and presented them at the Council Meeting, on the following subjects:

- Dean Vella - Geelong West Works
- Charles Chaz Street - Incinerator & Circular Economy Framework
- Wilma Cameron - South Geelong Heritage (*Jennifer Bantow as Proxy*)
- Jennifer Bantow - South Geelong UDF / Heritage
- Lex Chalmers - Hitchcock Gateway

The following persons submitted questions prior to the Council Meeting but were not in attendance to present them at the Council Meeting, on the following subjects:

- Sienna Lazic - Local Roads
- James Armitage – Fyansford
- James McGill - Rainbow Action Plan

THE CITY OF
GREATER GEELONG

PUBLIC QUESTIONS AND SUBMISSIONS 22 APRIL 2025

CITY OF GREATER GEELONG

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SUBMITTER 1. SIENNA LAZIC

Subject: LOCAL ROADS

Relevant City Department: City Infrastructure

Executive Director James Stirton

Question 1:

I have a major concern with our local roads, specifically the quality and lack of safety on the majority of local roads. My enquiry is, will there be any further action to upgrade our local roads and make them safer for all pedestrians and drivers? Many local roads have severe potholes or uneven surfaces and can cause me major anxiety. I thank you for your time

Question 1 Response:

Thank you for your question Sienna.

The City maintains local roads to the standards set out in our Road Management Plan and advocates to the State Government for upgrades to the roads they manage.

In growth areas, developers deliver road upgrades to meet future needs. These works often occur in stages, depending on land availability. During this time, some rural-standard roads may carry higher traffic as areas transition to urban use.

We encourage community members to report any issues through our Contact Us page.

SUBMITTER 2. DEAN VELLA

Subject: GEELONG WEST WORKS

Relevant City Department: Placemaking

Acting Executive Director Jacquie Randles

Question 1:

In December 2021, the Council reviewed the Pakington Street and Gordon Avenue Urban Design Framework (UDF), with further consultation conducted and completed by 2024. Despite the completion of this process over four years ago, Pakington Street remains neglected—an ongoing source of frustration and embarrassment for the local community and the Council alike. The street is plagued by broken footpaths, inadequate lighting, dilapidated and rusted bus shelters, as well as damaged bins. These issues not only detract from the area's appeal but also pose significant hazards, with reports of daily injuries, particularly among older residents. After decades of disregard, when can the public and ratepayers expect meaningful action? The street urgently requires a comprehensive overhaul. If additional funding is necessary, will the Council commit to a concrete timeline for the commencement of these much-needed works?

Question 1 Response:

Thank you for your question Dean.

Both the Pakington Street and Gordon Avenue UDF and Pakington Street North UDF have implementation actions. The public exhibition for the planning scheme amendment is scheduled for mid-2025. The delivery of other actions especially in relation to streetscape need significant funding, which has not been available to date.

Under the asset renewal a budget for general street beautification has been identified. The community will be invited to provide comments on the draft budget including if the priorities identified are reflective of the broader needs of the community.

SUBMITTER 3. CHARLES CHAZ STREET

Subject: INCINERATOR & CIRCULAR ECONOMY FRAMEWORK

Relevant City Department: City Infrastructure

Executive Director James Stirton

Question 1:
My sincere thanks to Council for approving a four part motion against waste incineration in the City of Greater Geelong, 28 January 2025. I wonder if Council could provide an update on progress and developments relating to that resolution, please, including correspondence with the State government?

Question 1 Response:

Thank you for your question, Charles.

On February 6, Mayor Kontelj wrote to Minister Kilkenny, voicing Council's strong opposition to the proposed Lara Waste to Energy Incinerator and calling for local decision-making on projects like this.

The Mayor asked the Minister to give Council authority over future waste-to-energy proposals. The letter was also shared with local MPs and community groups.

The Minister responded on March 7, acknowledging Council's concerns. The State advised they will retain control over energy projects to ensure consistency and meet emissions targets.

Council will continue to advocate for the community in ongoing discussions with the State Government.

Resolution for reference below:

That Council:

1. Reiterates its opposition to the proposed Lara waste to energy incinerator due to concerns about potential odours, air pollution and its close proximity to residential areas, preschools and primary school.
2. Continues advocacy to the Victoria State Government to cancel the planning permit and development licence associated with the Lara Incinerator project in support of the Lara's community's ongoing efforts to protest local environmental and public health interests; and
3. Writes to the Minister of Planning seeking changes to the Planning Scheme to enable the Council to be the decision-making authority for any future waste to energy proposals within the boundaries of the City of Greater Geelong given the significant community impact associated with such proposals.

Question 2:
I note with great interest the publication of a new policy from the Commonwealth Department of Climate Change, Energy, Environment and Water (DCCEEW) titled "Australia's Circular Economy Framework". This Framework makes no mention of incineration as a waste management option. In developing "a strategic policy report for Council in relation to waste to energy in the Geelong municipality" will Council now align its waste management policy with the new DCCEEW "Australia's Circular Economy Framework", please?

Question 2 Response:

Thank you for your question, Charles. The City supports the Australian Government's 2024 Circular Economy Framework, developed by the Department of Climate Change, Energy, the Environment and Water.

The principles in the Framework are already aligned with our Waste and Resource Recovery Strategy 2020 – 2030, which focuses on three goals: Avoiding waste, recovering more resources, and protecting the environment.

SUBMITTER 4. JAMES ARMITAGE

Subject: FYANSFORD

Relevant City Department: Placemaking

Acting Executive Director Jacquie Randles

Question 1:

I would like to know what plans does the Geelong City Council currently have in place for the future strategic development of Fyansford in regard to attracting and pushing for services and infrastructure development, (eg. a shopping, services precent and sporting facilities), as there are currently none at the moment?

Question 1 Response:

Thank you for your question James.

Fyansford has been identified for commercial use in two development plans endorsed by Council, both are privately owned commercially zoned land. The City will support and encourage commercial uses within the land zoned as Commercial 1 to provide services to nearby residential areas.

Question 2:

In regard to the question about the Fyansford Tip site at the last Geelong City Council meeting. Surely the pollution and land fill heights falls within the Geelong City Councils Alignment to Community Plan and Vision, and Public Safety. Shouldn't the Gelong City Council be challenging this outdated piece of legislation?

Question 2 Response:

Thank you for your question James. Council doesn't regulate the activities on the land, the EPA regulates the landfill through a licence which currently applies to the entire site.

The City and EPA are aware of the operators plans for continued use of the entire site, subject to need. This is allowed within the approved use of the site and will be monitored by the City and the EPA.

SUBMITTER 5. JAMES MCGILL

Subject: RAINBOW ACTION PLAN

Relevant City Department: Corporate Services

Executive Director Troy Edwards

Question 1:

Principle 2 (Ref 2.1.4) of the Rainbow Action Plan 2025-29 has an action and a KPI to get early years services to use inclusive language and sign up to the Welcome Here Project which is another Rainbow initiative. Early years kids are aged 6 months to 5 years. The Rainbow community should focus their efforts on teenagers and adults who are starting to understand or are confused by their bodies. Why does the Rainbow Action Plan 2025-29 want to target children so young and where is your evidence that introducing this topic to children of this age has any benefit? And if there is no evidence then why are you proposing it? These children are just developing social language and skills and you want to confuse them further about this topic. Ref 2.1.4 should be removed from the Rainbow Action Plan 2025-29.

Question 1 Response:

Thank you for your question James.

The Rainbow Action Plan was shaped through broad consultation with local services, families, and LGBTQIA+ community members. Ref 2.1.4 is about helping early years services feel safe and welcoming for all children and families. Inclusive language and the Welcome Here Project support a sense of belonging and respect.

The Draft Rainbow Action Plan 2025 - 2029 is to be considered by Council this evening and if endorsed, there will be an opportunity for community feedback via the City's Have Your Say website.

SUBMITTER 6. WILMA CAMERON

Subject: SOUTH GEELONG HERITAGE

Relevant City Department: Placemaking

Acting Executive Director Jacquie Randles

Question 1:

We moved to South Geelong charmed by the history contained within its streetscapes. South Geelong not only has the oldest historical story of early settlement to tell, but it does so through many social layers...from factory workers to early business; from poverty to wealth. The journey takes us through a developing egalitarian city. We need to retain it's essence, not replace it with an indifferent soulless metropolis . I have followed and studied all the proposals for development in this area. I not against improving indifferent spaces. I noticed that a cultural asset- the Pivotonion - has not been included in the heritage overlay. This theatre has a long history and is an huge asset to the area, with people coming distances to experience it's charm and the cultural experiences that it provides. The building is a charming example of attractive yet sturdy commercial architecture and should be preserved. Why is it not on the plans.

Question 2:

Is it possible to include this historically, and currently socially important building on the heritage register? With it's closeness to all the other activities planned around the area it would potentially add to the value of the area.

Combined response to Question 1 and 2

Thank you for your question Wilma.

We appreciate you sharing your passion for South Geelong's history and character. The Pivotonian is a valued part of the local arts scene, but it hasn't been included in the heritage overlay because its architectural features and history don't meet the criteria for heritage protection. That said, we recognise it plays a special role for many in the community, and its future may continue to evolve as the area develops.

The Pivotonian was assessed by heritage specialists as part of the Urban Design Framework, and it wasn't found to meet the criteria for a heritage overlay at this time.

SUBMITTER 7. JENNIFER BANTOW

Subject: SOUTH GEELONG UDF / HERITAGE

Relevant City Department: Placemaking

Acting Executive Director Jacquie Randles

Question 1:

TO CoGG meeting Tuesday 22 April 2025 Re AGENDA ITEM 2.11. Amendment C432ggee South Geelong Urban Design Framework As a resident and ratepayer in South Geelong, I've been involved with Amendment C432 for several years. I was a party to the Planning Hearing 12th November 2024. South Geelong is an area of high historical significance. In Geelong's early settlement there were two townships, one on Corio Bay and one in South Geelong around the Moorabool St crossing of the Barwon River. My property is among those proposed for heritage overlay which I support. When considering which places should be protected by heritage overlay, a magnificent building has been overlooked. At 4 Verner Street now occupied by the Pivotonian cinema, there's a large intact two storey gable roofed building. The brick work an interesting bond, in excellent condition. This place has been a bakery for many years, originally its address was the western frontage facing Moorabool Street, and it was known was the Barwon Bakery. There are Charles Pratt photographs from 1927 and 1937. So far I've traced the proprietors from the 1870s. Thomas and Jane Anderson, George Moody, George Little, and in 1922 Mr Albert Keogh Cherry who advertised that he sold 'Vienna bread rolls, and that raisin whole-meal and white breads were a speciality'. Q. Could Council please consider undertaking research into this place, and evaluating its significance and protect it with an individual heritage overlay?

Question 1 Response:

Thank you for your question Jennifer.

We appreciate you sharing the detailed history of the site at 4 Verner Street. The building was assessed as part of three heritage reviews undertaken for the Urban Design Framework, and it wasn't identified as meeting the threshold for heritage protection.

While no further research is currently planned, your contribution has been noted and can help inform future reviews if new information or community interest emerges.

Question 2:

To CoGG meeting Tuesday 22 April 2025 Re A proposal for nineteenth century imported Portable Buildings World Heritage listing In 2021 a task force for UNESCO World Heritage listing of nineteenth century portable buildings imported into Australia was formed to progress this process. Geelong has the highest number of any place in Australia of examples on the identified portable buildings nomination list. Dr Miles Lewis former Professor of Architecture Melbourne University, was speaker at the most recent City of Greater Geelong Heritage Advisory Committee held last Monday 31st March. From a Report of that meeting, the participants supported the Nomination. The Task Force is seeking state and local government support for this nomination to UNESCO. There is soon to be a Launch by Dr Barry Jones AC of a 'Coalition of Councils in Support'. Q. Could City of Greater Geelong please formalise their support by resolution and join the Victorian Councils of City of Yarra, Merri-bek and Port Phillip ?

Question 2 Response:

Thank you for your question Jennifer.

This matter was discussed at the Geelong Heritage Advisory Committee meeting, Monday 31 March 2025, where Professor Miles Lewis gave a presentation. The Committee expressed support for the nomination and recommended that Council consider endorsing it. The recommendation for a formal resolution is under consideration by officers.

SUBMITTER 8. LEX CHALMERS

Subject: HITCHCOCK GATEWAY

Relevant City Department: Placemaking

Acting Executive Director Jacquie Randles

Question 1:

On behalf of Geelong NT Branch - Howard Hitchcock CMG OBE was a tireless worker and philanthropist for Geelong, its people and its region. He was Mayor of Geelong from 1917 – 1922, its MLC 1922 – 1932, and was Chairman of the Great Ocean Road Committee 1918 – 32. In 1923 grateful Geelong citizens ran a competition to design a tribute to him, raising money to build it. Geelong-trained architect Keith Mackay won, designing 'an official portal to the civic centre … a handsome addition to Geelong's civic structures' (Gateway Opening, Sept 1925 - Advertiser). A Monuments Australia website photograph (2017) shows a sound Hitchcock Gateway. But today the eastern structure is seriously cracked. I raised this with Cr Aitken on Anzac Day 2022. He referred it to the maintenance team. The cracking is now worse. Clearly Council's Public Art Policy 2012 – 2022, Outcome 6, Preserving – maintaining and conserving; Action 6.1.2, Undertake an annual … programme which establishes the condition and maintenance requirements of all … public art works on the asset register has lapsed since 2017. Is it possible that earthworks and/or tree removals to install a Rain Garden in Johnstone Park – a 2017 – 2018 Revitalising Central Geelong project - has interfered with the hydrology and stability of the embankment on the Mercer St side of the Park near the Gateway? If so - the government contributed $1.7m and ran this project, and Geelong $150,000. Should the Government pay for its remediation?

Question 1 Response:

Thank you for your question Lex.

We can't stipulate the complete cause of the deterioration of the Hitchcock Gates.
The 2024 report found the structure in critical condition, with 90% repairable, and 10% needing reconstruction.

Foundation issues and soil movement are contributing factors. The Council is pleased to advise that we are looking to complete the restoration of the Hitchcock Gates this year.

Question 2:

Johnstone Park (HV 1114) is of architectural, historical and social significance to Victoria. The HV Registration covers all monuments and buildings, including B 5, the Hitchcock Gateway. Because Hitchcock was so important to the development of Geelong and Victoria's south west coastal areas through the Great Ocean Road construction, the Geelong NT Branch wrote (April 3 '25) to all regional politicians and CoGG Councillors to alert them to the Gateway's plight, seeking their assistance for its repair for its Centenary. The 'best accounting practice' Local Government Victoria Guide (2006) states that for 'non-current physical assets' under AASB116, Property, Plant and Equipment 'The costs of maintenance, repairs and operations are generally expensed', and defines 'Maintenance' as 'actions taken to ensure that the asset … achieves its original intended useful life at its desired service levels standards' (Section 3.2.1). Geelong citizens in 1925 clearly intended to ensure that Hitchcock would be remembered for centuries. Lack of maintenance expenditure in previous years has now compounded for this priceless 'asset'; urgent engineering action is needed. If there is 'not enough money in the budget', it will show that Council's priorities do not support Geelong's architectural, cultural and social significance, or 1920s civic pride in Geelong as demonstrated by the Gateway. Will you please consider catching up on its maintenance expenditure in the 2025 budget?

Question 2 Response:

Thank you for your question Lex. The current financial year budget includes funding for Outdoor Art & Heritage, covering art, artefacts, and monuments. This supports a multi-year renewal plan, annual maintenance, and care for veterans' monuments, with ongoing works across the City's outdoor collections. The City is reviewing options to address funding gaps and ensure the long-term preservation of key sites.

1.7. Petitions

1. Urgent removal of trees on our nature strips – Baybrook Ave/ Creekside Dr, Curlewis

Daina Joseph presented the petition on behalf of the residents of Baybrook Avenue and Creekside Drive, Curlewis. The petition requests that Council conduct an urgent assessment, removal and replacement of trees on the nature strips of Baybrook Avenue and Creekside Drive, Curlewis.

The petition included approximately 39 signatures.

2. REPORTS

2.1. Youth Council First Report 2025

Source: **City Life**
Executive Director: **Anthony Basford**

Purpose

1. To note the first report from the 2025 Youth Council Advisory Committee.

Background

2. At the end of 2024, 11 local young people were elected to the City of Greater Geelong Youth Council Advisory Committee (Youth Council) to represent the region's youth voice throughout 2025.

3. The members, aged between 12 and 17 at the time of nomination, come from a range of local towns and suburbs, and represent the Greater Geelong area as outlined in the Youth Council Terms of Reference.

4. Youth Council provides valuable advice and updates to Council, formulated through monthly meetings, collaboration with Councillors via the Councillor Connect Mentoring Program (CCMP), and engagement with the broader youth community.

Key Matters

5. Junior Mayor Ayush Singh has written the first report for 2025, which introduces the new Youth Council, highlights the outcomes of the induction sessions and the first meeting, including the endorsed priority areas and group charter, as well as the events and opportunities Youth Council members have participated in.

RESOLUTION - Item 2.1

Cr A Aitken moved, Cr C Burson seconded -

That Council notes the first report provided by the Youth Council Advisory Committee 2025 (Attachment 1).

Carried

Financial Sustainability

6. Funding for the Youth Council program and its activities is allocated in Council's annual budget.

Community Engagement

7. Youth Council members actively engage with young people in the community to gather essential feedback and input.

Social Equity and Sustainability

8. The Youth Council offers young people a platform to contribute to and participate in civic life, promoting inclusivity and equity.

Relevant Law/Policy/Legal Implications

9. The Youth Council's activities are conducted in accordance with the adopted Terms of Reference.

Alignment to Community Plan and Vision

10. This report aligns with Our Community Plan 2021-2025 strategic priority:
Healthy, caring and inclusive community.
High-performing council and organisation.

11. 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.
Creative and diverse culture.

Conflict of Interest

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

Risk Assessment

13. The Youth Council advises on youth-related issues and projects but does not make decisions on behalf of the City or Council. Its functions are governed by the adopted Terms of Reference.

Environmental Sustainability

14. Environmental sustainability has been identified as a key focus area for this year's Youth Council. One of their endorsed priority areas is to promote local sustainability initiatives and drive climate action.

Attachments

1. 2025 04 22 DRAFT Youth Council Report (1) [**2.1.1** - 8 pages]

THE CITY OF
GREATER GEELONG

YOUTH COUNCIL FIRST REPORT TO COUNCIL

22 April 2025

JUNIOR MAYOR – AYUSH SINGH

CITY OF GREATER GEELONG

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Junior Mayor's Message

ACKNOWLEDGMENT OF COUNTRY

Youth Council acknowledge the Wadawurrung People as the Traditional Owners of the land where we live, learn, work and play. We pay our respects to their Elders past, present and emerging. We honour their deep spiritual connection to Country, where the soil beneath our feet, the water in our streams and the sun rising in the sky carry stories passed down through the generations. We walk alongside Wadawurrung people and the wider First Nations community to build an inclusive and respectful community, and to preserve Country, so it can thrive for generations to come. We extend our acknowledgment to all First Nations people who are part of our Greater Geelong community today.

PURPOSE

The purpose of the first report is to introduce the participants of the 2025 Youth Council Advisory Committee to the Council and the community. The report also highlights the outcomes of the Youth Council induction sessions, the first Youth Council meeting including the agreed-upon priority areas and group charter, as well as the events and opportunities Youth Council members have participated in to date.

INTRODUCING THE 2025 YOUTH COUNCIL MEMBERS

Ayush Singh

Junior Mayor

Ayush, 15, is passionate about fostering social connections and building a more engaged and connected Geelong community. He believes that a lack of engaging recreational activities is a significant challenge facing young people in the area. Additionally, he believes discrimination is an issue that truly needs to be addressed. Ayush has lived around the world and participated in various student councils. These experiences have given him valuable insight, boosted his confidence, and strengthened his public speaking skills.

Alanah Forbes

Junior Deputy Mayor

Alanah, 18, is passionate about protecting the local environment and advocates for collaborative efforts with First Nations communities to address environmental issues. She recognises vaping and nicotine addiction, excessive screen time, and the absence of positive role models as key issues for local young people. With experience in youth groups, Alanah is confident in navigating complex problem-solving and is dedicated to fostering equality and inclusion for all members of the community.

Archie Gaylard

Archie, 14, is passionate about improving the treatment and facilities for people in Geelong who lack a safe place to sleep. He believes that mental health challenges, stress over future financial problems, and issues of self-esteem are the primary concerns affecting young in the area. With experience as a public speaker, Archie is able to offer thoughtful, unbiased solutions in any situation.

Bella Harvey

Bella, 15, is passionate about advancing women's rights and gender equality, with a strong focus on increasing opportunities for young women in sports, STEM, and career pathways. She recognises gender expectations, social stereotypes, youth safety in public spaces, and bullying as key challenges

facing young people in the community. Bella brings strong collaboration skills, a fresh perspective, and a genuine enthusiasm for creating positive change in her role on the Youth Council.

Ben Pocock
Ben, 16, is passionate about improving access to safe and reliable transportation for everyone in the Greater Geelong community, with particular focus on young people. He identifies mental health support, access to quality education, and opportunities for recreational activities as key challenges facing youth in his community. With a practical approach to problem solving, a strong commitment to social justice and experience in leadership roles, Ben is dedicated to making a meaningful impact.

Codey Broomhall
Codey, 16, is passionate about reducing harassment and violence in schools and the broader community. He believes a lack of community fundraising and events, inadequate follow-up on incidents of harassment and violence, and mental health challenges as key issues affecting local youth. An advocate for combating weight shaming, Codey works to raise awareness and promote body positivity. With several years of active involvement in student leadership, he is dedicated to creating positive change in his community.

John McClure
John, 17, is passionate about revitalising the CBD, as he feels it currently feels unsafe and unwelcoming, especially for young people. He sees housing affordability and the cost-of-living crisis as major concerns contributing to uncertainty and anxiety about the future for young people. Through his involvement in politics, football, and cricket, John has developed strong leadership and communication skills, which he brings to his efforts for positive change.

Lacey Young
Lacey, 14, is passionate about reducing vaping among young people in Geelong to mitigate its negative effects on consumers. She believes that bullying, school stress, and the impact of social media are the top challenges facing young people in the area. A confident public speaker and debater Lacey has gained valuable experience in school leadership roles and committed to driving positive change.

Lola Philip-Szaraz
Lola, 14, is passionate about improving public transportation and walkways in the community, particularly focusing on addressing the safety concerns. She believes that transportation, safety, and societal pressures are the primary issues affecting young people. A dedicated and creative thinker, Lola brings valuable leadership experience from her involvement in the School Strike 4 Climate movement.

Mohammad Husseini
Mohammad, 16, is passionate about combating racism, recognising its profound impact on youth and their overall well-being. He identifies discrimination, inequality, and financial challenges as the key issues facing young people in Geelong. With strong critical thinking skills and a collaborative approach, Mohammad leads by example and excels in a team environment.

Sarah Ivey
Sarah. 17, is passionate about addressing illegal substance use and waste pollution in her community. She is committed to creating a cleaner, healthier environment across the city centre and natural spaces. Sarah understands the challenges young people in Geelong face, such as a lack of social connections, addiction, and limited access to mental health support. A critical thinker with a strong voice, Sarah excels in public speaking and debating, using her skills to advocate for positive change.

INDUCTION

The 2025 Youth Council members participated in a three-day induction delivered by youth development staff during the January school holidays. This was the first opportunity for participants to meet staff, familiarise themselves with key elements of the program, and connect with fellow Youth Council members. On the first day, the group engaged in a series of ice-breaker activities to help them to get to know one another. They also gained a deeper understanding of local government and the role advisory committees play within councils. The group enjoyed insightful presentations from the City's Executive Leadership Team (ELT), the Community Engagement and Governance units, and the 2024 Junior Mayor, Hteemoo Yohellaymusaw.

Over the next two days of induction, members were given the opportunity to share more about themselves, including what matters are important to them and what they hope to gain from their experience on the Youth Council. Through workshops and various activities, they developed the building blocks for their group charter and priority areas.

The days also included presentations from the Strategy and Effectiveness, Health Equity and Planning, and Community Safety and Regulation units. Each presentation played a crucial role in shaping the discussions around the Youth Council's priority areas. Additionally, members were briefed on the VicHealth funded Vaping Prevention Project led by the City, keeping the Youth Council engaged in this important initiative. Several members are also active participants in the youth action group established for this project.

The group had the opportunity to tour the chambers at City Hall, and the new Nest Youth Hub, also participating in a problem-solving and team building activity. Overall, participants enjoyed the three induction sessions, gaining valuable knowledge and skills for the year ahead while establishing new friendships.

The formal induction on 20 January 2025 marked the Youth Council's official welcome to the City of Greater Geelong. This session took place at City Hall with family, friends, and guests in attendance. The event included the Junior Mayor election. Ten Youth Council members delivered speeches detailing why they were the most suitable candidate for the role. Each member was given one vote to cast for their preferred candidate. Ayush Singh was successfully elected to the position of Junior Mayor, and following three tied votes to determine the deputy, Alanah Forbes was elected as Junior Deputy Mayor. Both Youth Council members excitedly accepted their positions, thanking their family and friends for their support. Youth Council would like to thank all Councillors and guests for attending this special event which marked their first formal event as the 2025 Youth Council Advisory Committee.

FEBRUARY MEETING

The February meeting was the first official Youth Council meeting of 2025. During the meeting, participants endorsed their 2025 Youth Council Charter and continued to refine the themes and wording for the 2025 Youth Council Priority Areas, which were finalised and endorsed in an online meeting the following week. These key pieces of work will guide the focus for the remainder of the year and how members collaborate with each other to shape the advice they will ultimately provide to Council.

The Youth Council heard from speakers from Lyons Architecture who provided an update on the Barwon Women's and Children's Hospital, highlighting how input from the 2024 Youth Council influenced the most recent detailed design of the building. They also received a presentation about

Acknowledgements of Country, which explained its purpose and significance, offered tips on how to make this meaningful, and unpacked some of the language used. The group then reviewed the 2024 version of the Acknowledgement of Country and brainstormed potential amendments to make it their own. The Youth Council will revisit this at their March meeting, with the opportunity to endorse their 2025 Youth Council Acknowledgement of Country.

WOMEN IN COMMUNITY LIFE AWARDS 2025

The City of Greater Geelong's annual Women in Community Life Awards was an inspiring event, where Youth Council members were invited to participate. Two council members, Bella and Lacey, had the privilege of being part of the four-person panel, while Ayush and Sarah were tasked with announcing the winners of each award. The panel members offered thoughtful insights on this year's theme, *March Forward*, sharing what a gender-equal society looks like to them and how the community can play a more active role in achieving gender equality.

The Youth Council members found the event empowering. Bella and Lacey loved being panel members, valuing the opportunity to share opinions and hear others, while also feeling inspired by the recognition of women's contributions in the community. They highlighted the significance of speaking on the panel alongside passionate women, reinforcing the importance of collective action for women's rights.

Sarah highlighted the live music as her favourite part of the event, emphasising the value of having a local female artist perform. This added to the event's overall empowering atmosphere and reinforced the importance of acknowledging women's achievements. Sarah also stressed the need for both genders to be involved in promoting equality, echoing the sentiment that the issue should not be seen as "us versus them", but rather as a collective effort to eliminate discrimination and casual sexism.

Ayush felt honoured to witness the awards being presented to such incredibly generous individuals who have made significant contributions to the community. He was particularly moved by some of the statistics and facts about women and girls in Australia, which served as a confronting reminder of the ongoing work still needed to address gender inequality and create a more inclusive society.

Overall, the event provided valuable opportunities for personal growth, networking, and supporting gender equality.

THE NEST YOUTH HUB OPENING

Following their formal induction, all Youth Council members attended the Ministerial opening of the Central Geelong Youth Hub, "The Nest." The event began with a moving Welcome to Country, performed by Wadawurrung Traditional Owner Corrina Eccles. Afterward, members had the opportunity to engage with the Minister for Youth, the Hon. Natalie Suleyman, and Member for Geelong, Christine Couzens, about their plans for the year ahead.

During the formalities, Junior Mayor Ayush spoke alongside 2024 Junior Mayor Hteemoo, emphasising the impact of previous Youth Councils' advocacy for the space as well as their involvement in contributing to the site selection and design. They also emphasised the commitment of the current Youth Council to remain engaged in activating the space.

Youth Council members found the event to be a valuable opportunity to network with Councillors, Members of Parliament, former Youth Council members, and the wider youth community. They also had lots of fun exploring the hub once the formalities had concluded.

YOUTH COUNCIL GROUP CHARTER

The Youth Council group charter was endorsed by members at the February Youth Council meeting. Members developed a group charter to guide how they will act and work together as a team to reach their collective objectives and goals. Below are the eleven agreed-upon principles and values that will guide Youth Council's respectful, collaborative, and professional relationships moving forward.

Youth Council members will:

- Be patient and allow everyone to speak, fostering open contributions.
- Encourage constructive criticism and intellectual debates, keeping them respectful.
- Stay open-minded, considering opposing views without undermining others.
- Respectfully disagree and keep discussions civil and on topic.
- Provide opportunities for all to share their opinions and ideas.
- Acknowledge and interact with others' ideas, maintaining positivity.
- Listen to others and treat them as you'd like to be treated.
- Be honest, inclusive, and strive to involve everyone.
- Embrace a growth mindset and expect mutual respect from all.
- Support and lift up peers, treating everyone fairly, especially in challenges.
- Keep true to our own opinions while being open to other opinions.

YOUTH COUNCIL PRIORITY AREAS

Youth Council members have identified four priority areas for 2025. During induction, members participated in an activity where they selected their top three issues affecting young people and had the opportunity to discuss their choices. In addition to reviewing the previous year's priority areas, the Council's 30-Year Vision and Community Plan, and the Mission Australia youth survey results, the Youth Council reflected on the experience of being a young person in 2025. The following priority areas will shape the Youth Council's strategic focus and guide their work for 2025:

1. Advance health and wellbeing initiatives for young people, with a focus on discrimination, violence and substance abuse.
2. Progress initiatives to alleviate cost of living pressures, recognising its impact on young people.
3. Promote local sustainability initiatives and drive climate action.
4. Enhance the safety and liveability across the City of Greater Geelong.

CONCLUSION

As the 2025 Youth Council progresses through the year, members are excited to contribute to meaningful projects and advocate for the needs of young people across Greater Geelong. Through collaboration with their peers, Council and the broader community, they will work to advance initiatives that promote youth wellbeing, sustainability and inclusivity.

A key part of their journey will be the Councillor Connect Mentoring Program (CCMP) sessions, where Youth Council members will gain valuable insights, mentorship and guidance to refine their ideas and

advice. These connections will empower Youth Council to make informed contributions that influence local policies and initiatives.

With a shared commitment to positive change, Youth Council members are determined to amplify the voices of young people, drive action on critical issues, and shape a more inclusive and vibrant future for Geelong.

2.2. Draft 2025-26 to 2028-29 Budget and 2025-26 to 2028-29 Revenue and Rating Plan: Release for Public Consultation

Source: **Corporate Services**
Executive Director: **Troy Edwards**

Purpose

1. To endorse the Proposed 2025-26 to 2028-29 Budget incorporating the 2025-26 to 2028-29 Revenue and Rating Plan to be released for a 28-day community consultation 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 2025-26 Budget (budget) for the financial year commencing 1 July 2025 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.

6. A Total Comprehensive Income result for 2025-26 of $417.331 million and a total Operating deficit of $3.426 million.

7. Total capital expenditure for FY26 is $210.882 million and $764.230 million over the four-year plan.

8. Asset renewal and upgrade expenditure for FY26 of $112.579 million.

9. A full list of Fees and Charges is provided within the Proposed 2025-26 Budget.

Recommendation

Cr R Nelson moved, Cr E Wilkinson 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 30 each year.

1.2. Receive and consider the Proposed 2025-26 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 2025-26 Budget)

1.4. Receive and consider the proposed 2025-26 to 2028-29 Revenue and Rating Plan (Attachment 2), for the purpose of:

1.4.1. Public scrutiny and comment; and

1.4.2. Detailing Rate waivers under section 171 of the Local Government Act 1989.

1.5. Receive and consider the full list of Fees and Charges provided within the Proposed 2025-26 Budget.

2. Endorse for exhibition the Proposed 2025-26 Budget and Proposed 2025-26 Declaration of Rates by publishing a notice in the Geelong Advertiser on Wednesday 23 April 2025, 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 21 May 2025.

3. Appoint a Submissions 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 Thursday 5 June 2025 in support of a submission incorporating the:

3.1.1. Proposed 2025-26 Budget; and

3.1.2. Proposed 2025-26 to 2028-29 Revenue and Rating Plan.

3.1.3. Provide a report to Council on its proceedings, including a summary of hearings including any recommendations.

3.2. Note that, after considering the report of the Submissions Review Panel, Council will consider adopting the 2025-26 Budget and declaration the rates at a Council meeting in June 2025.

Cr A Aitken proposed a procedural motion to defer Item 2.2.

Procedural Motion

Cr A Aitken moved, Cr M Cadwell seconded –

That Council defer Item 2.2 - Draft 2025-26 to 2028-29 Budget and 2025-26 to 2028-29 Revenue and Rating Plan: Release for Public Consultation for at least 7 business days until Friday 2 May 2025.

Lost.

Cr A Aitken proposed an amendment to include the below additional clause to the substantive motion.

Conflict of Interest
Cr R Nelson declared a conflict of interest in relation to the proposed amendment and left the meeting at 7.06pm.

Amendment

Cr A Aitken moved, Cr R Story seconded –

4. Reallocate Give Where You Live proposed $60,000 for Platinum Sponsorship in 25/26 to Active Geelong.

Lost.

DIVISION -
FOR: Crs A Aitken, R Story
AGAINST: Crs M Cadwell, C Burson, A Katos, E Kontelj, S Kontelj, E Wilkinson, E Sinclair.

Cr R Nelson returned to the meeting at 7.11pm.

Cr A Aitken proposed an amendment to include the below additional clause to the substantive motion.

Amendment

Cr A Aitken moved, Cr M Cadwell seconded –

4. Reallocate proposed Geelong Heritage Grants for 25/26 $100K to Hitchcock Grates Restoration 25/26.

Lost.

DIVISION -
FOR: Crs A Aitken, M Cadwell
AGAINST: Crs C Burson, A Katos, E Kontelj, S Kontelj, R Nelson, E Wilkinson, E Sinclair, R Story.

Cr Aitken proposed an amendment to include the below additional clause to the substantive motion.

Amendment

Cr A Aitken moved, Cr M Cadwell seconded –

4. Increase Community Infrastructure Grants to $2 million with following allocations $1 million to major capital grants and $1 million to minor capital grants.

Lost.

DIVISION -
FOR: Crs A Aitken, M Cadwell
AGAINST: Crs C Burson, A Katos, E Kontelj, S Kontelj, R Nelson, E Wilkinson, E Sinclair, R Story.

Cr A Aitken proposed an amendment to include the below additional clause to the substantive motion.

Amendment

Cr A Aitken moved, Cr M Cadwell seconded –

4. Freeze Marketing and Communication Service expenditure at 24/25 forecast level of $4.229 million.

Lost.

DIVISION -
FOR: Crs A Aitken, M Cadwell
AGAINST: Crs C Burson, A Katos, E Kontelj, S Kontelj, R Nelson, E Wilkinson, E Sinclair, R Story.

Cr A Aitken proposed an amendment to include the below additional clause to the substantive motion.

Amendment

Cr A Aitken moved, Cr M Cadwell seconded –

4. Provide business case and return on investment analysis reports to Council before adoption of 25/26 Budget in the following proposed expenditure areas:

4.1. Information Technology Management spend $31.4 million

4.2. Waste Management 4 year capital spend $65.5 million

4.3. Wurriki Nyal Fitout costs $1.728.

Lost.

DIVISION -
FOR: Crs A Aitken, M Cadwell
AGAINST: Crs C Burson, A Katos, E Kontelj, S Kontelj, R Nelson, E Wilkinson, E Sinclair, R Story.

Cr A Aitken proposed an amendment to include the below additional clause to the substantive motion.

Amendment

Cr A Aitken moved, Cr M Cadwell seconded –

4. Review targeted performance indicators with intent of changing to create aspirational and accountable performance measures which reflect Council's ambition to be a high performing organisation and include new targets for adoption consideration in final 25/26 budget.

Lost.

DIVISION -
FOR: Crs A Aitken, M Cadwell
AGAINST: Crs C Burson, A Katos, E Kontelj, S Kontelj, R Nelson, E Wilkinson, E Sinclair, R Story.

All proposed amendments that were tabled by Cr A Aitken were lost. Subsequently, debate and vote on the substantive motion continued.

RESOLUTION - Item 2.2

Cr R Nelson moved, Cr E Wilkinson 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 30 each year.**

   1.2. **Receive and consider the Proposed 2025-26 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 2025-26 Budget)**

   1.4. **Receive and consider the proposed 2025-26 to 2028-29 Revenue and Rating Plan (Attachment 2), for the purpose of:**

      1.4.1. **Public scrutiny and comment; and**

      1.4.2. **Detailing Rate waivers under section 171 of the Local Government Act 1989.**

   1.5. **Receive and consider the full list of Fees and Charges provided within the Proposed 2025-26 Budget.**

2. **Endorse for exhibition the Proposed 2025-26 Budget and Proposed 2025-26 Declaration of Rates by publishing a notice in the Geelong Advertiser on Wednesday 23 April 2025, 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 21 May 2025.**

3. **Appoint a Submissions 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 Thursday 5 June 2025 in support of a submission incorporating the:**

      3.1.1. **Proposed 2025-26 Budget; and**

      3.1.2. **Proposed 2025-26 to 2028-29 Revenue and Rating Plan.**

      3.1.3. **Provide a report to Council on its proceedings, including a summary of hearings including any recommendations.**

3.2. Note that, after considering the report of the Submissions Review Panel, Council will consider adopting the 2025-26 Budget and declaration the rates at a Council meeting in June 2025.

Carried

Financial Sustainability

7. The budget has been prepared in accordance with the direction provided by Council at a rate increase of 2.5% which is less than the rate cap of 3.0%. Changes in rates, fees and charges have been structured to meet the financial requirements as proposed for the 2025-26 year.

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

9. No new loans are proposed for 2025-26.

Community Engagement

10. A public notice will be published in the Geelong Advertiser on Wednesday 23 April 2025, 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 21 May 2025 at 5:00pm, it is proposed to convene a Submission Panel hearing on Thursday 5 June 2025 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 22 June 2025.

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 the Council Plan 2025-26 to 2028-29.

15. Section 90 of the Local Government Action 2020 requires a Council to prepare and adopt a Council Plan after a general election. The Council Plan must include: a) the strategic direction of Council, b) the strategic objectives for achieving the strategic direction and c) Council's initiatives and priorities for services, infrastructure and amenity. The Act also requires Council to develop and adopt a new Council plan 31 October in year one of the four year term.

16. Council are currently developing the Council Plan and the Strategic Objectives presented in the Budget 2025-26 to 2028-29 are currently in draft. The Strategic Objectives, as well as the associated Major Initiatives and Other Initiatives, will be updated in the final budget upon the completion of the Council Plan.

Alignment to Community Plan and Vision

17. This report aligns with Our Community Plan 2021-2025 strategic priority: High-performing council and organisation.

18. 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

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

Risk Assessment

20. In accordance with the *Local Government Act 2020* Council must adopt an annual budget by June 30 each year.

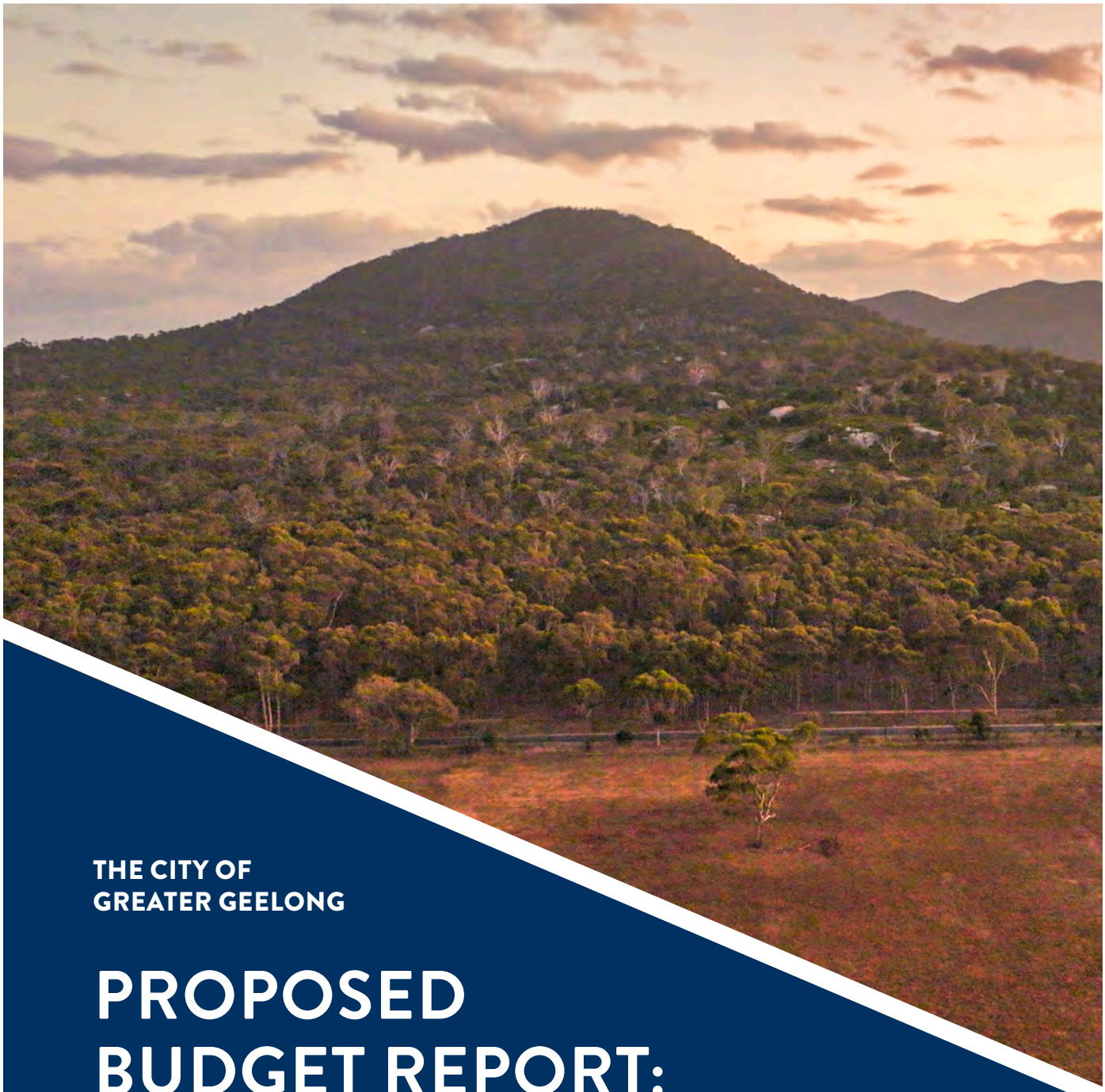
21. The budget has been developed in accordance with a timetable to ensure sufficient time to achieve the adoption period and to include community consultation, meetings of the executive and preparation of the proposed 2025-26 to 2028-29 Budget. The timetable provides a framework to manage risk for Council to meet its statutory obligations and avoid adverse implications if the process is delayed.

Environmental Sustainability

22. The proposed budget identifies the sources and allocation of the resources to implement the environmental initiatives which impact on the community.

Attachments

1. 2025-26 to 2028-29 Proposed Budget [**2.2.1** - 126 pages]
2. 2025-26 Four Year Revenue and Rating Plan [**2.2.2** - 30 pages]



THE CITY OF
GREATER GEELONG

PROPOSED BUDGET REPORT: 2025-26 TO 2028-29

DRAFT ENDORSED
22 APRIL 2025

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's Introduction

The 2025–26 City of Greater Geelong Budget comes at a pivotal time, with decisions made now set to influence the region's future for the next decade and beyond.

As a Council, it is crucial we continue to deliver the infrastructure and services our community needs, while reducing debt and getting our finances back on track.

This aligns with the Municipal Monitors' Final Report to the Minister for Local Government, which outlines the critical importance of financial sustainability to Geelong's long term prosperity.

Our long-term financial journey begins with the 2025-26 budget, which aims to reduce our projected debt at 30 June 2029 from $205 million to $142 million.

To achieve this mission, the budget identifies $15 million of property sales this financial year. It also proposes no new borrowing over the next four years.

This freeze on borrowing has required Council to make difficult decisions and exercise great restraint.

The City of Greater Geelong is one of the largest local governments in Victoria and manages significant resources and assets.

However, our municipality's relative size heightens the impact of rapidly inflating construction costs, which in turn increases the expenditure required to build and maintain Council assets.

This demands prudent judgement, as we acutely feel the impacts of inflation, interest rates and substantially higher construction costs.

From infrastructure upgrades to social programs, we have carefully allocated every dollar to maximise its impact.

Despite the ongoing financial pressures, we remain dedicated to delivering essential services and infrastructure for our community.

Our capital works program will remain a key priority, with a forecasted investment of $764 million over the four-year period.

We've also increased our 4-year asset renewal spend from $234 million in the previous budget to $315 million, to make the most of our existing infrastructure and facilities.

While fiscal responsibility is the core focus of this budget, we have also taken measures to ease cost-of-living pressures for our residents and ratepayers.

This year's budget limits rate increases to 2.5 percent – half a percent lower than the 3.0 percent rate cap set by the Victorian Government and saving ratepayers an estimated $1.1 million.

It also includes free two-hour parking in central Geelong, to ease the cost of living and support the revitalisation of our CBD.

This budget, our first as a Council, represents an important first step toward our long-term goal of reducing debt and progressing towards budgeting for consistent cash surpluses.

It ensures we can continue to deliver much-needed services and infrastructure for our community while prioritising long-term fiscal responsibility, creating capacity to adapt to future economic challenges and opportunities.

CR Stretch Kontelj
Mayor
City of Greater Geelong

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Executive Summary

Each year 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. The budget is a rolling four-year plan which outlines the financial and non-financial resources the Council has and 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 the Councils strategic framework and the need to be financially sustainable.

Each year Council has the difficult challenge of balancing financial influences with community needs and expectations. This year, as was the case last year, is particularly challenging given the upward pressure on costs for service and asset provision, ongoing property development and population driving service demand, with revenue not keeping pace.

The budget for 2025-26 sees Council with a projected underlying operating deficit of $3.43m.

Council has set the overall rate increase to 2.50%, being 0.50% less than the State Government's rate cap of 3.00%. Over the period of this budget, 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.

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 investment in asset renewal and key heritage assets.

The 2025-26 Budget has been developed with the following key fiscal objectives:
1. Commitment to financial stewardship to ensure the ongoing financial sustainability of the City.
2. Increased investment in 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

	2024-25 Forecast $000's	2025-26 Budget $000's	Movement
Total Income	699,871	725,832	3.7%
Total Operating Expenditure	499,760	520,257	(4.1%)
Total Surplus/(Deficit) for the Year	**200,112**	**205,575**	**2.7%**
Underlying Operating Surplus/(Deficit)	**(6,560)**	**(3,426)**	**(47.8%)**
Cash Balance	**163,404**	**151,605**	**(7.2%)**
Capital Works Program Expenditure	**170,910**	**210,882**	**(23.4%)**

1. INCOME AND EXPENDITURE

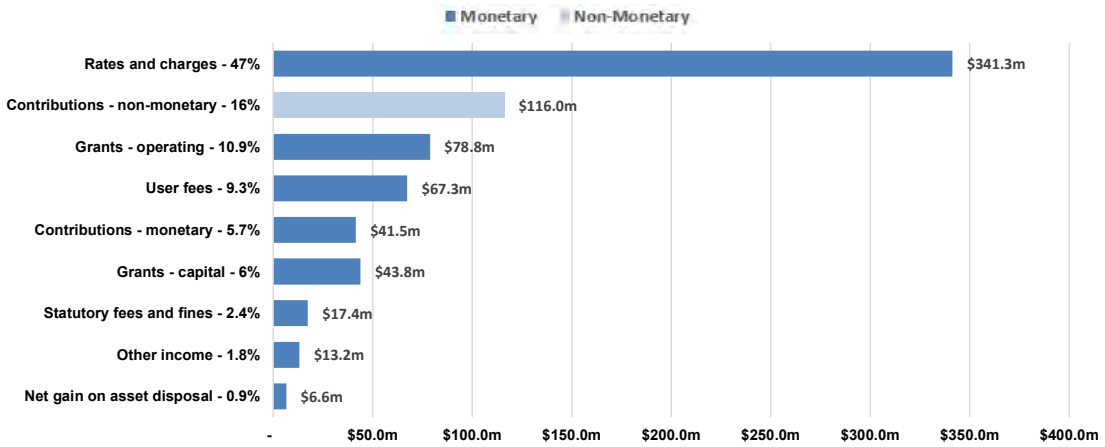
1(a) Total Income and Expenditure

In 2025-26 the City is budgeting for total revenue of $725.8mil. This includes monetary revenue of $616.3mil and non-monetary revenue of $109.6mil. Assets contributed to the City by developers comprises the majority of the non-monetary revenue.

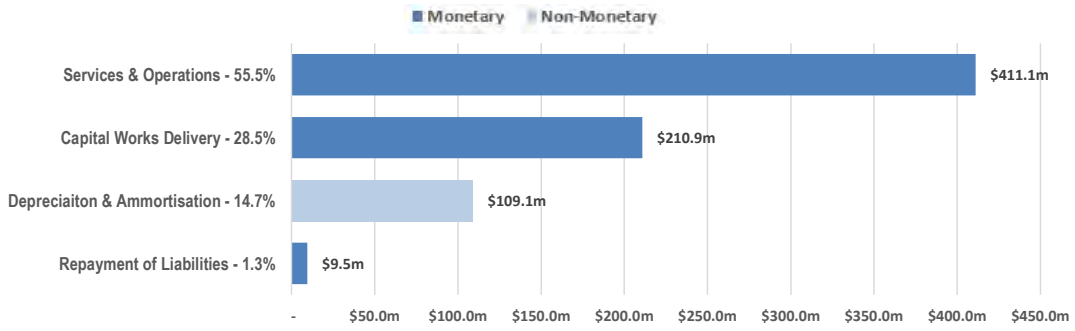
The total allocation of expenditure in the 2025-26 budget is $740.7mil. This includes monetary expenditure of $631.5mil and non-monetary expenditure of $109.1mil. Depreciation expenses relating to our assets comprises the majority of the non-monetary expenditure.

	2025-26 Budget		
	Monetary	Non-Monetary	Total
Total Income	$616.3M	$109.6M	$725.8M
Operating Expenditure *	($411.1M)	($109.1M)	($520.3M)
Total Surplus/(Deficit) for the Year	**$205.1M**	**$0.4M**	**$205.6M**
Capital Program *	($210.9M)	-	($210.9M)
Repayment of Liabilties *	($9.5M)	-	($9.5M)
Net Position for the Year	**($15.3M)**	**$0.4M**	**($14.8M)**
** Total Allocation of Expenditure*	*($631.5M)*	*($109.1M)*	*($740.7M)*

1(a) Sources of Income

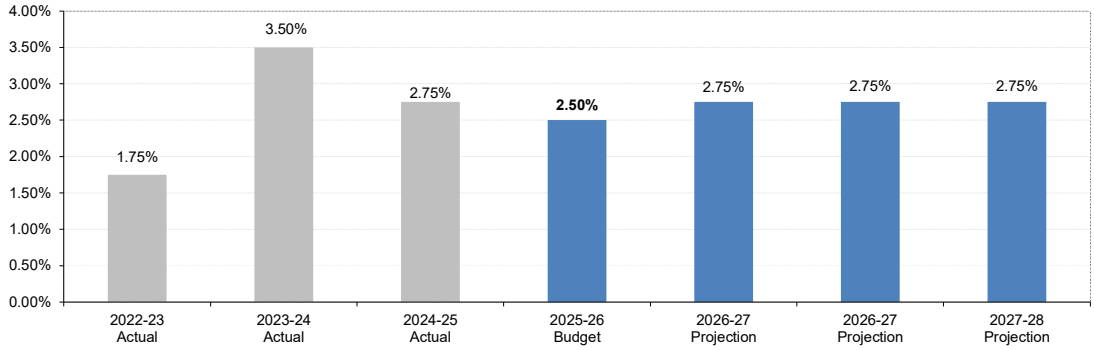


1(b) Allocation of Expenditure



2. RATES REVENUE

2(a) Rate Increases



Rate revenue is 47.0% of total income and 66.0% of operating revenue. The increase in rates for 2025-26 has been contained to 2.5%, which is lower than the State Government announced rate cap of 3.0%. Excluded from the rate cap calculation is the waste collection service charge.

Future year rate increases for the following 3 years are assumed to be 2.75% 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)

	2024-25	2025-26	Change	
	$	$	$	%
Residential	1,544.24	**1,582.84**	38.60	2.5%
Vacant land	1,977.78	**2,027.22**	49.44	2.5%
Commercial/industrial	4,683.46	**4,800.54**	117.08	2.5%
Mixed use	2,885.62	**2,957.76**	72.14	2.5%
Farm	3,283.36	**3,365.45**	82.09	2.5%
Cultural and Recreational	8,216.66	**8,611.94**	395.28	4.8%

In total, rates will increase on average 2.5% which is lower than the State Government announced rate cap of 3.0%. 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 $38.60 or 2.5% for the 2025-26 year. Average commercial/industrial rate payers will increase by $117.08 or 2.5% for the 2025-26 year.

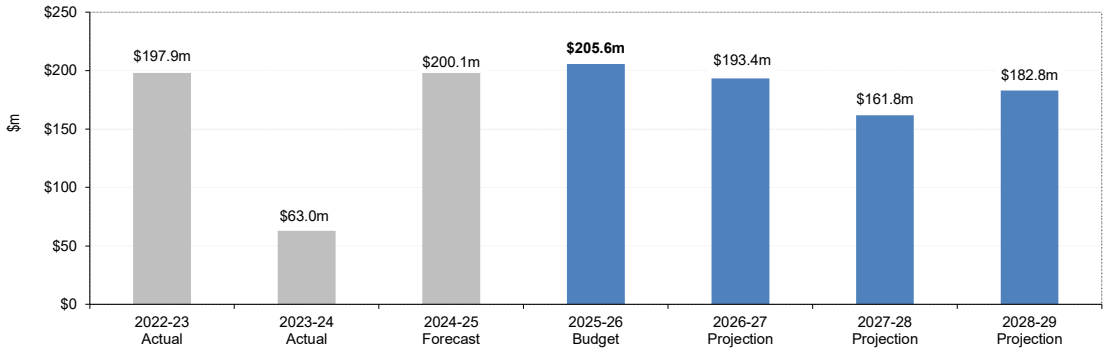
The 2025-26 rate notices will include the 2025 valuations, where the average residential valuation movement was (2.0%) and commercial/industrial 7.6%. The rates and charges for individual properties will increase or decrease by different percentage amounts dependent on whether the valuation of the property 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. From 2022-23, Council has commenced to reduce the relativity between commercial/industrial and residential over the medium term. For 2025/26 the commercial/industrial relativity to residential is 177.4%.

3. RESULTS

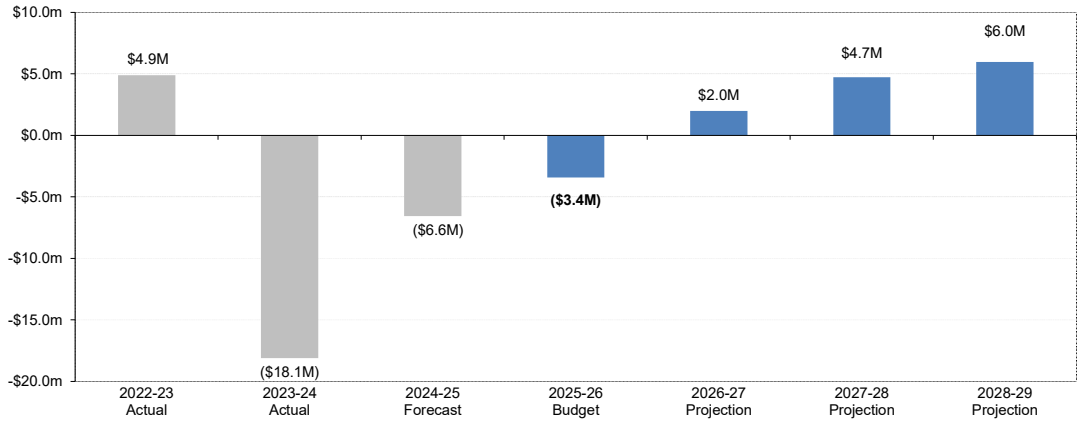
3(a) Total Surplus/Deficit

The 2025-26 budget shows a total surplus of $205.6mil.



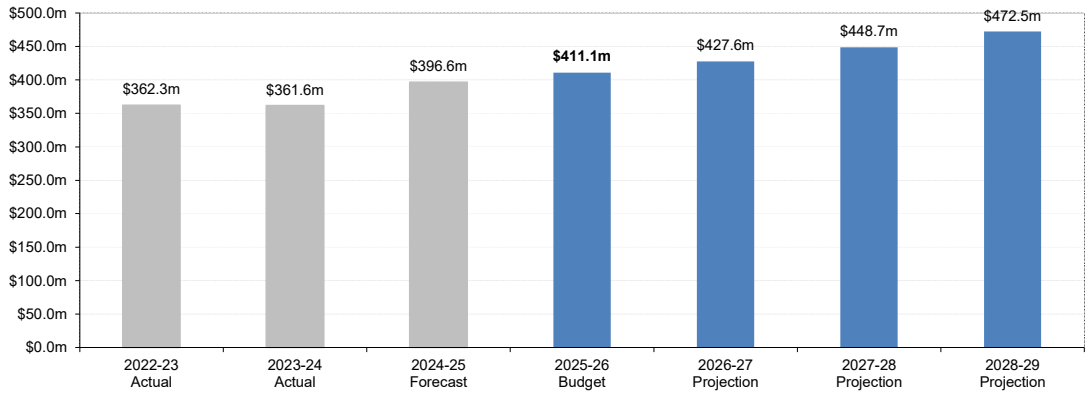
3(b) Underlying Operating Result

The operating result is a $3.43m deficit for the 2025-26 financial year. Future years show a trend to an underlying operating surplus position. This is linked to Council's direction to acheive a 1% operating margin and the key assumption Council will be able to identify and achieve approximately $80 million of structural efficiencies in operations and service delivery over the 4 year plan.



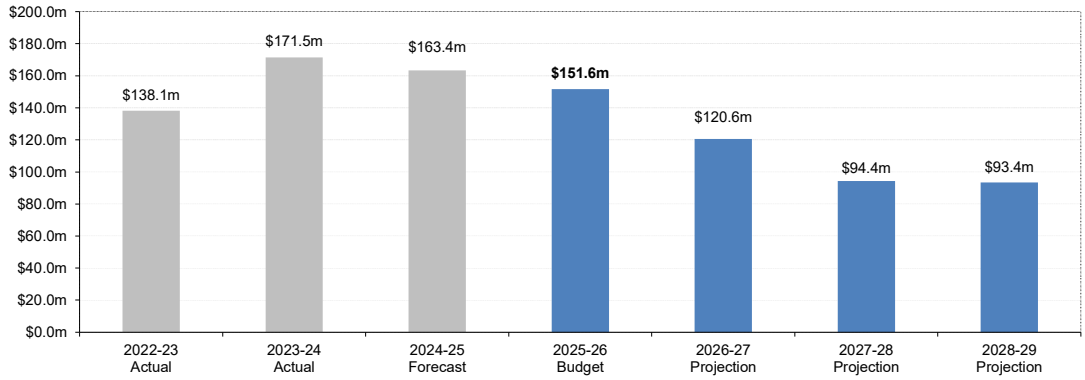
4. SERVICES

The cost of services delivered to the community for the 2025-26 year is expected to be $411.1m which is an increase of $14.5m over the 2024-25 forecast. An efficiency and savings target of $16.1mil has been included in the 2025-26 budget. The key influencing factors are the rapid growth of our community, the increased price of materials, external services and employee costs.



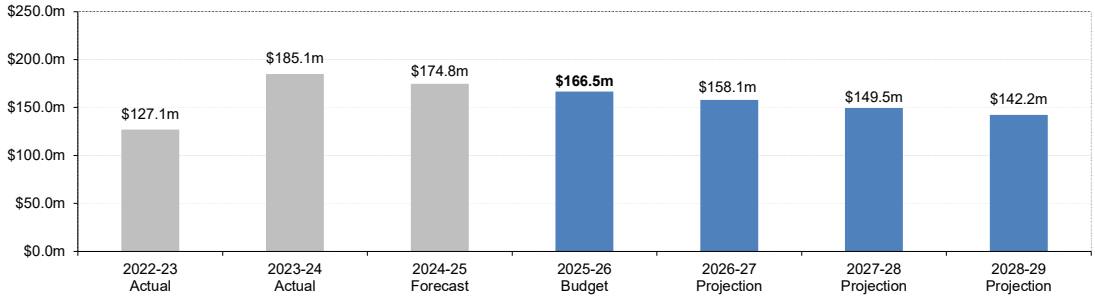
5. CASH & BORROWINGS

5(a) Cash & Investments



Cash on hand as at 30 June 2026 is projected to be $151.6m. Cash levels are expected to decrease by $70.0m over the next 4 years as $56.9m of cash reserves funded from developers will be utilised to deliver the associated infrastructure and a further $21.0m reduction due to our total planned allocation of expenditure being greater than the total monetary income.

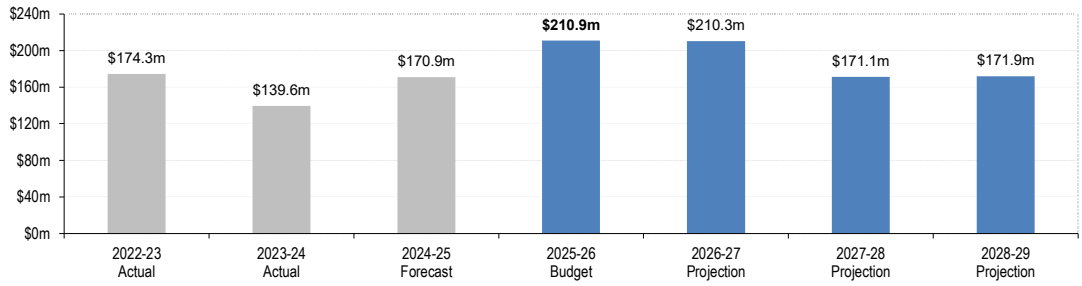
5(b) Loan Balances



There are no planned borrowings in 2025-26 or over the next 4 years. This will result in a closing loan balance of $166.5m as at 30 June 2026, continuing to decrease to $142.2mil by 30 June 2029. This is aligned to Council's key financial strategy to reduce the value of borrowing portfolio by identifying and selling Council properties that are considered surplus to Council and community needs.

6. CAPITAL WORKS

6(a) Capital Works Expenditure



The City will continue investing in its capital program, focusing on improving existing assets that require renewal or upgrade while also supporting the development of new infrastructure to accommodate growth across the municipality.

Investment for the 2025-26 year is proposed to be $210.9m. The program is expected to deliver key funding for core renewal programs, as well as investments in Infrastructure, property and plant and equipment.

6(b) Capital Expenditure by Category

$68.8m
Buildings

$42.3m
Roads, paths, kerb and channel and drains

$23.5m
Land acquisitions

$31.7m
Parks, open space and leisure

$8.7m
Plant & equipment

$18.7m
Waste Management

$17.2m
Other

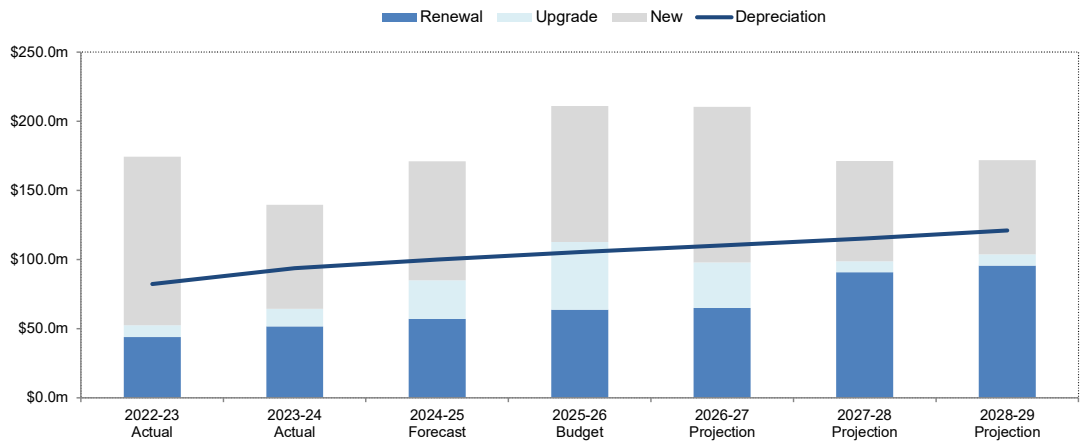
6(c) Capital Spend by Classification

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

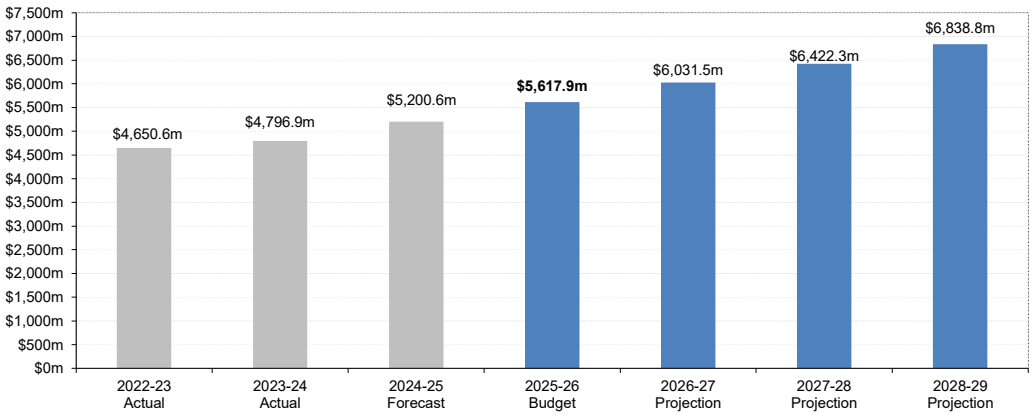
The percentage of renewal / upgrade capital expenditure is a long-term indicator of how well the City is maintaining its current asset base. The trend indicates the City is allocating further resources to renewal / upgrade capital expenditure during the projected period.

Investment in existing assets through renewal has been a key focus of the development of the capital program.

A key driver of the investment in new infrastructure is growth across the municipality and the Armstrong Creek Land Acquisition Program.



7. Net Assets



Net assets (net value) will increase by $417.3m to $5,617.9m as at 30 June 2026.

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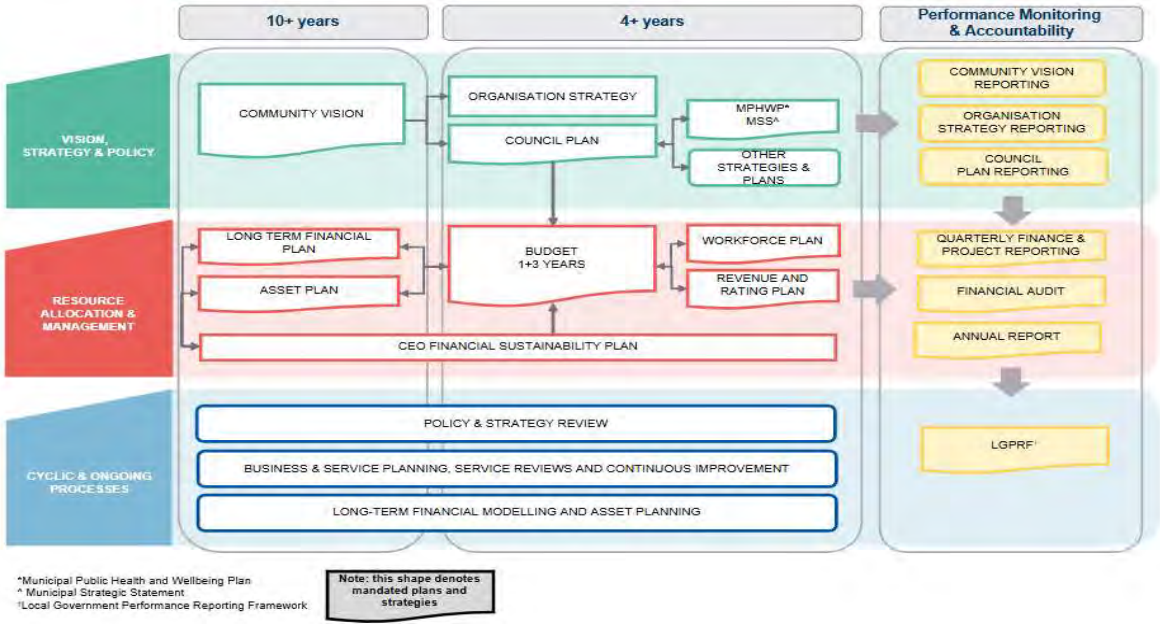
1. Link to the Integrated Strategic Planning and Reporting Framework

This section describes how the Budget links to the achievement of the Community Vision and Council Plan within an overall integrated strategic planning and reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision and Financial Plan), medium term (Council Plan, Workforce Plan, and Revenue and Rating Plan) and short term (Budget) and then holding itself accountable (Annual Report).

1.1 Legislative planning and accountability framework

The Budget is a rolling four-year plan that outlines the financial and non-financial resources that Council requires to achieve the strategic objectives described in the Council Plan. The diagram below depicts the integrated strategic planning and reporting framework that applies to local government in Victoria. At each stage of the integrated strategic 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.



The timing of each component of the integrated strategic planning and reporting framework is critical to the successful achievement of the planned outcomes.

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. 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. In doing so, councils should engage with communities to determine how to prioritise resources and balance service provision against other responsibilities such as asset maintenance and capital works. Community consultation needs to be in line with a 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.

Our Purpose

Working together for a thriving community.

Our values

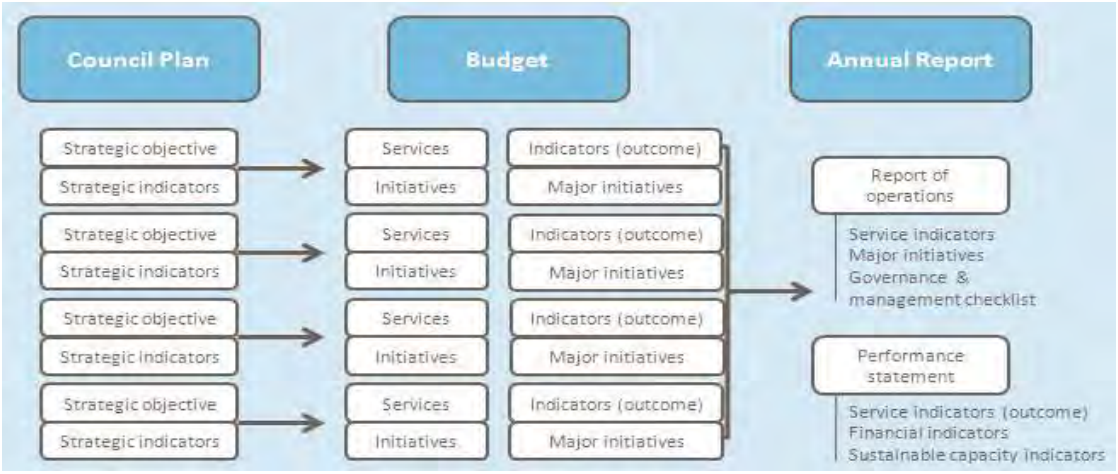
Respect and encourage each other
Embrace new ideas and better ways to work
Create a healthy and safe environment for all
Make people the centre of our business

1.3 Strategic objectives

Strategic Objective	Description
1. Plan, deliver, manage and optimise core and critical infrastructure across our growing region	We aim to ensure sustainable growth by developing, delivering, managing, and optimising essential infrastructure. This includes making sure our community facilities and public spaces are accessible and fit for purpose, and maintaining well-connected, multi-modal transport networks.
2. Promote, advocate and deliver healthy and equitable outcomes for our communities	We are committed to enhancing the health and wellbeing of our community by providing accessible services and facilities. We want everyone to have the resources and capacity to control their health and wellbeing, and to ensure that Greater Geelong is a caring, fair, and inclusive community.
3. Lead efforts to revitalise and grow our diverse economic precincts	We are focused on attracting new businesses, events, and investments to our region. We support local businesses, industry clusters, and precincts to thrive and work on developing workforce capacity and ensuring there is enough land supply to enable sustainable growth and business expansion.
4. Champion our unique heritage and our cultural identity	We are dedicated to preserving and celebrating Greater Geelong's unique cultural heritage. We aim to increase engagement in arts, culture, and heritage experiences, and support investment in creative, cultural, and sports hubs. We want to make sure our region's distinctive cultural identity is shared and celebrated.
5. Protect and enhance our unique and beautiful natural environment	We are committed to safeguarding our natural habitats and areas of important biodiversity. We support reducing emissions and increasing our community's resilience to climate change impacts. We also promote waste minimisation and effective resource recovery through circular economy practices.
6. Commit to the highest levels of integrity, financial stewardship, and meaningful community engagement	We aim to uphold the highest standards of integrity and manage our finances responsibly. We endeavour to engage meaningfully with our community to ensure transparency and accountability in all our activities. Together we work to foster a culture of trust and collaboration between the council and the community.

2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2025-26 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan. 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, initiatives and service performance outcome indicators in the Budget and report against them in their Annual Report to support transparency and accountability. The relationship between these accountability requirements in the Council Plan, the Budget and the Annual Report, is shown below.



Source: Department of Jobs, Precincts and Regions

2.1 Strategic Directions

The Council Plan 2025–29 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 following council elections.

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 reviewed annually and supported by an annual budget.

The strategic direction we've chosen to guide us is:
We are committed to advancing community outcomes for a thriving Greater Geelong

To achieve this, our six strategic objectives are:

1. Plan, deliver, manage and optimise core and critical infrastructure across our growing region
2. Promote, advocate and deliver healthy, caring and equitable outcomes for our communities
3. Lead efforts to revitalise and grow our diverse economic precincts
4. Champion our unique heritage and cultural identity
5. Protect and enhance our unique and beautiful natural environment
6. Commit to the highest levels of integrity, financial stewardship, and meaningful community engagement.

Section 90 of the Local Government Action 2020 requires a Council to prepare and adopt a Council Plan after a general election. The Council Plan must include: a) the strategic direction of Council, b) the strategic objectives for achieving the strategic direction and c) Council's initiatives and priorities for services, infrastructure and amenity.

The Strategic Objectives are currently in draft. The Strategic Objectives, as well as the associated Major Initiatives and Other Initiatives, will be updated in the final budget upon the completion of the Council Plan.

2.2 Strategic Objective 1 - Plan, deliver, manage and optimise core and critical infrastructure across our growing region

As Geelong and surrounding areas experience rapid population growth, it's challenging to balance the need for infrastructure with sustainable development. We need to focus on maintaining and improving community assets like roads, footpaths, open spaces, and buildings to meet the needs of the growing population. In Geelong's growth areas, planning should prioritise delivering infrastructure along with affordable and diverse housing to create sustainable and well-connected communities. It's also important to keep advocating for state and federal government investment in essential infrastructure, such as better and expanded public transport networks to maintain the liveability of our region.

Key outcomes we intend to achieve are:
- We support responsible and sustainable growth and development
- Our community has accessible and fit for purpose community facilities and public spaces
- Our multi-modal transport networks are well-connected and accessible

We will track our progress towards these outcomes via indicators such as:
- Kilometres of transport infrastructure
- Asset renewal and upgrade expense compared to depreciation
- Provision of open space
- Percentage housing construction within existing urban areas

Services

Service area	Description of services provided		2023-24 Actual $'000	2024-25 Forecast $'000	2025-26 Budget $'000
Asset & Infrastructure Maintenance	Manage and maintain a diverse range of community infrastructure including community facilities, buildings, local roads, drains and footpaths for Council and the community.	*Inc*	3,659	2,549	1,995
		Exp	34,747	31,753	35,689
		Surplus/ (deficit)	(31,088)	(29,204)	(33,694)
Civil Infrastructure	Provide and manage the City's transport related infrastructure assets, including roads, footpaths and drainage.	*Inc*	5,860	5,096	5,661
		Exp	11,096	12,704	13,337
		Surplus/ (deficit)	(5,237)	(7,608)	(7,676)
Major Projects	Plan, manage, and deliver the construction of new and renovation of existing large-scale, complex infrastructure projects.	*Inc*	65	62	94
		Exp	1,474	1,354	1,286
		Surplus/ (deficit)	(1,409)	(1,293)	(1,191)
Planning & Building	Provide planning services, advice, education, and enforcement to ensure that existing and new developments meet planning and building regulations.	*Inc*	7,193	8,545	11,210
		Exp	21,257	21,300	27,777
		Surplus/ (deficit)	(14,065)	(12,756)	(16,566)
Strategic Asset Management	Ensure the City's assets are fit for purpose, safe and managed to minimize unnecessary expenses related to asset ownership, maintenance, and replacement.	*Inc*	-	-	-
		Exp	778	955	1,170
		Surplus/ (deficit)	(778)	(955)	(1,170)
Strategic Objective 1 - Plan, deliver, manage and optimise core and critical infrastructure across our growing region			**(52,577)**	**(51,815)**	**(60,298)**

Major initiatives

Major Initiatives and Other Initiatives are to be included under each Strategic Objective in the final budget upon the completion of the Council Plan.

Other initiatives

Major Initiatives and Other Initiatives are to be included under each Strategic Objective in the final budget upon the completion of the Council Plan.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	2023-24 Actual	2024-25 Forecast	2025-26 Budget
Statutory Planning	Service Standard	Planning applications decided within required time frames (percentage of regular and VicSmart planning application decisions made within legislated time frames)	78.60%	70.00%	70.00%
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)	96.30%	94.90%	96.56%

2.3 Strategic Objective 2: Promote, advocate and deliver healthy, caring and equitable outcomes for our communities

A healthy community is one where everyone has the opportunity to experience their best possible health and wellbeing. Data highlights pressing health issues impacting our community, including mental health issues and food security. With some members of our community among the most at risk of social exclusion in Victoria, we must apply a social equity lens to all our policies, programs and services so we can find and address barriers and create better opportunities for all.

Addressing these significant and complex challenges requires a whole-of-community approach. By working alongside other stakeholders and community groups, we aim to deliver liveable and accessible places, promote active and healthy lifestyles, deliver equitable services and programs, support community connections and create environments where everyone feels welcome and valued for their unique contribution – regardless of age, ability, gender, cultural background, geographic location or income status.

Key outcomes we intend to achieve are:
- Our community has the resources and capacity to have control over their health and wellbeing
- Everyone can access services and facilities that enhance their health and wellbeing
- Greater Geelong is a caring, fair, and inclusive community

We will track our progress towards these outcomes via indicators such as:
- Participation rates in City-operated community services
- Utilisation of the City's swim, sport and leisure facilities
- Gender+ Impact Assessments completed

Services

Service area	Description of services provided		2023-24 Actual $'000	2024-25 Forecast $'000	2025-26 Budget $'000
Community Development & Wellbeing	Foster opportunities for diverse communities within the municipality to enhance social and health equity, strengthen community connections and participation, and improve access to programs, services, and facilities.	*Inc*	977	1,728	1,856
		Exp	15,915	18,000	20,882
		Surplus / (deficit)	(14,939)	(16,272)	(19,026)
Diversity, Equity & Inclusion	Promote and foster a culture of diversity, equity and inclusion across our organisation and build community capacity to participate through community partnerships, planning and development initiatives.	*Inc*	385	303	606
		Exp	2,269	2,199	3,839
		Surplus / (deficit)	(1,884)	(1,896)	(3,233)
Family & Children	Provide programs, events, and services to families with children aged 0 to 6 years to support their health, wellbeing, safety, education and connectedness.	*Inc*	27,408	29,186	31,823
		Exp	34,984	35,209	37,883
		Surplus / (deficit)	(7,576)	(6,023)	(6,059)
Health & Safety	Protect, improve and promote public health and wellbeing within the community through the management, monitoring and enforcement of regulations and compliance.	*Inc*	2,560	2,622	2,624
		Exp	4,673	5,306	4,789
		Surplus / (deficit)	(2,113)	(2,684)	(2,165)
Leisure & Recreation	Deliver services, programs and facilities that increase physical activity, wellness and social interaction.	*Inc*	19,849	25,123	26,687
		Exp	28,721	33,478	35,305
		Surplus / (deficit)	(8,871)	(8,355)	(8,618)
Local Laws	Manage and enforce parking regulations and rules to maximise access, safety, productivity and liveability.	*Inc*	13,248	14,455	12,160
		Exp	9,631	11,152	11,562
		Surplus / (deficit)	3,617	3,303	598

Service area	Description of services provided		2023-24 Actual $'000	2024-25 Forecast $'000	2025-26 Budget $'000
Pets & Animals	Advocate for responsible pet ownership and safeguarding both the community and the environment from the issues caused by nuisance pets.	*Inc*	2,539	3,063	3,102
		Exp	3,802	4,189	4,754
		Surplus / (deficit)	(1,263)	(1,126)	(1,653)
Positive Ageing	Provide support services to help older residents and residents with a disability remain active and supported in their home and community.	*Inc*	22,009	21,185	21,113
		Exp	21,426	31,503	19,804
		Surplus / (deficit)	583	(10,318)	1,309
Youth Services	Provide a range of programs, activities and events for young people aged 12-25 across the municipality to connect and engage in their local community, promote skill development and support their social, emotional and mental wellbeing.	*Inc*	385	669	567
		Exp	2,183	2,630	2,935
		Surplus / (deficit)	(1,798)	(1,962)	(2,368)
Strategic Objective 2: Promote, advocate and deliver healthy, caring and equitable outcomes for our communities			**(34,244)**	**(45,332)**	**(41,214)**

Major Initiatives

Major Initiatives and Other Initiatives are to be included under each Strategic Objective in the final budget upon the completion of the Council Plan.

Other Initiatives

Major Initiatives and Other Initiatives are to be included under each Strategic Objective in the final budget upon the completion of the Council Plan.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	2023-24 Actual $'000	2024-25 Forecast $'000	2025-26 Budget $'000
Animal Management	Health and Safety	Animal management prosecutions. (Percentage of successful animal management prosecutions)	100%	-	-
Aquatic Facilities	Utilisation	Utilisation of aquatic facilities. (Number of visits to aquatic facilities per head of population)	7.01	-	-
Food Safety	Health and Safety	Critical and major non-compliance outcome notifications. (Percentage of critical and major noncompliance outcome notifications that are followed up by Council)	93.46%	-	-
Libraries	Participation	Library membership (Percentage of the population that are registered library members)	28.60%	-	-
Maternal and Child Health	Participation	Participation in the MCH service. (Percentage of children enrolled who participate in the MCH service)	73.88%		
		Participation in the MCH service by Aboriginal children. (Percentage of Aboriginal children enrolled who participate in the MCH service)	75.29%	-	-

2.4 Strategic Objective 3: Lead efforts to revitalise and grow our diverse economic precincts

Our economy is evolving to meet the needs of the growing population and new industries. The region is moving beyond its traditional industrial base and diversifying into knowledge-intensive industries, including advanced manufacturing, clean technologies, research and innovation, and creative industries.

By working with partners to leverage our competitive advantages and preparing our workforce for economic changes, we aim to attract investment and stimulate growth while ensuring equal workforce participation for all.

This involves attracting new businesses, events, and investments to the region, supporting local businesses and industry clusters, developing workforce capacity, and ensuring sufficient land supply for sustainable growth and business expansion.

Key outcomes we intend to achieve are:
- New businesses, events and investment are attracted to the region
- Local businesses, industry clusters and precincts are supported to thrive
- Greater Geelong attracts, retains and develops workforce capacity and capability
- There is sufficient land supply to enable sustainable growth, business expansion and attraction

We will track our progress towards these outcomes via indicators such as:
- Economic benefit of major events funded by the City
- Businesses supported through the City's Business Concierge service
- Supply of employment land

Services

Service area	Description of services provided		2023-24 Actual $'000	2024-25 Forecast $'000	2025-26 Budget $'000
Business Services	Foster collaborations and relationships with local businesses and industries to drive economic growth and providing businesses assistance to set up, trade and support business growth.	*Inc*	-	-	-
		Exp	181	192	201
		Surplus/ (deficit)	(181)	(192)	(201)
Economic Development & Performance	Foster an environment that is attractive and conducive to employment growth, investment attraction and business development.	*Inc*	14	17	11
		Exp	1,588	1,388	1,366
		Surplus/ (deficit)	(1,575)	(1,371)	(1,355)
Tourism	Grow and support the visitor economy through leadership, promotion and development.	*Inc*	106	140	143
		Exp	2,371	2,392	2,445
		Surplus/ (deficit)	(2,265)	(2,252)	(2,302)
Strategic Objective 3: Lead efforts to revitalise and grow our diverse economic precincts			**(4,020)**	**(3,815)**	**(3,858)**

Major initiatives

Major Initiatives and Other Initiatives are to be included under each Strategic Objective in the final budget upon the completion of the Council Plan.

Other initiatives

Major Initiatives and Other Initiatives are to be included under each Strategic Objective in the final budget upon the completion of the Council Plan.

2.5 Strategic Objective 4: Champion our unique heritage and cultural identity

Arts, culture, and sporting heritage significantly strengthen a city's cultural, social, economic, and environmental fabric by promoting identity, fostering community, driving economic growth, and enhancing the quality of life. While we have exceptional cultural and sporting facilities, significant cultural collections and programs admired locally, nationally and internationally there is much still to do to meet the needs of our whole community. We need to work collaboratively with industry to support our creative community, enhance cultural offerings and encourage widespread community participation in arts and cultural activities. Cultural heritage preservation, particularly regarding First Nations, requires collaboration, respect, and culturally sensitive planning to ensure both progress and the protection of Indigenous heritage.

Key outcomes we intend to achieve are:
- There is increased engagement in arts, culture and heritage experiences across Greater Geelong
- There is increased investment in our creative, culture, and sport activity hubs
- Greater Geelong’s unique cultural identity is preserved, shared and celebrated

We will track our progress towards these outcomes via indicators such as:
- Visitation to the City’s arts & culture facilities/venues in person and online
- Artists, groups and organisations supported by the City (Community Grants Program)
- Aboriginal and Torres Strait Islander cultural projects and participation

Services

Service area	Description of services provided		2023-24 Actual $'000	2024-25 Forecast $'000	2025-26 Budget $'000
Arts, Culture & Heritage	Facilitate support and investment in urban and public art, place activation, creative industries, and heritage and cultural development initiatives.	*Inc*	1,677	1,759	1,922
		Exp	6,674	6,712	7,779
		Surplus / (deficit)	(4,997)	(4,953)	(5,857)
Events	Attraction, facilitation and support of major events and community events.	*Inc*	20	18	-
		Exp	2,082	2,975	3,148
		Surplus/ (deficit)	(2,062)	(2,957)	(3,148)
Strategic Objective 4: Champion our unique heritage and cultural identity			**(7,059)**	**(7,910)**	**(9,005)**

Major Initiatives

Major Initiatives and Other Initiatives are to be included under each Strategic Objective in the final budget upon the completion of the Council Plan.

Other Initiatives

Major Initiatives and Other Initiatives are to be included under each Strategic Objective in the final budget upon the completion of the Council Plan.

2.6 Strategic Objective 5: Protect and enhance our unique and beautiful natural environment

Our environment faces mounting pressure from population growth, climate change, waste management issues, and water scarcity. As part of a growing global focus on climate and environmental sustainability, our community expects us to show leadership in both policy and work practices. We must work with our community and stakeholders towards zero carbon emissions, better resource recovery mechanisms, protecting and enhancing our natural environment and building resilience to climate impacts such as temperature rise, sea level rise and extreme weather events.

Key outcomes we intend to achieve are:
- Our natural habitat and areas of important biodiversity are protected, connected and restored
- We support a reduction in emissions and increase our community's resilience to climate change impacts
- We minimise waste, manage effective recovery of resources, promoting circular economy practices

We will track our progress towards these outcomes via indicators such as:
- Volume of greenhouse gas emissions from City-managed operations
- Increase natural habitat on City managed land
- Amount of (kerbside) waste produced each year per household

Services

Service area	Description of services provided		2023-24 Actual $'000	2024-25 Forecast $'000	2025-26 Budget $'000
Parks & Natural Assets	Create, maintain and improve green public spaces including sporting facilities, recreational grounds, gardens, parks, streetscapes and natural habitats across the municipality.	*Inc*	285	457	368
		Exp	32,620	33,283	37,804
		Surplus/ (deficit)	(32,335)	(32,826)	(37,436)
Waste Management	Provide waste and circular economy programs, including residential and commercial waste collection, recycling initiatives, community education, and waste site operations.	*Inc*	73,451	78,028	85,117
		Exp	60,240	62,207	65,831
		Surplus/ (deficit)	13,211	15,821	19,287
Strategic Objective 5: Protect and enhance our unique and beautiful natural environment			**(19,124)**	**(17,005)**	**(18,149)**

Major initiatives

Major Initiatives and Other Initiatives are to be included under each Strategic Objective in the final budget upon the completion of the Council Plan.

Other initiatives

Major Initiatives and Other Initiatives are to be included under each Strategic Objective in the final budget upon the completion of the Council Plan.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	2023-24 Actual	2024-25 Forecast	2025-26 Budget
Waste Management	Waste diversion	Kerbside collection waste diverted from landfill. (Percentage of garbage, recyclables and green organics collected from kerbside bins that is diverted from landfill.)	50.99%	51.30%	50.00%

2.7 Strategic Objective 6: Commit to the highest levels of integrity, financial stewardship, and meaningful community engagement

With social inequity, rapid population growth, rising cost of living and ageing infrastructure among the issues placing pressure on our existing resources, we must make strategic decisions that ensure we continue to deliver services, programs, and infrastructure that are equitable and valuable.

We need to prioritise transparency and accountability, ensuring decisions are informed by data and financially responsible and stakeholders are actively engaged.

We will strive to deliver value and impact through strong partnerships and effective advocacy to ensure that the needs and interests of our community are represented and addressed. By collaborating with various stakeholders, we can leverage collective strengths to achieve positive outcomes.

Key outcomes we intend to achieve are:
- Public funds and assets are used effectively and efficiently
- We are accountable for our transparent and strategically aligned decisions
- We deliver value and impact through strong partnerships and effective advocacy

We will track our progress towards these outcomes via indicators such as:
- Delivery of capital project program
- Number of grants secured that support strategic initiatives
- Community engagement and participation opportunities

Services

Service area	Description of services provided		2023-24 Actual $'000	2024-25 Forecast $'000	2025-26 Budget $'000
Customer Services	Respond to customer enquiries and requests by providing relevant information, advice and assistance with council services and processes.	*Inc*	-	-	-
		Exp	2,508	2,604	2,906
		Surplus/ (deficit)	(2,508)	(2,604)	(2,906)
Financial Management	Provide financial management, compliance, reporting, budgeting, and payment services.	*Inc*	987	1,115	1,183
		Exp	11,515	10,565	10,278
		Surplus/ (deficit)	(10,529)	(9,450)	(9,095)
Governance & Risk	Support to council in managing risks, ensuring compliance, and maintaining sound governance practices by ensuring adherence to legal frameworks and best practice.	*Inc*	161	102	150
		Exp	7,294	10,803	9,585
		Surplus/ (deficit)	(7,133)	(10,701)	(9,435)
Government Relations and Advocacy	Represent community interests and needs to decision-makers, advocating for projects, funding, services and policy changes.	*Inc*	-	-	-
		Exp	-	871	1,288
		Surplus/ (deficit)	-	(871)	(1,288)
Information Technology Management	Provide critical information and communications technology throughout council, to its remote sites and to the community.	*Inc*	258	-	-
		Exp	12,039	18,340	31,413
		Surplus/ (deficit)	(11,781)	(18,340)	(31,413)
Legal & Integrity	Provide advice to the City on a wide range of legal matters, ensuring compliance with laws and regulations.	*Inc*	345	86	121
		Exp	4,091	4,266	5,016
		Surplus/ (deficit)	(3,745)	(4,180)	(4,894)

Service area	Description of services provided		2023-24 Actual $'000	2024-25 Forecast $'000	2025-26 Budget $'000
Marketing & Communication	Engage with the community and organisation, sharing information, and promoting council initiatives through various channels such as social media, websites, publications and community events.	*Inc*	21	43	41
		Exp	4,108	4,229	6,229
		Surplus/ (deficit)	(4,087)	(4,186)	(6,188)
People & Culture	Provide advice, support, and leadership on all people-related matters including recruitment and retention, workforce planning, performance management, and workplace relations while ensuring compliance with legislative requirements and relevant industrial instrument.	*Inc*	-	-	-
		Exp	9,521	11,175	11,175
		Surplus/ (deficit)	(9,521)	(11,175)	(11,175)
Strategy	Manage strategic and business planning, performance reporting, corporate project governance, and change management enablement.	*Inc*	-	-	-
		Exp	4,578	3,705	4,615
		Surplus/ (deficit)	(4,578)	(3,705)	(4,615)
Strategic Objective 6: Commit to the highest levels of integrity, financial stewardship, and meaningful community engagement			**(53,882)**	**(65,212)**	**(81,010)**

Major initiatives

Major Initiatives and Other Initiatives are to be included under each Strategic Objective in the final budget upon the completion of the Council Plan.

Other initiatives

Major Initiatives and Other Initiatives are to be included under each Strategic Objective in the final budget upon the completion of the Council Plan.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	2023-24 Actual	2024-25 Forecast	2025-26 Budget
Governance	Consultation and engagement	Satisfaction with community consultation and engagement (Community satisfaction rating out of 100 with the consultation and engagement efforts of Council)	49	54	54

Service Performance Outcome Indicators

Refer to table at end of section 2.7 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 time frames. (Percentage of regular and VicSmart planning application decisions made within legislated time frames)	[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
Waste Management	Waste diversion	Kerbside collection waste diverted from landfill. (Percentage of garbage, 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

Service	Indicator	Performance Measure	Computation
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 successful animal management prosecutions)	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 Aboriginal children who attend the MCH service at least once (in the financial year) / Number of Aboriginal 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
Strategic Objective 1 - Plan, deliver, manage and optimise core and critical infrastructure across our growing region	(60,298)	79,259	18,961
Strategic Objective 2: Promote, advocate and deliver healthy, caring and equitable outcomes for our communities	(41,214)	141,752	100,538
Strategic Objective 3: Lead efforts to revitalise and grow our diverse economic precincts	(3,858)	4,012	154
Strategic Objective 4: Champion our unique heritage and cultural identity	(9,005)	10,927	1,922
Strategic Objective 5: Protect and enhance our unique and beautiful natural environment	(18,149)	103,634	85,485
Strategic Objective 6: Commit to the highest levels of integrity, financial stewardship, and meaningful community engagement	(81,010)	81,217	1,496
Total	**(213,533)**	**420,801**	**208,556**
Expenses added in:			
Depreciation & amortisation	(109,126)		
Interest expenditure	(5,124)		
Efficiency & Savings Targets	16,089		
Surplus/(Deficit) before funding sources	**(311,694)**		
Funding sources added in:			
Rates revenue	271,361		
Federal Assistance Grant	30,340		
Interest on investments	6,567		
Total funding sources	**308,268**		
Operating surplus/(deficit) for the year	**(3,426)**		

3. Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2025-26 has been supplemented with projections to 2028-29

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
Income Statement Converted to Cash
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 2029

	NOTES	Forecast Actual 2024-25 $'000	Budget 2025-26 $'000	Projections 2026-27 $'000	2027-28 $'000	2028-29 $'000
Income / Revenue						
Rates and charges	4.1.1	323,017	**341,320**	361,832	383,893	407,923
Statutory fees and fines	4.1.2	16,243	**17,377**	18,257	19,181	20,053
User fees	4.1.3	66,534	**67,339**	70,748	74,330	77,712
Grants - operating	4.1.4	75,231	**78,762**	80,928	83,153	85,440
Grants - capital	4.1.4	23,422	**43,797**	35,661	4,867	4,867
Contributions - monetary	4.1.5	40,950	**41,515**	30,881	24,469	40,778
Contributions - non-monetary	4.1.5	135,069	**116,012**	120,652	125,478	127,988
Net gain (or loss) on disposal of property, infrastructure, plant and equipment	4.1.6	3,551	**6,556**	3,405	707	726
Fair value adjustments for investment property		-	**-**	-	-	-
Share of net profits (or loss) of associates and joint ventures		-	**-**	-	-	-
Other income	4.1.7	15,855	**13,155**	11,225	11,313	12,484
Total income / revenue		699,871	**725,832**	733,590	727,390	777,971
Expenses						
Employee costs	4.1.8	218,439	**210,302**	222,385	235,165	248,472
Materials and services	4.1.9	151,443	**174,361**	179,084	186,507	195,431
Depreciation	4.1.10	99,861	**105,358**	110,175	115,077	120,959
Amortisation - intangible assets	4.1.11	1,726	**1,727**	1,727	1,470	1,340
Depreciation - right of use assets	4.1.12	1,522	**2,042**	685	388	341
Allowance for impairment losses		-	**-**	-	-	-
Borrowing costs		5,599	**5,124**	3,169	3,526	3,262
Finance costs - leases		178	**164**	106	70	56
Other expenses	4.1.13	20,992	**21,180**	22,901	23,412	25,265
Total expenses		499,760	**520,257**	540,232	565,615	595,126
Surplus/(deficit) for the year		200,112	**205,575**	193,358	161,775	182,845
Other comprehensive income						
Items that will not be reclassified to surplus or deficit in future periods						
Net asset revaluation gain /(loss)		203,611	211,755	220,226	229,035	233,615
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		203,611	**211,755**	220,226	229,035	233,615
Total comprehensive result		403,723	417,331	413,584	390,810	416,461

Income Statement Converted to Cash

For the four years ending 30 June 2029

	NOTES	Forecast Actual 2024-25 $'000	Budget 2025-26 $'000	Projections 2026-27 $'000	2027-28 $'000	2028-29 $'000
Surplus/(deficit) for the year		200,112	**205,575**	193,358	161,775	182,845
Adjustment for Non-Cash Items						
Contributions - non-monetary		(135,069)	(116,012)	(120,652)	(125,478)	(127,988)
Depreciaiton & ammortisation		103,108	109,126	112,587	116,935	122,640
Written-Down Value of Asset Diposals		2,849	6,456	485	507	530
Total Non-Cash Items		**(29,112)**	**(429)**	**(7,580)**	**(8,036)**	**(4,818)**
Adjustment for Capital Expenidture						
Capital Expenditure		(170,910)	(210,882)	(210,319)	(171,135)	(171,895)
Total Capital Expenditure		**(170,910)**	**(210,882)**	**(210,319)**	**(171,135)**	**(171,895)**
Adjustment for Financing Items						
New Borrowings/Refinancing		-	-	-	-	-
Loan Repayments		(10,290)	(8,262)	(8,428)	(8,599)	(7,292)
Lease Repayments		(719)	(1,274)	(1,360)	(720)	(399)
Total Financing Items		**(11,008)**	**(9,536)**	**(9,788)**	**(9,319)**	**(7,691)**
Net Cash Position for the Year		**(10,919)**	**(15,272)**	**(34,329)**	**(26,715)**	**(1,559)**
Adjustment for Reserve Movements						
Reserve Drawdown/(Replishment)		10,259	17,660	22,123	14,001	3,087
Cash Surplus/(Deficit) for the Year		**(660)**	**2,389**	**(12,206)**	**(12,714)**	**1,529**
Total Cash Surplus/(Deficit) for the 4-Year Budget : 2025-26 to 2028-29						**(21,002)**

Balance Sheet

For the four years ending 30 June 2029

	NOTES	Forecast Actual 2024-25 $'000	Budget 2025-26 $'000	Projections 2026-27 $'000	2027-28 $'000	2028-29 $'000
Assets						
Current assets						
Cash and cash equivalents		106,213	**98,544**	78,416	61,343	60,736
Trade and other receivables		24,813	**26,097**	26,837	27,950	30,644
Other financial assets		57,191	**53,062**	42,224	33,031	32,704
Inventories		1,266	**1,279**	1,292	1,305	1,318
Prepayments		3,197	**3,972**	3,779	2,853	2,927
Non-current assets classified as held for sale		9,479	**9,479**	9,479	9,479	9,479
Contract assets		-	**-**	-	-	-
Other assets		9,546	**10,317**	10,150	9,321	9,401
Total current assets	4.2.1	211,706	**202,749**	172,176	145,281	147,209
Non-current assets						
Trade and other receivables		15,521	**16,324**	16,787	17,483	19,168
Other financial assets		-	**-**	-	-	-
Investments in associates, joint arrangement and subsidiaries		10,586	**10,586**	10,586	10,586	10,586
Property, infrastructure, plant & equipment		5,279,027	**5,705,862**	6,146,398	6,556,462	6,968,471
Right-of-use assets	4.2.4	4,288	**2,246**	1,562	1,174	833
Investment property		-	**-**	-	-	-
Intangible assets		10,284	**8,557**	6,830	5,360	4,020
Total non-current assets	4.2.1	5,319,706	**5,743,575**	6,182,163	6,591,066	7,003,079
Total assets		5,531,412	**5,946,325**	6,354,339	6,736,346	7,150,288
Liabilities						
Current liabilities						
Trade and other payables		37,991	**41,030**	41,425	37,930	38,917
Trust funds and deposits		17,434	**17,957**	18,496	19,051	19,622
Contract and other liabilities		23,079	**24,256**	25,025	25,819	26,617
Provisions		41,756	**44,134**	46,651	49,313	52,129
Interest-bearing liabilities	4.2.3	8,262	**8,428**	8,599	7,292	4,411
Lease liabilities	4.2.4	1,274	**1,360**	720	399	367
Total current liabilities	4.2.2	129,797	**137,166**	140,915	139,804	142,062
Non-current liabilities						
Provisions		30,336	**30,336**	30,336	30,336	30,336
Interest-bearing liabilities	4.2.3	166,514	**158,086**	149,488	142,196	137,785
Lease liabilities	4.2.4	4,165	**2,805**	2,085	1,685	1,319
Total non-current liabilities	4.2.2	201,015	**191,227**	181,908	174,217	169,439
Total liabilities		330,811	**328,393**	322,823	314,021	311,502
Net assets		5,200,601	**5,617,932**	6,031,515	6,422,326	6,838,786
Equity						
Accumulated surplus		2,363,500	**2,579,335**	2,790,353	2,974,251	3,171,098
Asset Revalution Reserves		2,769,970	**2,981,725**	3,201,951	3,430,986	3,664,601
Other Cash Reserves		67,131	**56,872**	39,212	17,088	3,087
Total equity		5,200,601	**5,617,932**	6,031,515	6,422,326	6,838,786

Statement of Changes in Equity

For the four years ending 30 June 2029

	NOTES	Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000	Other Reserves $'000
2025 Forecast Actual					
Balance at beginning of the financial year		4,796,878	2,157,689	2,566,359	72,831
Surplus/(deficit) for the year		200,112	200,112	-	-
Net asset revaluation gain/(loss)		203,611	-	203,611	-
Transfers to other reserves		-	-	-	-
Transfers from other reserves		-	5,700	-	(5,700)
Balance at end of the financial year		**5,200,601**	**2,363,500**	**2,769,970**	**67,131**
2026 Budget					
Balance at beginning of the financial year		**5,200,601**	**2,363,500**	**2,769,970**	**67,131**
Surplus/(deficit) for the year		**205,575**	**205,575**	**-**	**-**
Net asset revaluation gain/(loss)		**211,755**	**-**	**211,755**	**-**
Transfers to other reserves	4.3.1	**-**	**-**	**-**	**-**
Transfers from other reserves	4.3.1	**-**	**10,259**	**-**	**(10,259)**
Balance at end of the financial year	4.3.2	**5,617,932**	**2,579,335**	**2,981,725**	**56,872**
2027					
Balance at beginning of the financial year		5,617,932	2,579,335	2,981,725	56,872
Surplus/(deficit) for the year		193,358	193,358	-	-
Net asset revaluation gain/(loss)		220,226	-	220,226	-
Transfers to other reserves		-	-	-	-
Transfers from other reserves		-	17,660	-	(17,660)
Balance at end of the financial year		**6,031,515**	**2,790,353**	**3,201,951**	**39,212**
2028					
Balance at beginning of the financial year		6,031,515	2,790,353	3,201,951	39,212
Surplus/(deficit) for the year		161,775	161,775	-	-
Net asset revaluation gain/(loss)		229,035	-	229,035	-
Transfers to other reserves		-	-	-	-
Transfers from other reserves		-	22,123	-	(22,123)
Balance at end of the financial year		**6,422,326**	**2,974,251**	**3,430,986**	**17,088**
2029					
Balance at beginning of the financial year		6,422,326	2,974,251	3,430,986	17,088
Surplus/(deficit) for the year		182,845	182,845	-	-
Net asset revaluation gain/(loss)		233,615	-	233,615	-
Transfers to other reserves		-	-	-	-
Transfers from other reserves		-	14,001	-	(14,001)
Balance at end of the financial year		**6,838,786**	**3,171,098**	**3,664,601**	**3,087**

Statement of Cash Flows

For the four years ending 30 June 2029

	Notes	Forecast Actual 2024-25 $'000	Budget 2025-26 $'000	Projections 2026-27 $'000	2027-28 $'000	2028-29 $'000
		Inflows (Outflows)	**Inflows (Outflows)**	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
Cash flows from operating activities						
Rates and charges		321,063	**339,763**	360,935	382,542	404,656
Statutory fees and fines		18,449	**19,322**	20,373	21,411	22,258
User fees		62,712	**65,676**	69,250	72,778	75,656
Grants - operating		75,167	**79,129**	81,719	84,444	85,768
Grants - capital		23,422	**43,797**	35,661	4,867	4,867
Contributions - monetary		40,950	**41,515**	30,881	24,469	40,778
Interest received		8,405	**6,567**	4,095	2,643	2,477
Dividends received		-	**-**	-	-	-
Trust funds and deposits taken		-	**-**	-	-	-
Other receipts		8,887	**6,338**	6,890	8,420	9,707
Net GST refund / payment		-	**-**	-	-	-
Employee costs		(220,058)	**(209,112)**	(221,127)	(233,834)	(247,063)
Materials and services		(171,728)	**(192,100)**	(200,152)	(211,170)	(218,388)
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	167,270	**200,895**	188,526	156,570	180,715
Cash flows from investing activities						
Payments for property, infrastructure, plant and equipment		(170,949)	**(210,882)**	(210,319)	(171,135)	(171,895)
Proceeds from sale of property, infrastructure, plant and equipment		6,400	**13,012**	3,890	1,214	1,255
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	(164,549)	**(197,870)**	(206,429)	(169,921)	(170,639)
Cash flows from financing activities						
Finance costs		(5,778)	**(5,288)**	(3,275)	(3,596)	(3,318)
Proceeds from borrowings		-	**-**	-	-	-
Repayment of borrowings		(10,290)	**(8,262)**	(8,428)	(8,599)	(7,292)
Interest paid - lease liability		-	**-**	-	-	-
Repayment of lease liabilities		(719)	**(1,274)**	(1,360)	(720)	(399)
Net cash provided by/(used in) financing activities	4.4.3	(16,786)	**(14,824)**	(13,063)	(12,915)	(11,009)
Net increase/(decrease) in cash & cash equivalents		(14,066)	**(11,799)**	(30,965)	(26,266)	(934)
Cash and cash equivalents at the beginning of the financial year		177,470	**163,404**	151,605	120,640	94,374
Cash and cash equivalents at the end of the financial year		163,404	**151,605**	120,640	94,374	93,440

Statement of Capital Works

For the four years ending 30 June 2029

	NOTES	Forecast Actual 2024-25 $'000	Budget 2025-26 $'000	Projections 2026-27 $'000	2027-28 $'000	2028-29 $'000
Property						
Land		48,936	**23,494**	8,711	5,719	8,836
Land improvements		-	**-**	-	-	-
Total land		48,936	**23,494**	8,711	5,719	8,836
Buildings		22,815	**66,767**	58,258	34,527	48,795
Heritage buildings		345	**2,000**	2,000	3,000	1,000
Building improvements		-	**-**	-	-	-
Leasehold improvements		-	**-**	-	-	-
Total buildings		23,160	**68,767**	60,258	37,527	49,795
Total property		72,095	**92,261**	68,969	43,246	58,631
Plant and equipment						
Heritage plant and equipment		-	**-**	-	-	-
Plant, machinery and equipment		3,996	**6,428**	6,859	8,813	9,502
Fixtures, fittings and furniture		375	**352**	366	446	470
Computers and telecommunications		4,778	**1,942**	1,981	2,642	2,838
Library books		-	**-**	-	-	-
Total plant and equipment		9,149	**8,722**	9,206	11,901	12,810
Infrastructure						
Roads		29,025	**29,567**	37,416	47,066	43,521
Bridges		310	**610**	310	419	452
Footpaths and cycleways		10,017	**12,724**	5,023	6,446	6,185
Drainage		7,870	**6,449**	7,670	7,933	7,897
Recreational, leisure and community facilities		7,223	**5,188**	5,320	10,276	19,769
Waste management		3,051	**18,683**	35,227	10,114	1,517
Parks, open space and streetscapes		19,559	**26,466**	31,004	25,169	12,184
Aerodromes		-	**-**	-	-	-
Off-street car parks		-	**-**	-	-	-
Other infrastructure		12,610	**10,210**	10,174	8,564	8,928
Total infrastructure		89,666	**109,899**	132,144	115,988	100,454
Total capital works expenditure	4.5.1	170,910	**210,882**	210,319	171,135	171,895
Represented by:						
New asset expenditure		85,911	**98,303**	112,465	72,400	68,222
Asset renewal expenditure		57,039	**63,564**	64,923	90,750	95,492
Asset expansion expenditure		-	**-**	-	-	-
Asset upgrade expenditure		27,961	**49,015**	32,931	7,986	8,180
Total capital works expenditure	4.5.1	170,910	**210,882**	210,319	171,135	171,895
Funding sources represented by:						
Grants		23,422	**43,797**	35,661	4,867	4,867
Contributions		35,667	**22,514**	30,157	34,981	43,221
Council cash		111,822	**144,571**	144,500	131,287	123,806
Borrowings		-	**-**	-	-	-
Total capital works expenditure	4.5.1	170,910	**210,882**	210,319	171,135	171,895

Statement of Human Resources

For the four years ending 30 June 2029

	Forecast Actual	Budget	Projections		
	2024-25	2025-26	2026-27	2027-28	2028-29
	$'000	$'000	$'000	$'000	$'000
Staff expenditure					
Employee costs - operating	205,702	**210,302**	222,385	235,165	248,472
Employee costs - capital	8,417	**9,421**	10,026	10,670	11,355
Total staff expenditure	214,119	**219,723**	232,411	245,835	259,826
	FTE	**FTE**	FTE	FTE	FTE
Staff numbers					
Employees	1,861.0	**1,866.2**	1,912.8	1,960.6	2,009.5
Total staff numbers	1,861.0	**1,866.2**	1,912.8	1,960.6	2,009.5

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

Department	Budget	Comprises			
		Permanent		Casual	Temporary
	2025-26	Full Time	Part time		
	$'000	$'000	$'000	$'000	$'000
Chief Executive	**910**	910	-	-	-
City Infrastrucutre	**49,598**	42,936	4,780	932	950
City Life	**85,752**	37,518	36,446	9,108	2,679
Corporate Services	**41,498**	27,038	8,768	1,928	3,764
Placemaking	**26,523**	19,768	4,230	759	1,767
Total permanent staff expenditure	**204,281**	128,170	54,224	12,727	9,160
Other employee related expenditure	6,020				
Total employee costs - operating	**210,302**				
Capitalised labour costs	9,421				
Total staff expenditure	**219,723**				

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
	2025-26	Full Time	Part time		
Chief Executive	**3.0**	2.0	-	-	1.0
City Infrastrucutre	**460.7**	321.3	130.7	1.0	7.6
City Life	**827.6**	288.2	320.1	199.1	20.2
Corporate Services	**297.2**	223.6	40.0	6.4	27.1
Placemaking	**184.8**	153.4	24.8	1.2	5.3
Total staff FTE - Operating	**1,773.3**	988.5	515.7	207.8	61.2
Supplementary labour and other	21.8				
Total FTE - Operating	**1,795.0**				
Capitalised labour costs	71.2				
Total FTE	**1,866.2**				

Summary of Planned Human Resources Expenditure

For the four years ending 30 June 2029

	2025-26 $'000	2026-27 $'000	2027-28 $'000	2028-29 $'000
Chief Executive				
Permanent - Full time	**654**	**691**	**731**	**772**
Women	654	691	731	772
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Permanent - Part time	**-**	**-**	**-**	**-**
Women	-	-	-	-
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Chief Executive	**654**	**691**	**731**	**772**
City Infrastructure				
Permanent - Full time	**35,483**	**37,522**	**39,678**	**41,923**
Women	6,448	6,819	7,211	7,619
Men	29,035	30,703	32,468	34,305
Persons of self-described gender	-	-	-	-
Permanent - Part time	**14,440**	**15,270**	**16,147**	**17,061**
Women	2,624	2,775	2,934	3,100
Men	11,816	12,495	13,213	13,960
Persons of self-described gender	-	-	-	-
Total City Infrastructure	**49,923**	**52,791**	**55,825**	**58,984**
City Life				
Permanent - Full time	**30,097**	**31,826**	**33,656**	**35,560**
Women	23,643	25,001	26,438	27,934
Men	6,393	6,760	7,149	7,553
Persons of self-described gender	62	65	69	73
Permanent - Part time	**33,434**	**35,355**	**37,387**	**39,503**
Women	26,264	27,773	29,369	31,031
Men	7,102	7,510	7,941	8,391
Persons of self-described gender	69	73	77	81
Total City Life	**63,532**	**67,182**	**71,043**	**75,063**
Corporate Services				
Permanent - Full time	**32,427**	**34,290**	**36,261**	**38,312**
Women	21,708	22,955	24,275	25,648
Men	10,719	11,335	11,986	12,664
Persons of self-described gender	-	-	-	-
Permanent - Part time	**5,808**	**6,141**	**6,494**	**6,862**
Women	3,888	4,111	4,348	4,594
Men	1,920	2,030	2,147	2,268
Persons of self-described gender	-	-	-	-
Total Corporate Services	**38,234**	**40,431**	**42,755**	**45,174**
Placemaking				
Permanent - Full time	**22,193**	**23,468**	**24,817**	**26,221**
Women	14,597	15,435	16,323	17,246
Men	7,487	7,917	8,372	8,846
Persons of self-described gender	109	115	122	129
Permanent - Part time	**3,589**	**3,795**	**4,013**	**4,240**
Women	2,361	2,496	2,640	2,789
Men	1,211	1,280	1,354	1,431
Persons of self-described gender	18	19	20	21
Total Placemaking	**25,782**	**27,263**	**28,830**	**30,461**
Casuals, temporary and other expenditure	**32,177**	**34,026**	**35,981**	**38,017**
Total employee costs - operating	**210,302**	**222,385**	**235,165**	**248,472**
Capitalised labour costs	9,421	10,026	10,670	11,355
Total staff expenditure	**219,723**	**232,411**	**245,835**	**259,826**

	2025-26 FTE	2026-27 FTE	2027-28 FTE	2028-29 FTE
Chief Executive				
Permanent - Full time	**2.0**	**2.0**	**2.0**	**2.0**
Women	2.0	2.0	2.0	2.0
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Permanent - Part time	**-**	**-**	**-**	**-**
Women	-	-	-	-
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Chief Executive	**2.0**	**2.0**	**2.0**	**2.0**
City Infrastructure				
Permanent - Full time	**321.3**	**329.3**	**337.6**	**346.0**
Women	58.4	59.8	61.3	62.9
Men	262.9	269.5	276.2	283.1
Persons of self-described gender	-	-	-	-
Permanent - Part time	**130.7**	**134.0**	**137.4**	**140.8**
Women	23.8	24.4	25.0	25.6
Men	107.0	109.7	112.4	115.2
Persons of self-described gender	-	-	-	-
Total City Infrastructure	**452.0**	**463.3**	**474.9**	**486.8**
City Life				
Permanent - Full time	**288.2**	**295.4**	**302.8**	**310.3**
Women	226.4	232.0	237.8	243.8
Men	61.2	62.7	64.3	65.9
Persons of self-described gender	0.6	0.6	0.6	0.6
Permanent - Part time	**320.1**	**328.1**	**336.3**	**344.8**
Women	251.5	257.8	264.2	270.8
Men	68.0	69.7	71.4	73.2
Persons of self-described gender	0.7	0.7	0.7	0.7
Total City Life	**608.3**	**623.5**	**639.1**	**655.1**
Corporate Services				
Permanent - Full time	**223.6**	**229.2**	**234.9**	**240.8**
Women	149.7	153.4	157.3	161.2
Men	73.9	75.8	77.7	79.6
Persons of self-described gender	-	-	-	-
Permanent - Part time	**40.0**	**41.0**	**42.1**	**43.1**
Women	26.8	27.5	28.2	28.9
Men	13.2	13.6	13.9	14.3
Persons of self-described gender	-	-	-	-
Total Corporate Services	**263.6**	**270.2**	**277.0**	**283.9**
Placemaking				
Permanent - Full time	**153.4**	**157.3**	**161.2**	**165.2**
Women	100.9	103.4	106.0	108.7
Men	51.8	53.1	54.4	55.7
Persons of self-described gender	0.8	0.8	0.8	0.8
Permanent - Part time	**24.8**	**25.4**	**26.1**	**26.7**
Women	16.3	16.7	17.1	17.6
Men	8.4	8.6	8.8	9.0
Persons of self-described gender	0.1	0.1	0.1	0.1
Total Placemaking	**178.2**	**182.7**	**187.3**	**192.0**
Casuals and temporary staff	**290.8**	**298.1**	**305.5**	**313.1**
Total staff FTE - Operating	**1,795.0**	**1,839.9**	**1,885.8**	**1,932.9**
Capitalised labour	71.2	72.9	74.8	76.6
Total staff numbers	**1,866.2**	**1,912.8**	**1,960.6**	**2,009.5**

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 2025-26 the FGRS cap has been set at 3.0%. Council will apply a rate cap of **2.5%.** 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 will increase by 2.5%. This is lower than the rate cap by 0.5%.

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 2025-26 will increase from $473.25 to $509.55 or 7.7%.

Service rates and charges
Households may apply for an additional garbage bin, upsized garbage bin, recycling bin or green waste bin. The charges for 2025-26 are $148.40 to upgrade to a 240L bin, $108.05 for a recycling bin and $100.35 for a green waste bin.

Special rates and charges
There are no new special rates and charges schemes planned during 2025-26.

Waivers
Council declares the following waivers for 2025-26 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.

This will raise total rates and charges for 2025-26 to $341,319,964.

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

	2024-25 Forecast Actual $'000	2025-26 Budget $'000	Change $'000	%
General rates*	253,112	**264,921**	11,809	4.67%
Waste manangement charge	62,839	**68,943**	6,104	9.71%
Service rates and charges	652	**1,016**	364	55.71%
Supplementary rates and rate adjustments	4,570	**4,644**	74	1.62%
Waivers	(16)	**(52)**	(36)	230.83%
Interest on rates and charges	1,431	**1,400**	(31)	(2.15%)
Cultural and recreational rates	428	**448**	20	4.67%
Total rates and charges	**323,017**	**341,320**	**18,303**	**5.67%**

*These items are 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	2024-25 cents/$CIV*	2025-26 cents/$CIV*	Change
General rate for rateable residential properties	0.00201164	**0.00210329**	4.56%
General rate for rateable commercial/industrial properties	0.00391729	**0.00373015**	(4.78%)
General rate for rateable vacant land	0.00275846	**0.00278271**	0.88%
General rate for rateable farm properties	0.00101016	**0.00101452**	0.43%
General rate for rateable mixed use properties	0.00305012	**0.00310486**	1.79%
General rate for rateable cultural & recreational properties	0.00150873	**0.00157747**	4.56%

(Use CIV or NAV depending on the valuation basis used by the Council)*

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	2024-25 $'000	2025-26 $'000	Change $'000	%
Residential	196,035	**205,181**	9,146	4.67%
Commercial/industrial	42,894	**44,895**	2,001	4.67%
Vacant land	10,401	**10,886**	485	4.67%
Farm	2,974	**3,113**	139	4.67%
Mixed use	808	**846**	38	4.67%
Total amount to be raised by general rates	**253,112**	**264,921**	**11,809**	**4.67%**
Cultural & recreational land*	428	**448**		

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	2024-25 Number	2025-26 Number	Change Number	%
Residential	126,621	**129,628**	3,007	2.37%
Commercial/industrial	9,087	**9,352**	265	2.92%
Vacant land	6,217	**5,370**	(847)	(13.62%)
Farm	930	**925**	(5)	(0.54%)
Mixed use	295	**286**	(9)	(3.05%)
Total number of assessments	143,150	**145,561**	2,411	**1.68%**
Cultural & recreational land*	52	**52**		

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	2024-25 $'000	2025-26 $'000	Change $'000	%
Residential	99,508,982	**97,552,287**	(1,956,695)	(1.97%)
Commercial/industrial	11,181,117	**12,035,621**	854,504	7.64%
Vacant land	3,850,217	**3,912,076**	61,859	1.61%
Farm	3,006,565	**3,068,500**	61,935	2.06%
Mixed use	270,575	**272,450**	1,875	0.69%
Total value of land	**117,817,456**	**116,840,934**	**(976,522)**	**(0.83%)**
Cultural & recreational land*	283,196	**283,886**		

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 2024-25 $	Per Rateable Property 2025-26 $	Change $	Change %
Waste management charge	473.25	**509.55**	36.30	7.67%
Waste management charge applicable multi-sites	182.60	**196.40**	13.80	7.56%

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	2024-25 $'000	2025-26 $'000	Change $'000	Change %
Waste management charge	61,399	**67,354**	5,956	9.70%
Waste management charge applicable multi-sites	135	**148**	13	9.70%
Total	61,533	**67,502**	5,969	**9.70%**

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

Type of Charge	2024-25 Budget $'000	2025-26 Budget $'000	Change $'000	Change %
General rates	253,445	**264,921**	11,476	4.53%
Waste manangement charge	62,831	**68,943**	6,112	9.73%
Service rates and charges	1,439	**1,016**	(423)	(29.40%)
Supplementary rates and rate adjustments	5,000	**4,644**	(356)	(7.12%)
Waivers	(62)	**(52)**	10	(16.14%)
Interest on rates and charges	1,200	**1,400**	200	16.67%
Cultural and recreational rates	261	**448**	187	71.65%
Total	**324,114**	**341,320**	**17,206**	**5.31%**

4.1.1(j) Fair Go Rates System Compliance

Greater Geelong City Council is required to comply with the State Government's Fair Go Rates System (FGRS). The table below details the budget assumptions consistent with the requirements of the Fair Go Rates System.

	2024-25 $	2025-26 $
Total Rates	$ 246,669,011	$ 258,458,994
Number of rateable properties	143,152	145,561
Base Average Rate	$ 1,723.13	$ 1,775.61
Maximum Rate Increase (set by the State Government)*	**2.75%**	**2.50%**
Capped Average Rate	$ 1,771.05	$ 1,820.00
Maximum General Rates and Municipal Charges Revenue	$ 253,452,048	$ 264,921,020
Budgeted General Rates and Municipal Charges Revenue	$ 253,444,843	$ 264,921,020
Budgeted Supplementary Rates	$ 5,000,000	$ 4,643,945
Budgeted Total Rates and Municipal Charges Revenue	**$ 258,444,843**	**$ 269,564,965**

* The State Government has allowed for a maximum rate increase of 3.0% in 2025-26, however Council will provide for an increase of 2.5%

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 (2025-26: estimated $4.6m and 2024-25: $5.0m)
- 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.

4.1.1(l) Differential rates

Refer to better practice guide for details on disclosing differential rates.

4.1.2 Statutory fees and fines

	Forecast 2024-25	Budget 2025-26	Change	
	$'000	$'000	$'000	%
Permits	6,160	**7,084**	924	15.0%
Infringements and costs	4,650	**4,532**	(117)	(2.5%)
Registrations	4,702	**4,908**	206	4.4%
Other	731	**852**	121	16.5%
Total statutory fees and fines	**16,243**	**17,377**	**1,134**	**7.0%**

Permits	Introduction of Landscape Plan Checking & Inspection fee in 2025-26. All revenue from permits is budgeted to increase due to expected increase in growth and price. Price increases for the majority of permits is set and regulated by the State Government.
Registrations	All revenue from registrations is budgeted to increase due to expected increase in growth and price. Price increases for the majority of permits is set and regulated by the State Government.

4.1.3 User fees

	Forecast 2024-25	Budget 2025-26	Change	
	$'000	$'000	$'000	%
Leisure centre and recreation	25,082	**26,676**	1,594	6.36%
Waste Management Services	14,539	**14,928**	390	2.68%
Parking Fees	8,047	**6,800**	(1,247)	(15.49%)
Child care/children's programs	5,410	**5,502**	92	1.69%
Development Services	3,609	**4,000**	391	10.83%
Lease & Rental Income	3,269	**2,894**	(375)	(11.46%)
Aged and health services	2,098	**2,155**	58	2.76%
Building Services	2,206	**1,633**	(573)	(25.98%)
Retail Sales	1,529	**1,463**	(66)	(4.34%)
Other Fees and Charges	746	**1,288**	541	72.53%
Total user fees	**66,534**	**67,339**	**805**	**1.21%**

Leisure centre and recreation	Revenue is expected to increase in 2025-26 in line with increases in utilisation of facilities across the network.
Parking Fees	Free 2P parking in the CBD will result in decreased revenue from parking fees in 2025-26.
Lease & Rental Income	The decreased lease and rental income reflects the expectation that Council will sell the property at 200 Princes Highway, Corio and enter fewer other leasing arrangements.
Building Services	A combination of reduced Street Occupancy, Permits, lodgements and lower approval volumes due to economic decline, along with absence of the 3 yearly caravan park fees, are impacting the 2025-26 revenue.

4.1.4 Grants

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

	Forecast 2024-25 $'000	Budget 2025-26 $'000	Change $'000	Change %
Grants were received in respect of the following:				
Summary of Grants				
Commonwealth funded grants	73,150	80,314	7,164	10%
State funded grants	25,503	42,244	16,742	66%
Total grants received	**98,653**	**122,559**	23,906	24%
(a) Operating Grants				
Recurrent - Commonwealth Government				
Financial Assistance Grants	28,455	30,340	1,885	7%
Positive Aging	18,528	18,446	(82)	(0%)
Family & Children	12,277	12,806	529	4%
Other	527	252	(275)	(52%)
Recurrent - State Government				
Family & Children	10,792	12,064	1,272	12%
School Crossings	1,152	1,187	35	3%
Positive Aging	547	511	(35)	(6%)
Youth Services	420	353	(67)	(16%)
Other	815	595	(219)	(27%)
Total recurrent grants	**73,513**	**76,555**	**3,042**	**4%**
Non-recurrent - Commonwealth Government				
Health & Safety	204	-	(204)	(100%)
Other	52	-	(52)	(100%)
Non-recurrent - State Government				
Family & Children	566	1,352	786	139%
Planning & Building	272	166	(106)	(39%)
Youth Services	212	150	(62)	(29%)
Arts, Culture & Heritage	103	40	(63)	(61%)
Waste Management	25	284	259	1041%
Other	286	215	(70)	(25%)
Total non-recurrent grants	**1,718**	**2,206**	**488**	**28%**
Total operating grants	**75,231**	**78,762**	**3,530**	**5%**
(b) Capital Grants				
Recurrent - Commonwealth Government				
Roads	5,192	4,333	(859)	(17%)
Non-recurrent - Commonwealth Government				
Buildings	1,916	10,682	8,766	457%
Roads	1,259	-	(1,259)	(100%)
Recreational, leisure and community facilities	1,167	1,014	(153)	(13%)
Parks, open space and streetscapes	3,572	2,440	(1,132)	(32%)
Non-recurrent - State Government				
Buildings	1,094	22,606	21,512	1966%
Heritage buildings	150	-	(150)	(100%)
Plant, machinery and equipment	75	-	(75)	(100%)
Computers and telecommunications	344	-	(344)	(100%)
Roads	1,760	-	(1,760)	(100%)
Bridges	-	300	300	-
Footpaths and cycleways	1,816	-	(1,816)	(100%)
Recreational, leisure and community facilities	1,757	193	(1,564)	(89%)
Waste management	66	-	(66)	(100%)
Parks, open space and streetscapes	2,454	2,228	(226)	(9%)
Other infrastructure	799	-	(799)	(100%)
Total capital grants	**23,422**	**43,797**	**20,375**	**87%**
Total Grants	**98,653**	**122,559**	**23,906**	**24%**

Operating Grants	
Financial Assistance Grants	2025-26 budget assumes that grant funding will be received in the financial year to which it relates. Funding amount is also assumed to increase consistent with prior years.
Family services	Increased funding for Long Day Care, Maternal and Child Health, Free Kinder and children & family support programs.
Aged Care	Decreased funding will be received for delivery of the Commonwealth Home Support Program and Support at Home due to changes in Commonwealth legislation relating to Aged Care services.
Capital Grants	
Buildings	2025-26 income includes $19.3m in State and Federal funding for stage two of the Northern Bellarine Aquatic Centre.
Roads	2025-26 income includes $4.3m in recurrent Federal funding in relation to the Roads to Recovery and Black Spot programs.
Parks, open space and streetscapes	2025-26 income includes $2.9m in funding for the Drysdale Sporting Precinct and $1.2m in Federal funding for the Leopold Sports Precinct.

4.1.5 Contributions

	Forecast 2024-25 $'000	Budget 2025-26 $'000	Change $'000	Change %
Monetary	40,950	**41,515**	565	1.38%
Non-monetary	135,069	**116,012**	(19,057)	(14.11%)
Total contributions	**176,019**	**157,527**	**(18,492)**	**(10.51%)**

Monetary	Developer Contributions expected to be received in 2025-26 are consistent with the 2024-25 forecast.
Non-Monetary	This reflects the change in timing in value at which infrastructure is transfer to the City from developers.

4.1.6 Net gain (or loss) on disposal of property, infrastructure, plant and equipment

	Forecast 2024-25 $'000	Budget 2025-26 $'000	Change $'000	Change %
Recurrent				
Proceeds from Sale of Plant & Equipment	636	**836**	200	31.38%
Written Down Values	(419)	**(464)**	(44)	10.54%
Net Gain/(Loss) - Recurrent	**217**	**372**	**155**	**71.67%**
Non-Recurrent				
Barwon Head Road Duplication Project	390	-	(390)	
200 Princess Highway	4,600	-	(4,600)	
Part 11, McHarry Court	450	**2,500**	2,050	
43 The Boulevard	400	-	(400)	
DeStefano Drive	-	**243**	243	
125 Weddell Road	-	**7,200**	7,200	
59 Bacchus Marsh Road	-	**400**	400	
36 Dudley Street	-	**900**	900	
21-25 Oakdene Road	-	**1,000**	1,000	
Road Discontinuation	99	**300**	201	
Total Asset Proceeds	**5,939**	**12,543**	**6,604**	**111.20%**
Asset Disposal Costs	(175)	**(367)**	(192)	109.64%
Written Down Values	(2,430)	**(5,992)**	(3,562)	146.61%
Net Gain/(Loss) - Non-Recurrent	**3,334**	**6,184**	2,850	**85.48%**
Net Gain/(Loss)	**3,551**	**6,556**	**3,005**	**84.64%**

4.1.7 Other income

	Forecast 2024-25 $'000	Budget 2025-26 $'000	Change $'000	Change %
Interest	8,405	**6,567**	(1,838)	(21.87%)
Reimbursements and recoveries	2,551	**4,269**	1,719	67.39%
Other	4,900	**2,318**	(2,581)	(52.69%)
Total other income	**15,855**	**13,155**	**(2,701)**	**(17.03%)**

Interest	Interest income is expected to decrease due to a reducing cash balance in 2025-26.
Reimbursements and recoveries	Income from NWGGA (North West Geelong Growth Area) relating to funding agreements for the Batesford North and Elcho Road West Precinct Structure Plans, during 2025-26.
Other	Other income expected to decrease due to one-off funding received in 2024-25 relating to capital projects, partly offset by the income from the addition of the container deposit scheme in 2025-26.

4.1.8 Employee costs

	Forecast 2024-25 $'000	Budget 2025-26 $'000	Change $'000	Change %
Wages and salaries	174,946	**180,099**	(5,153)	(2.95%)
Superannuation	18,814	**18,912**	(98)	(0.52%)
WorkCover	5,821	**5,270**	551	9.46%
Supplementary Labour	2,922	**2,255**	667	22.82%
Other	15,537	**3,400**	12,137	78.12%
Fringe Benefits Tax	399	**366**	33	8.32%
Total employee costs	**218,439**	**210,302**	**(8,137)**	**(3.73%)**

Wages and salaries	The recently approved Enterprise Agreement 2024 includes an increase to base salaries of 3.0% from 1 October 2024 and an annual lump sum of $400 payable on 1 July 2025.
Superannuation	The minimum super guarantee percentage increased by 0.5% to 12.00% in 2024-25.
WorkCover	Improvement in WorkCover performance has resulted in reduced WorkCover premiums.
Other	2024-25 forecast includes costs associated with aged care service review outcomes.

4.1.9 Materials and services

	Forecast 2024-25 $'000	Budget 2025-26 $'000	Change $'000	Change %
Contract Payments	64,200	**72,676**	(8,476)	(13.20%)
Waste Disposal & Recyciling	12,997	**16,787**	(3,790)	(29.16%)
Maintenance/Plant/Equipment/Vehicle Costs	14,608	**13,949**	659	4.51%
Consultants	9,273	**21,623**	(12,349)	(133.17%)
Utilities	8,657	**10,570**	(1,913)	(22.10%)
Levies	9,930	**6,236**	3,694	37.20%
Materials	7,433	**7,781**	(348)	(4.68%)
Information Technology	6,213	**7,521**	(1,309)	(21.07%)
Insurance	849	**568**	281	33.07%
Other	17,282	**20,149**	(2,866)	(16.59%)
Efficiency Target	-	**(3,500)**	3,500	-
Total materials and services	**151,443**	**174,361**	**(22,918)**	**(15.13%)**

Contractors	Contractor costs are budgeted to increase due to expected service volume growth and increased service prices. Repairs and maintenance of building, facilities, parks and reserves are the primary driver for the increased costs.
Waste Disposal & Recycling	Increased waste disposal cost reflects contracted price increases, gate fee increases driven by the rise in the EPA levy, and an increase on the volume of kerbside collections related to population growth.
Consultants	Increased consultancy spend relating to the Digital Innovation Program, to implement new technology systems, platforms and software solutions to uplift digital capability to meets the needs of the City. Increased spend also expected on the urban growth project, Northern and Western Geelong Growth Area (NWGGA). The project is a key element of the City's plan to address Geelong's long-term population growth needs as part of a clever and creative future.
Levies	Decreased costs of the EPA Levy due to less disposal to Drysdale, which is offset the increase in waste disposal cost paid to dispose waste at other landfills.
Information Technology	Increased investment for Digital, Information & Technology, for it to align to the City's IT strategy and to help support the increasing demand and capability of the organisation.

4.1.10 Depreciation

	Forecast 2024-25 $'000	Budget 2025-26 $'000	Change $'000	Change %
Property	14,689	**16,360**	(1,671)	(11.37%)
Plant & equipment	6,089	**9,826**	(3,737)	(61.37%)
Infrastructure	79,082	**79,172**	(90)	(0.11%)
Total depreciation	**99,861**	**105,358**	**(5,497)**	**(5.50%)**

The expected increase in 2025-26 depreciation reflects the increasing value of Council's assets. The increasing value of Council's assets are driven by increased replacement costs of existing assets and new assets constructed and acquired through the capital works program.

4.1.11 Amortisation - Intangible assets

	Forecast 2024-25 $'000	Budget 2025-26 $'000	Change $'000	Change %
Computer Software	1,340	**1,340**	-	-
Landfill	386	**387**	1	0.34%
Total amortisation - intangible assets	**1,726**	**1,727**	**1**	**0.08%**

4.1.12 Depreciation - Right of use assets

	Forecast 2024-25 $'000	Budget 2025-26 $'000	Change $'000	Change %
Right of use assets	1,522	**2,042**	(520)	(34.18%)
Total depreciation - right of use assets	**1,522**	**2,042**	**(520)**	**(34.18%)**

4.1.13 Other expenses

	Forecast 2024-25 $'000	Budget 2025-26 $'000	Change $'000	Change %
Contributions	18,703	**19,146**	(444)	(2.37%)
Community Grants	2,180	**1,950**	231	10.58%
Sponsorships	71	**84**	(13)	(18.83%)
Other	39	**-**	39	100.00%
Total other expenses	**20,992**	**21,180**	**(188)**	**(0.89%)**

Contributions	Contributions will increase for the Geelong Regional Library Corporation in line with the average rates increase of 2.50%. No contribution to the biannual Avalon Airshow as it will not be held in 2025-26.
Community Grants	The 2025-26 budget for community grants has remained consistent with the overall 2024-25 budget allocation, however with a 50% decrease in community infrastructure grants.

4.2 Balance Sheet

4.2.1 Assets

Property, infrastructure, plant and equipment	The increasing value of Council's assets are driven by increased replacement costs of existing assets and new assets constructed and acquired through the capital works program.

4.2.2 Liabilities

Interest-bearing liabilities	There are no planned borrowings in 2025-26 or over the next 4 years, resulting in a repayment of borrowings and lower levels of debt.
Trade and other payables	The increase in 2025-26 reflects the expected increase in expenditure and subsequent payments to suppliers.

4.2.3 Borrowings

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

	Forecast	Budget	Projections		
	2024-25	2025-26	2026-27	2027-28	2028-29
	$	$	$	$	$
Amount borrowed as at 30 June of the prior year	185,066	**174,776**	166,514	158,086	149,488
Amount proposed to be borrowed	-	**-**	-	-	-
Amount projected to be redeemed	(10,290)	**(8,262)**	(8,428)	(8,599)	(7,292)
Amount of borrowings as at 30 June	**174,776**	**166,514**	**158,086**	**149,488**	**142,196**

No new borrowings are planned in the 4 year budget.

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	Budget
	2024-25	2025-26
	$'000	$'000
Right-of-use assets		
Property	4,275	**2,217**
Vehicles	13	**29**
Other, etc.	-	**-**
Total right-of-use assets	**4,288**	**2,246**
Lease liabilities		
Current lease Liabilities		
Land and buildings	1,274	**1,360**
Plant and equipment	-	**-**
Other, etc.	-	**-**
Total current lease liabilities	**1,274**	**1,360**
Non-current lease liabilities		
Land and buildings	4,165	**2,805**
Plant and equipment	-	**-**
Other, etc.	-	**-**
Total non-current lease liabilities	**4,165**	**2,805**
Total lease liabilities	**5,438**	**4,165**

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

Council establishes Reserves to account for income that has been received from a specific source that has a future application. A Revaluation Reserve is required under the Australian Accounting Standards to recognise changes in asset value.

	Forecast	Budget	Projections		
	2024-25	2025-26	2026-27	2027-28	2028-29
	$'000	$'000	$'000	$'000	$'000
Developer Contributions Reserves	51,850	**53,699**	39,212	17,088	3,087
Waste Reserve	15,281	**3,173**	-	-	-
Total	**67,131**	**56,872**	**39,212**	**17,088**	**3,087**
Revaluation Reserves	2,769,970	**2,981,725**	3,201,951	3,430,986	3,664,601
Total Reserves	**2,837,101**	**3,038,597**	**3,241,163**	**3,448,074**	**3,667,688**

4.3.2 Equity

The equity position is expected to increase due to the comprehensive net result surplus and revaluation of assets. Cash reserves are reducing over the 4-year period as $56.8m of cash reserves funded from developers will be utilised to deliver the associated infrastructure.

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 2.50% average rate increase.
Grants - Capital	Increase in capital grants expected in 2025-26, including $19.3m in State and Federal funding for stage two of the North Bellarine Aquatic Centre.
Materials and services	Increased costs due to inflationary impacts and requirements to support service growth.

4.4.2 Net cash flows provided by/used in investing activities

Payments for property, infrastructure, plant and equipment	Increased investment in the capital program in 2025-26 as compared to 2024-25.
Proceeds from sale of property, infrastructure, plant	Expected sale of excess assets during 2025-26, which will assist with the repayment of debt.

4.4.3 Net cash flows provided by/used in financing activities

Proceeds from borrowings	There are no planned borrowings in 2025-26 or over the next 4 years.

4.5 Capital works program

This section presents a listing of the capital works projects to be undertaken for the 2025-26 year, classified by expenditure type and funding source. This covers the capital program developed for the current budget and any carried forward amounts from prior years.

4.5.1 Summary

	Forecast Actual 2024-25 $'000	Budget 2025-26 $'000	Change $'000	%
Infrastructure	89,666	109,899	20,233	**22.56%**
Plant and equipment	9,149	8,722	(427)	**-4.67%**
Property	72,095	92,261	20,166	**27.97 %**
Total	**170,910**	**210,882**	**39,971**	**23.39%**

	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Expansion	Upgrade	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Infrastructure	**109,899**	37,867	44,833	-	27,199	10,509	5,237	94,152	-
Plant and equipment	**8,722**	775	7,764	-	183	-	-	8,722	-
Property	**92,261**	59,661	10,967	-	21,633	33,288	17,276	41,696	-
Total	**210,882**	98,303	63,564	-	49,015	43,797	22,513	144,570	-

The 2025-26 program of $210.8 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 have 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.

4.5.2 Current Budget

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Expansion	Upgrade	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
PROPERTY									
Land	**23,494**	23,494	-	-	-	-	6,939	16,555	-
Land Improvements	**-**	-	-	-	-	-	-	-	-
Buildings	**66,767**	36,167	8,967	-	21,633	33,288	10,337	23,141	-
Heritage buildings	**2,000**	-	2,000	-	-	-	-	2,000	-
Building improvements	**-**	-	-	-	-	-	-	-	-
Leasehold improvements	**-**	-	-	-	-	-	-	-	-
TOTAL PROPERTY	**92,261**	59,661	10,967	-	21,633	33,288	17,276	41,696	-
PLANT AND EQUIPMENT									
Heritage Plant and Equipment	**-**	-	-	-	-	-	-	-	-
Plant, Machinery and Equipment	**6,428**	350	5,945	-	132	-	-	6,428	-
Fixtures, Fittings and Furniture	**352**	184	117	-	51	-	-	352	-
Computers and Telecommunications	**1,942**	241	1,702	-	-	-	-	1,942	-
Library books	**-**	-	-	-	-	-	-	-	-
TOTAL PLANT AND EQUIPMENT	**8,722**	775	7,764	-	183	-	-	8,722	-
INFRASTRUCTURE									
Roads	**29,567**	1,857	25,862	-	1,849	4,333	909	24,325	-
Bridges	**610**	300	310	-	-	300	-	310	-
Footpaths and Cycleways	**12,724**	8,721	4,003	-	-	-	1,335	11,389	-
Drainage	**6,449**	-	3,757	-	2,692	-	-	6,449	-
Recreational, leisure and community facilities	**5,188**	839	1,003	-	3,347	1,207	349	3,633	-
Waste Management	**18,683**	4,003	-	-	14,680	-	-	18,683	-
Parks, Open Space and Streetscapes	**26,466**	12,775	9,387	-	4,305	4,669	2,312	19,486	-
Aerodromes	**-**	-	-	-	-	-	-	-	-
Off-street Car Parks	**-**	-	-	-	-	-	-	-	-
Other Infrastructure	**10,210**	9,372	511	-	326	-	332	9,877	-
TOTAL INFRASTRUCTURE	**109,899**	37,867	44,833	-	27,199	10,509	5,237	94,152	-
TOTAL NEW CAPITAL WORKS	**210,882**	**98,303**	**63,564**	**-**	**49,015**	**43,797**	**22,513**	**144,570**	**-**

2026-27

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Expansion	Upgrade	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
PROPERTY									
Land	**8,711**	8,711	-	-	-	-	755	7,956	-
Land Improvements	**-**	-	-	-	-	-	-	-	-
Buildings	**58,258**	37,405	11,209	-	9,644	25,987	13,705	18,566	-
Heritage buildings	**2,000**	-	2,000	-	-	-	-	2,000	-
Building improvements	**-**	-	-	-	-	-	-	-	-
Leasehold improvements	**-**	-	-	-	-	-	-	-	-
TOTAL PROPERTY	**68,969**	46,116	13,209	-	9,644	25,987	14,460	28,522	-
PLANT AND EQUIPMENT									
Heritage Plant and Equipment	**-**	-	-	-	-	-	-	-	-
Plant, Machinery and Equipment	**6,859**	850	5,874	-	135	-	-	6,859	-
Fixtures, Fittings and Furniture	**366**	188	126	-	52	-	-	366	-
Computers and Telecommunications	**1,981**	245	1,736	-	-	-	-	1,981	-
Library books	**-**	-	-	-	-	-	-	-	-
TOTAL PLANT AND EQUIPMENT	**9,206**	1,283	7,736	-	187	-	-	9,206	-
INFRASTRUCTURE									
Roads	**37,416**	8,711	27,175	-	1,530	4,649	3,991	28,776	-
Bridges	**310**	-	310	-	-	-	-	310	-
Footpaths and Cycleways	**5,023**	1,450	3,573	-	-	-	772	4,251	-
Drainage	**7,670**	1,487	3,437	-	2,746	-	1,487	6,183	-
Recreational, leisure and community facilities	**5,320**	2,565	931	-	1,824	-	2,065	3,255	-
Waste Management	**35,227**	18,827	-	-	16,400	-	-	35,227	-
Parks, Open Space and Streetscapes	**31,004**	22,382	8,022	-	600	5,026	7,092	18,887	-
Aerodromes	**-**	-	-	-	-	-	-	-	-
Off-street Car Parks	**-**	-	-	-	-	-	-	-	-
Other Infrastructure	**10,174**	9,643	532	-	-	-	289	9,885	-
TOTAL INFRASTRUCTURE	**132,144**	65,065	43,980	-	23,100	9,675	15,696	106,774	-
TOTAL NEW CAPITAL WORKS	**210,319**	**112,464**	**64,925**	**-**	**32,931**	**35,662**	**30,156**	**144,502**	**-**

2027-28

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Expansion	Upgrade	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
PROPERTY									
Land	**5,719**	5,719	-	-	-	-	1,669	4,050	-
Land Improvements	**-**	-	-	-	-	-	-	-	-
Buildings	**34,527**	18,315	14,011	-	2,201	-	13,216	21,312	-
Heritage buildings	**3,000**	-	3,000	-	-	-	-	3,000	-
Building improvements	**-**	-	-	-	-	-	-	-	-
Leasehold improvements	**-**	-	-	-	-	-	-	-	-
TOTAL PROPERTY	**43,246**	24,034	17,011	-	2,201	-	14,885	28,362	-
PLANT AND EQUIPMENT									
Heritage Plant and Equipment	**-**	-	-	-	-	-	-	-	-
Plant, Machinery and Equipment	**8,813**	-	8,675	-	138	-	-	8,813	-
Fixtures, Fittings and Furniture	**446**	192	202	-	53	-	-	446	-
Computers and Telecommunications	**2,642**	250	2,392	-	-	-	-	2,642	-
Library books	**-**	-	-	-	-	-	-	-	-
TOTAL PLANT AND EQUIPMENT	**11,901**	442	11,269	-	191	-	-	11,901	-
INFRASTRUCTURE									
Roads	**47,066**	7,561	37,955	-	1,550	4,867	3,967	38,231	-
Bridges	**419**	-	419	-	-	-	-	419	-
Footpaths and Cycleways	**6,446**	1,037	5,409	-	-	-	240	6,207	-
Drainage	**7,933**	-	5,132	-	2,801	-	-	7,933	-
Recreational, leisure and community facilities	**10,276**	8,372	1,274	-	630	-	8,372	1,905	-
Waste Management	**10,114**	10,114	-	-	-	-	-	10,114	-
Parks, Open Space and Streetscapes	**25,169**	13,023	11,534	-	612	-	7,270	17,899	-
Aerodromes	**-**	-	-	-	-	-	-	-	-
Off-street Car Parks	**-**	-	-	-	-	-	-	-	-
Other Infrastructure	**8,564**	7,816	748	-	-	-	248	8,316	-
TOTAL INFRASTRUCTURE	**115,988**	47,923	62,471	-	5,593	4,867	20,097	91,024	-
TOTAL NEW CAPITAL WORKS	**171,135**	**72,399**	**90,751**	**-**	**7,985**	**4,867**	**34,982**	**131,287**	**-**

2028-29

Capital Works Area	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Expansion	Upgrade	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
PROPERTY									
Land	**8,836**	8,836	-	-	-	-	2,869	5,967	-
Land Improvements	**-**	-	-	-	-	-	-	-	-
Buildings	**48,795**	29,044	17,514	-	2,237	-	20,705	28,090	-
Heritage buildings	**1,000**	-	1,000	-	-	-	-	1,000	-
Building improvements	**-**	-	-	-	-	-	-	-	-
Leasehold improvements	**-**	-	-	-	-	-	-	-	-
TOTAL PROPERTY	**58,631**	37,880	18,514	-	2,237	-	23,574	35,057	-
PLANT AND EQUIPMENT									
Heritage Plant and Equipment	**-**	-	-	-	-	-	-	-	-
Plant, Machinery and Equipment	**9,502**	-	9,360	-	142	-	-	9,502	-
Fixtures, Fittings and Furniture	**470**	197	218	-	54	-	-	470	-
Computers and Telecommunications	**2,838**	258	2,580	-	-	-	-	2,838	-
Library books	**-**	-	-	-	-	-	-	-	-
TOTAL PLANT AND EQUIPMENT	**12,810**	455	12,158	-	196	-	-	12,810	-
INFRASTRUCTURE									
Roads	**43,521**	1,173	40,767	-	1,582	4,867	1,173	37,481	-
Bridges	**452**	-	452	-	-	-	-	452	-
Footpaths and Cycleways	**6,185**	1,016	5,170	-	-	-	207	5,979	-
Drainage	**7,897**	-	5,012	-	2,885	-	-	7,897	-
Recreational, leisure and community facilities	**19,769**	17,865	1,255	-	649	-	17,825	1,944	-
Waste Management	**1,517**	1,517	-	-	-	-	-	1,517	-
Parks, Open Space and Streetscapes	**12,184**	195	11,358	-	631	-	195	11,989	-
Aerodromes	**-**	-	-	-	-	-	-	-	-
Off-street Car Parks	**-**	-	-	-	-	-	-	-	-
Other Infrastructure	**8,928**	8,121	807	-	-	-	248	8,680	-
TOTAL INFRASTRUCTURE	**100,454**	29,887	64,821	-	5,747	4,867	19,648	75,939	-
TOTAL NEW CAPITAL WORKS	**171,895**	**68,222**	**95,493**	**-**	**8,180**	**4,867**	**43,222**	**123,806**	**-**

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 2025-26 financial year.

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 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 ($)
Art Gallery	49 Lt Malop Street	Geelong	21 years	(3)(b) >10 years	$1
Café	25 Park Crescent	South Geelong	5 + 5 years	(3)(b) >10 years	$7,500
Western Beach Boat Club	54-70 Western Foreshore Road	Geelong	21 years	(3)(b) >10 years	$20,000
Domestic Animal Pound and Animal Welfare	321-325 Portarlington Road	Moolap	1 + 1 years	3(a)(ii)	$1
Golf Course	150 Queens Park Road	Highton	21 years	(3)(b) >10 years	To be confirmed

5a. Targeted performance indicators

The following tables highlight 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 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
			2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	+/o/-
Governance									
Consultation and engagement (Council decisions made and implemented with community input)	**Satisfaction with community consultation and engagement** Community satisfaction rating out of 100 with the consultation and engagement efforts of Council	1	49.00	54.00	54.00	54.00	54.00	54.00	o
Roads									
Condition (sealed local roads are maintained at the adopted condition standard)	**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	96.30%	94.90%	96.56%	96.69%	96.82%	96.96%	+
Statutory planning									
Service standard (planning application processing and decisions are in accordance with legislative requirements)	**Planning applications decided within the relevant required time** Number of planning application decisions made within the relevant required time / Number of planning application decisions made	3	78.60%	70.00%	70.00%	70.00%	70.00%	70.00%	o
Waste management									
Waste diversion (amount of waste diverted from landfill is maximised)	**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	50.99%	51.30%	49.84%	49.84%	49.84%	49.84%	-

Targeted performance indicators - Financial

Indicator	Measure	Notes	Actual	Forecast	Target	Target Projections			Trend
			2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	+/o/-
Liquidity									
Working Capital (sufficient working capital is available to pay bills as and when they fall due)	**Current assets compared to current liabilities** Current assets / current liabilities	5	160.08%	163.11%	**147.81%**	122.18%	103.92%	103.62%	-
Obligations									
Asset renewal (assets are renewed as planned)	**Asset renewal compared to depreciation** Asset renewal and upgrade expense / Asset depreciation	6	67.83%	85.12%	**106.85%**	88.82%	85.80%	85.71%	o
Stability									
Rates concentration (revenue is generated from a range of sources)	**Rates compared to adjusted underlying revenue** Rate revenue / adjusted underlying revenue	7	69.89%	65.50%	**66.04%**	66.73%	67.31%	67.86%	o
Efficiency									
Expenditure level (resources are used efficiently in the delivery of services)	**Expenses per property assessment** Total expenses / no. of property assessments	8	$3,273	$3,491	**$3,634**	$3,682	$3,761	$3,861	+

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
			2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	+/o/-
Operating position									
Adjusted underlying result (an adjusted underlying surplus is generated in the ordinary course of business)	**Adjusted underlying surplus (or deficit)** Adjusted underlying surplus (deficit) / Adjusted underlying revenue	9	(4.14%)	(1.33%)	**(0.66%)**	0.37%	0.83%	1.00%	**+**
Liquidity									
Unrestricted cash (sufficient cash that is free of restrictions is available to pay bills as and when they fall due)	**Unrestricted cash compared to current liabilities** Unrestricted cash / current liabilities	10	75.52%	74.17%	**69.07%**	57.79%	55.28%	63.60%	**o**
Obligations									
Loans and borrowings (level of interest-bearing loans and borrowings is appropriate to the size and nature of Council's activities)	Loans and borrowings compared to rates interest-bearing loans and borrowings / rate revenue	11	60.56%	54.11%	**48.79%**	43.69%	38.94%	34.86%	-
Loans and borrowings (level of interest-bearing loans and borrowings is appropriate to the size and nature of Council's activities)	Loans and borrowings repayments compared to rates Interest and principal repayments on interest-bearing loans and borrowings / rate revenue		5.77%	4.97%	**3.97%**	3.23%	3.18%	2.60%	-
Indebtedness (level of long term liabilities is appropriate to the size and nature of a Council's activities)	**Non-current liabilities compared to own-source revenue** Non-current liabilities / own source revenue		46.13%	47.28%	**42.90%**	39.08%	35.60%	32.65%	**-**
Stability									
Rates effort (rating level is set based on the community's capacity to pay)	**Rates compared to property values** Rate revenue / CIV of rateable properties in the municipal district	12	0.27%	0.28%	**0.29%**	0.30%	0.30%	0.31%	**o**
Efficiency									
Revenue level (resources are used efficiently in the delivery of services)	**Average rate per property assessment** General rates and municipal charges / no. of property assessments	13	$2,245	$2,322	**$2,394**	$2,476	$2,562	$2,656	**+**

Key to Forecast Trend:

+ Forecasts improvement in Council's financial performance/financial position indicator

o Forecasts that Council's financial performance/financial position indicator will be steady

- Forecasts deterioration in Council's financial performance/financial position indicator

5c. Additional indicators

The following table presents additional indicators that are not prescribed indicators in the *Local Government (Planning and Reporting) Regulations 2020*. These indicators are used by the Department of Treasury and Finance to conduct credit assessments of councils under the Treasury Corporation of Victoria (TCV) loans framework. Subject to these financial covenants being satisfied over the prior three years to the budget year, the budget year, and subsequent three projected financial years, a borrowing limit will be determined under the framework.

Indicator	Measure	Notes	Actual	Forecast	Budget	Projections			Trend
			2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	+/o/-
TCV loans framework indicators									
Interest Cover Ratio	EBITDA (Earnings before interest, taxes, depreciation, and amortisation) / interest expenses	14	26	15	**17**	19	21	23	+
interest-bearing liabilities to own source revenue	interest-bearing liabilities / own source revenue (rates & charges)	15	41.79%	40.56%	**37.36%**	33.96%	30.54%	27.40%	-

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. 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.

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 tonnage of mixed recycling processed by the City would decrease due to the introduction of the Victorian Government's Container Deposit Scheme, which will remove containers from the City's mixed recycling processing.

5. Working Capital

Cash deficits over the 4 year budget will result in a decreasing cash position and therefore a decreasing working capital ratio.

6. Asset renewal

With a strong focus on asset renewal, increased investment over the 4 year budget to achieve a minimum 85% renewal rate.

7. Rates concentration

High level of growth driving increase in rates revenue, which remains in-line with expected increases in other revenue sources of Council.

8. Expenditure level

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

5b

9. Adjusted underlying result

An adjusted underlying deficit is expected in 2025-26, with adjusted underlying surpluses projected in future years requiring $80mil of efficiency realisation over the 4 years.

10. Unrestricted Cash

High level of reserve drawn-down to fund for capital works in four-year program will result in reduced unrestriced cash over the 4 year budget.

11. Debt compared to rates

Rates revenue will increase due to property growth and the rate cap, while debt levels will reduce with no planned borrowings in 2025-26 or over the next 4 years.

12. Rates effort

No material variations expected.

13. Revenue level

Revenue levels are expected to increase in-line with expected growth and cost increases.

5c

14. Interest cover ratio

The EBITDA of Council is sufficient to cover expected interest.

15. interest-bearing liabilities to own source revenue

The own source revenue of Council is expected to increase, while debt levels will reduce with no planned borrowings in 2025-26 or over the next 4 years.

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

Budgeted Income Statement

For the four years ending 30 June 2029

	Forecast Actual	Budget	Projections		
	2024-25 $'000	2025-26 $'000	2026-27 $'000	2027-28 $'000	2028-29 $'000
Operating Income					
Rates & Charges	322,372	**340,304**	361,378	383,893	407,923
Fees, Charges & Other	86,935	**90,826**	95,424	100,255	104,816
Government Grants	75,231	**78,762**	80,928	83,153	85,440
Interest Received	8,405	**6,567**	4,095	2,643	2,477
Gain/Loss on Sale of Property	217	**372**	389	407	426
Total Operating Income	**493,161**	**516,831**	**542,214**	**570,350**	**601,082**
Operating Expenditure					
Salaries & Wages	218,439	**210,302**	222,385	235,165	248,472
Materials & Services	142,786	**163,791**	167,979	174,839	183,173
Depreciation	103,108	**109,126**	112,587	116,935	122,640
Community Support	20,954	**21,180**	22,901	23,412	25,265
Utilities	8,657	**10,570**	11,105	11,667	12,258
Interest Expense	5,778	**5,288**	3,275	3,596	3,318
Total Operating Expenditure	**499,721**	**520,257**	**540,232**	**565,615**	**595,126**
Underlying Operating Surplus/(Deficit) for the Year	**(6,560)**	**(3,426)**	**1,982**	**4,735**	**5,956**
Non-Recurrent Income					
Capital Grants & Income	23,422	**43,797**	35,661	4,867	4,867
Developer Contributions	40,950	**41,515**	30,881	24,469	40,778
Gain on Sale of Property	3,295	**6,184**	3,016	300	300
Recognition of Infrastructure	135,069	**116,012**	120,652	125,478	127,988
Net Asset Revaluation Gain	203,611	**211,755**	220,226	229,035	233,615
Other Capital Income	3,936	**1,494**	1,165	1,926	2,956
Total Non-Recurrent Income	**410,283**	**420,757**	**411,602**	**386,075**	**410,504**
Non-Recurrent Expenditure					
Loss on Disposal of Infrastructure	-	**-**	-	-	-
Prior Year Adjustments	-	**-**	-	-	-
Total Non-Recurrent Expenditure	**-**	**-**	**-**	**-**	**-**
Total Comprehensive Surplus/(Deficit) for the Year	**403,723**	**417,331**	**413,584**	**390,810**	**416,461**

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2025-26 TO 2028-29 CAPITAL PROJECTS PROGRAM

Project Name	Description	2025-26 Expenditure $	2025-26 Income $	2025-26 Net Cost $	2026-27 Net Cost $	2027-28 Net Cost $	2028-29 Net Cost $
Buildings							
Collendina Reserve, Ocean Grove facility upgrade	Provide facility upgrades to existing pavilion, including gender neutral facilities.	1,824,300	455,000	**1,369,300**	-	-	-
Chilwell Library Community Hub	Construction of upgrades at Chilwell library including meeting rooms and toilets.	2,397,010	-	**2,397,010**	-	-	-
Lara West - Eastern Multipurpose Community Centre	Lara West - Eastern Child and Community Centre Design & Construction, including early years and community spaces.	-	-	**-**	-	182,553	1,642,976
Landy Field - Upgrade of Facilities (Inc Pavilion)	Refurbishment of facilities including upgrades to the pavilion.	4,800,000	2,400,000	**2,400,000**	2,477,598	-	-
Armstrong Creek West Precinct - Neighbourhood Activity Centre Active Open Space - Community Pavilion	Design and construct the Armstrong Creek West Neighbourhood Activity Centre Community Sports Pavilion.	-	-	**-**	126,007	294,017	3,780,215
Armstrong Creek Growth Area Community Complex	Construction of a community complex in the Armstrong Creek growth area.	10,000,000	6,029,446	**3,970,554**	1,956,191	-	-
Armstrong Creek East Precinct - Local Activity Centre - Community Complex	Armstrong Creek East Precinct Local Activity Centre - Design and construction of a new Hub including early years and community spaces.	3,000,000	-	**3,000,000**	500,000	-	-
Armstrong Creek West Precinct - Local Activity Centre - Community Complex	Armstrong Creek West Precinct. Design and construction of a new Hub including early years and community spaces	-	-	**-**	-	188,500	1,696,497
Bellarine Aquatic & Sports Centre - Chemical Storage Building Upgrade	Construction of a chemical storage building and upgraded learn to swim offices at Bellarine Aquatic & Sports Centre.	258,056	-	**258,056**	-	-	-
North Bellarine Aquatic Centre Stage 2	Stage 2 of the North Bellarine Aquatic Centre development.	19,500,000	19,354,839	**145,161**	181,961	-	-
Ocean Grove Memorial Reserve Upgrade	Sports lighting upgrade and facility improvements.	530,575	550,000	**- 19,425**	-	-	-
Commonwealth Games Legacy Asset Delivery	Costs associated with the City's management of Commonwealth Games Legacy asset delivery.	239,538	-	**239,538**	143,945	-	-
Wallington Reserve - All Abilities Pavilion Redevelopment	Redevelopment of the sports pavilion at Wallington Reserve to address accessibility issues.	3,900,000	917,647	**2,982,353**	31,816	-	-
Hamlyn Park - Female Friendly Changeroom	Female friendly changeroom upgrades at Hamlyn Park.	155,000	-	**155,000**	1,545,000	-	-
Windsor Park Pavilion Upgrades	The delivery of Pavilion upgrade and extension at Windsor Park.	2,360,000	1,895,971	**464,029**	-	-	-

2025-26 TO 2028-29 CAPITAL PROJECTS PROGRAM

Project Name	Description	2025-26 Expenditure $	2025-26 Income $	2025-26 Net Cost $	2026-27 Net Cost $	2027-28 Net Cost $	2028-29 Net Cost $
Winter Reserve Netball Change Room & Court Upgrade	Construction of netball facilities and storage and new netball court adhering to Netball Victoria Facility Guidelines.	1,312,243	535,575	**776,668**	-	-	-
McDonald Reserve Pavilion Upgrade	Refurbishment and extension of the existing pavilion at McDonald Reserve.	1,300,000	1,300,000	**-**	-	-	-
Queens Park Female Friendly Change room	Female friendly change room upgrades at Queens Park.	130,000	-	**130,000**	1,170,000	-	-
Norlane Community Centre	Staged construction works at the Norlane Community Centre.	1,349,320	-	**1,349,320**	-	-	-
NAC - Multi-Purpose Stadium	The delivery of a multi-use stadium in the Armstrong Creek precinct.	-	-	**-**	6,690,553	-	-
Armstrong Horseshoe Bend Precinct - Local Activity Centre - Community Complex	Armstrong Creek Horseshoe Bend Precinct - Local Activity Centre - Design and construction of a new Hub including early years and community spaces.	187,491	-	**187,491**	1,687,419	8,437,096	8,437,096
Lara West - District Active Open Space - Community Pavilion	Design and construct the Lara West District Active Open Space Community Pavilion.	-	-	**-**	-	137,036	319,752
Lara West - Multi-Purpose Stadium	Design and construct of a multi-purpose stadium at Lara West.	150,373	-	**150,373**	601,493	751,867	6,014,932
Armstrong Creek West Precinct - Regional Active Open Space - Community Pavilion	Design and construct the Armstrong Creek Regional Active Open Space Community Pavilion.	-	-	**-**	-	136,517	318,540
Armstrong Creek Horseshoe Bend Precinct - Regional Active Open Space - Community Pavilion	Design and construct the community pavilion as part of the regional active open space (northern) in the Armstrong Creek Horseshow Bend precinct.	185,105	-	**185,105**	1,240,201	4,164,854	3,665,072
Armstrong Creek East Precinct - Local Activity Centre Active Open Space Reserve - Community Pavilion	Design and construct the Armstrong Creek East Precinct Local Activity Centre community pavilion.	12,252	-	**12,252**	326,710	3,862,525	-
Armstrong Creek Horseshoe Bend Precinct - Southern Active Open Space - Community Pavilion	Design and construct the Armstrong Creek Horseshoe Bend Precinct Local Activity Centre community pavilion.	-	-	**-**	-	74,587	174,037
Armstrong Creek East Precinct - Regional Active Open Space Reserve - Community Pavilion	Design and construct the Armstrong Creek East Precinct Regional active open space reserve community pavilion.	-	-	**-**	-	-	138,842
Armstrong Creek Horseshoe Bend Precinct - Central Active Open Space - Community Pavilion	Design and construct the Armstrong Creek Horseshoe Bend Precinct central active open space community pavilion.	-	-	**-**	-	-	57,458

2025-26 TO 2028-29 CAPITAL PROJECTS PROGRAM

Project Name	Description	2025-26 Expenditure $	2025-26 Income $	2025-26 Net Cost $	2026-27 Net Cost $	2027-28 Net Cost $	2028-29 Net Cost $
Armstrong Creek Horseshoe Bend Precinct - Western Active Open Space - Play Fields and Athletics	Design and construct the Armstrong Creek Horseshoe Bend Precinct western active open space play fields.	-	-	-	-	-	81,581
Lara Early Years Library and Community Hub	Design and construct the permanent Lara Regional Library to replace the existing temporary library.	-	-	-	-	-	2,566,372
Jetty Road - Childrens and Community Hub	Design and construct facility which includes the development of an early childhood and maternal services area and neighbourhood community hub.	-	-	-	-	-	62,300
Wurriki Nyal Fit Out Costs	Leasehold fitout upgrades to level two and ground floor of Wuriki Nyal.	1,728,000	-	**1,728,000**	-	-	-
Animal Pound - Office Block Upgrade	Upgrade the office block at the animal pound facility	250,000	-	**250,000**	-	-	-
Core Capital Program - Buildings	The City of Greater Geelong's annual core capital program to fund ongoing expenditure associated with building assets	11,197,681	27,159	**11,170,522**	13,439,404	16,269,509	19,810,268
Total Buildings		**66,766,944**	**33,465,637**	**33,301,307**	**32,118,299**	**34,499,061**	**48,765,936**
Heritage buildings							
Osborne House Remedial Works	Remediation works to bring the building to an occupiable state.	2,000,000	-	**2,000,000**	2,000,000	3,000,000	1,000,000
Total Heritage buildings		**2,000,000**	**-**	**2,000,000**	**2,000,000**	**3,000,000**	**1,000,000**
Land							
Armstrong Creek Land Acquisition Program	Land acquisition required to support the Armstrong Creek DCP Precincts.	23,494,138	-	**23,494,138**	5,951,143	1,233,602	3,883,289
Northern and Western Geelong Growth Areas - Commonwealth Biodiversity Approvals	Provision for the implementation of the Commonwealth biodiversity approvals for the Northern and Western Geelong Growth Areas.	-	-	-	2,450,000	2,835,563	2,273,490
Total Land		**23,494,138**	**-**	**23,494,138**	**8,401,143**	**4,069,165**	**6,156,779**
Property Total		**92,261,082**	**33,465,637**	**58,795,445**	**42,519,442**	**41,568,226**	**55,922,715**

2025-26 TO 2028-29 CAPITAL PROJECTS PROGRAM

Project Name	Description	2025-26 Expenditure $	2025-26 Income $	2025-26 Net Cost $	2026-27 Net Cost $	2027-28 Net Cost $	2028-29 Net Cost $
Plant and Equipment							
Plant, machinery and equipment							
North Bellarine Aquatic Centre Stage 2 - Fit Out	Fit out costs relating to stage two of the North Bellarine Aquatic Centre	-	-	**-**	850,000	-	-
Grab Truck Purchase	Additional grab truck to address increase in dumped rubbish requests	350,000	-	**350,000**	-	-	-
Core Capital Program - Plant, machinery and equipment	The City of Greater Geelong's annual core capital program to fund ongoing expenditure associated with plant & equipment assets	6,077,516	-	**6,077,516**	6,008,983	8,812,858	9,501,718
Total Plant, machinery and equipment		**6,427,516**	**-**	**6,427,516**	**6,858,983**	**8,812,858**	**9,501,718**
Fixtures, fittings and furniture							
Core Capital Program - Fixtures, fittings and furniture	The City of Greater Geelong's annual core capital program to fund ongoing expenditure associated with fixture & fitting assets	351,830	-	**351,830**	365,581	446,451	469,744
Total Fixtures, fittings and furniture		**351,830**	**-**	**351,830**	**365,581**	**446,451**	**469,744**
Computers and telecommunications							
Core Capital Program - Computers and telecommunications	The City of Greater Geelong's annual core capital program to fund ongoing expenditure associated with computer and telecommunication assets	1,942,446	-	**1,942,446**	1,981,295	2,642,042	2,838,327
Total Computers and telecommunications		**1,942,446**	**-**	**1,942,446**	**1,981,295**	**2,642,042**	**2,838,327**
Plant and Equipment Total		**8,721,793**	**-**	**8,721,793**	**9,205,858**	**11,901,350**	**12,809,788**

2025-26 TO 2028-29 CAPITAL PROJECTS PROGRAM

Project Name	Description	2025-26 Expenditure $	2025-26 Income $	2025-26 Net Cost $	2026-27 Net Cost $	2027-28 Net Cost $	2028-29 Net Cost $
Infrastructure							
Bridges							
Barwon River - Shared Trails & Pedestrian Bridge	The detailed design of trails north and south of the Barwon River connecting to existing trails and of a pedestrian bridge across the Barwon River	300,000	300,000	-	-	-	-
Core Capital Program - Bridges	The City of Greater Geelong's annual core capital program to fund ongoing expenditure associated with bridge assets	310,049	-	**310,049**	310,049	418,814	451,871
Total Bridges		**610,049**	**300,000**	**310,049**	**310,049**	**418,814**	**451,871**
Drainage							
Retarding Basin & Water Treatment - Armstrong Creek Town Centre	Construction of retarding basin and water treatment within the Armstrong Creek Town Centre precinct.	-	-	-	1,486,612	-	-
Core Capital Program - Drainage	The City of Greater Geelong's annual core capital program to fund ongoing expenditure associated with drainage assets	6,449,251	-	**6,449,251**	6,182,890	7,932,985	7,897,367
Total Drainage		**6,449,251**	**-**	**6,449,251**	**7,669,503**	**7,932,985**	**7,897,367**
Footpaths and cycleways							
Special Rates and Charges - Civil Infrastructure	Ongoing program of construction in accordance with approved schedule funded via Special Rates and Charges Schemes.	3,902,505	1,015,971	**2,886,534**	678,304	797,777	809,093
Ocean Grove bike track	Planning and construction of bike track	3,419,421	-	**3,419,421**	-	-	-
Scenic Road - Bicycle Path	Footpath on Scenic Road from Highett Road to Province Blvd.	1,080,000	-	**1,080,000**	-	-	-
Off-Road Shared Trail Network	Trails and shared path network for Armstrong Creek growth area.	319,181	-	**319,181**	317,478	239,543	206,617
Core Capital Program - Footpaths and cycleways	The City of Greater Geelong's annual core capital program to fund ongoing expenditure associated with footpath and cycleway assets	4,003,305	-	**4,003,305**	3,572,772	5,408,884	5,169,586
Total Footpaths and cycleways		**12,724,412**	**1,015,971**	**11,708,441**	**4,568,554**	**6,446,204**	**6,185,296**
Other Infrastructure							
LED Lighting and Smart Control Delivery	This project involves a bulk change out of existing light fittings to more efficient LED's with Smart Control technology	100,000	248,000	**- 148,000**	- 248,000	- 248,000	- 248,000

2025-26 TO 2028-29 CAPITAL PROJECTS PROGRAM

Project Name	Description	2025-26 Expenditure $	2025-26 Income $	2025-26 Net Cost $	2026-27 Net Cost $	2027-28 Net Cost $	2028-29 Net Cost $
Traffic Lights at Roslyn Rd and Thornhill Rd	The detailed design and construction of traffic lights at the Roslyn Rd and Thornhill Rd intersection.	1,248,593	-	**1,248,593**	1,248,593	-	-
Convention and 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.	1,500,000	-	**1,500,000**	-	-	-
Armstrong Creek West - 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.	150,000	-	**150,000**	150,000	-	-
Avalon Beach Boat Ramp and Carpark Upgrade	Avalon Beach Boat Ramp and Carpark Upgrade	16,362	-	**16,362**	-	-	-
Animal Pound - Sewer Main Upgrade	Upgrade the sewer main at the animal pound facility	310,000	-	**310,000**	-	-	-
Core Capital Program - Other Infrastructure	The City of Greater Geelong's annual core capital program to fund ongoing expenditure associated with other infrastructure assets	6,884,782	42,895	**6,841,887**	8,775,752	8,563,881	8,927,580
Total Other Infrastructure		**10,209,737**	**290,895**	**9,918,842**	**9,926,345**	**8,315,881**	**8,679,580**
Parks, open space and streetscapes							
Wandana Gully Landscaping and Water Treatment (#2) - Province Estate Highton	These works capture remediation, civil (Cholet Reserve – Green Space) and fully landscaping of higher embankments within Gully #02 including Cholet Reserve.	60,000	-	**60,000**	-	-	-
Drysdale Sporting Precinct Master Plan 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	5,000,000	2,911,956	**2,088,044**	3,767,468	-	-
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.	199,999	-	**199,999**	-	-	-
Province Estate Highton - Wandana Gully - no 3	These works capture remediation and fully landscaping of higher embankments within Gully #03	2,111,520	-	**2,111,520**	-	-	-
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.	397,008	-	**397,008**	-	-	-

2025-26 TO 2028-29 CAPITAL PROJECTS PROGRAM

Project Name	Description	2025-26 Expenditure $	2025-26 Income $	2025-26 Net Cost $	2026-27 Net Cost $	2027-28 Net Cost $	2028-29 Net Cost $
Lara Golf Club Irrigation Upgrade	Installation of new irrigation system and decommissioning of existing as per concept plan.	2,281,934	-	**2,281,934**	-	-	-
Armstrong Creek East Precinct - Local Activity Centre Active Open Space Reserve - Playing Fields	Design and construct local activity centre active open space reserve playing fields in the Armstrong Creek East Precinct.	650,000	-	**650,000**	5,959,606	6,481,153	-
Sparrovale Wetlands Project Implementation	Development of the Sparrovale Masterplan and management of the Sparrovale Wetlands 550 hectare site.	858,836	-	**858,836**	1,288,254	1,093,302	-
Armstrong Creek West - Neighbourhood Activity Centre Active Open Space - Play Fields	Design and Construction of sporting fields and supporting infrastructure within the Armstrong Creek West Neighbourhood Active Open Space Reserve.	365,503	-	**365,503**	2,055,953	2,055,953	-
Geelong Waterfront Basketball Court	Construction of a new outdoor basketball court, including LED lighting and fencing on the Geelong waterfront.	50,000	50,000	**-**	-	-	-
Lara Driving Range	Development of a driving range at Lara Golf Club.	949,734	-	**949,734**	-	-	-
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.	250,000	-	**250,000**	4,285,000	3,389,051	-
Leopold Sports Precinct Upgrades	Female changerooms including public toilets, additional netball practice facility and carpark.	1,241,282	1,241,282	**-**	-	-	-
Sparrovale Dog Park	The delivery and construction of Sparrovale Dog Park, Charlemont.	550,000	465,385	**84,615**	-	-	-
Myers Reserve Masterplan Implementation	Myer Reserve masterplan implementation works.	750,000	-	**750,000**	-	-	-
Jetty Road - Foreshore Reserve - Improvements	Protection and rehabilitation of the foreshore reserve.	775,030	-	**775,030**	-	-	-
Armstrong Creek Horseshoe Bend Precinct - Playground Equipment	The purchase and installation of playground equipment at local parks.	-	-	**-**	-	3,985	195,283
Core Capital Program - Parks, open space and streetscapes	The City of Greater Geelong's annual core capital program to fund ongoing expenditure associated with parks, open space and streetscape assets	9,975,625	-	**9,975,625**	8,622,311	12,146,019	11,988,760
Total Parks, open space and streetscapes		**26,466,470**	**4,668,623**	**21,797,847**	**25,978,592**	**25,169,463**	**12,184,043**
Recreational, leisure and community facilities							

2025-26 TO 2028-29 CAPITAL PROJECTS PROGRAM

Project Name	Description	2025-26 Expenditure $	2025-26 Income $	2025-26 Net Cost $	2026-27 Net Cost $	2027-28 Net Cost $	2028-29 Net Cost $
Portarlington Recreation Reserve Master Plan	To deliver implementation of the Portarlington Recreation Reserve masterplan.	1,260,621	1,217,340	**43,281**	-	-	-
Thomson Recreation Reserve Upgrade	Upgrade works at Thomson Recreation Reserve.	886,891	-	**886,891**	-	-	-
Armstrong Creek West Precinct - Regional Active Open Space - Play Fields	Design and Construction of sporting fields and supporting infrastructure within the Armstrong Creek West Regional Active Open Space Reserve.	-	-	**-**	292,315	1,169,259	6,577,084
Armstrong Creek Horseshoe Bend - Southern Active Open Space - Play Fields	Design and construct the Armstrong Creek Horseshoe Bend Precinct Southern Active Open Space Play Fields.	133,669	-	**133,669**	534,674	3,027,143	3,007,543
Lara West - District Active Open Space - Play Fields	Design and construct the Lara West District Active Open Space Play Fields.	143,409	-	**143,409**	573,637	3,226,706	3,226,706
Armstrong Creek West Precinct - Local Activity Centre Active Open Space - Play Fields	Design and construct the Armstrong Creek West local activity centre active open space play fields.	-	-	**-**	-	-	270,569
Armstrong Creek Horseshoe Bend Precinct - Regional Active Open Space - Play Fields	Design and construct the playing fields as part of the regional active open space (northern) in the Armstrong Creek Horseshoe Bend precinct.	-	-	**-**	-	106,229	247,867
Armstrong Creek East Precinct - Regional Active Open Space Reserve - Playing Fields	Design and construct regional active open space reserve playing fields at the Armstrong Creek East precinct.	-	-	**-**	-	396,794	1,587,176
Armstrong Creek East Precinct - Regional Park - Playground Equipment	Provision of playground equipment within the Armstrong Creek East Precinct.	61,472	-	**61,472**	553,248	-	-
Armstrong Creek Horseshoe Bend Precinct - Central Active Open Space - Play Fields	Design and construct the Armstrong Creek Horseshoe Bend Precinct central active open space play fields.	-	-	**-**	111,402	445,608	2,948,244
Kardinia Aquatic Centre - Pool Boiler Electrification	The upgrade/electrification of the Kardinia Pool boiler.	594,000	-	**594,000**	1,206,000	-	-
Sport Lighting Program	Program to support the installation of new sport lighting across the municipality	500,000	-	**500,000**	500,000	-	-
Core Capital Program - Recreational, leisure and community facilities	The City of Greater Geelong's annual core capital program to fund ongoing expenditure associated with recreational, leisure and community facility assets	1,608,385	-	**1,608,385**	1,548,752	1,904,504	1,904,011
Total Recreational, leisure and community facilities		**5,188,447**	**1,217,340**	**3,971,106**	**5,320,027**	**10,276,243**	**19,769,200**

2025-26 TO 2028-29 CAPITAL PROJECTS PROGRAM

Project Name	Description	2025-26 Expenditure $	2025-26 Income $	2025-26 Net Cost $	2026-27 Net Cost $	2027-28 Net Cost $	2028-29 Net Cost $
Roads							
Intersection - Reserve Road - Horseshoe Bend Road - Drews Road	The construction of a signalised intersection at Reserve Road/Horseshoe Bend Road/ Drews Road.	754,543	-	**754,543**	1,340,360	5,663,999	-
Intersection - Surf Coast Hwy - Boundary Road	Construction of a signalised intersection - Surf Coast Hwy and Boundary Road	385,000	-	**385,000**	2,863,100	954,367	-
Lara West - Patullos Rd East - Road Widening and Shared User Path	Design of widened road and shared user path between O'Hallorans Rd and Kees Rd, Lara.	560,800	-	**560,800**	3,675,876	-	-
Intersection - New Burvilles Road and Connector F - Signals Only	Design and construct the New Burvilles Road and Connector F Intersection at Armstrong Creek- Signals only.	75,842	-	**75,842**	682,581	-	-
Intersection - Internal North South/East West Collector Road	Upgrade to Signalised intersection - Centennial Boulevard / Greenvale Drive.	-	-	**-**	68,928	620,356	-
Intersection - Horseshoe Bend Road and LAC access - Signals Only	Design and construct the Armstrong Creek Intersection Horseshoe Bend Road and LAC access, signals only.	80,461	-	**80,461**	80,461	321,845	321,845
Intersection - East West Link Road and Barwon Heads Road - Sewer Confluence relocation	Relocation of the sewer confluence in the Armstrong Creek Northeast Industrial Precinct.	-	-	**-**	-	-	565,835
East West Link Road - Interim Construction	The interim construction of the East West Link road in the Armstrong Creek Northeast Industrial Precinct.	-	-	**-**	-	-	285,164
Core Capital Program - Roads	The City of Greater Geelong's annual core capital program to fund ongoing expenditure associated with road assets	27,710,538	4,332,618	**23,377,920**	24,055,767	34,638,039	37,481,482
Total Roads		**29,567,186**	**4,332,618**	**25,234,568**	**32,767,073**	**42,198,605**	**38,654,326**
Waste Management							
New Bin Supply - Waste Collection and Recycling Systems	Supply of mobile bins to new and additional occupancy residential properties and for new commercial customers.	1,103,158	-	**1,103,158**	1,226,814	1,364,332	1,517,264
Organics Processing Facility Upgrade	Staceys Road Compost Works - Site upgrades to accommodate FOGO processing.	12,550,000	-	**12,550,000**	12,550,000	-	-
Establishment of new Resource Recovery Centre	Plan, design and construct City's third resource recovery centre.	300,000	-	**300,000**	4,000,000	4,000,000	-

2025-26 TO 2028-29 CAPITAL PROJECTS PROGRAM

Project Name	Description	2025-26 Expenditure $	2025-26 Income $	2025-26 Net Cost $	2026-27 Net Cost $	2027-28 Net Cost $	2028-29 Net Cost $
Improvement of public safety at Geelong Resource Recovery Centre	Investigate, plan, design and construct in stages to reconfigure and improve safety, traffic and efficiency at GRRC.	1,200,000	-	**1,200,000**	3,000,000	-	-
Sorting/Decontamination Line at Pt Henry for FOGO - Facility Upgrades	Upgrades to the existing grinding and decontamination process at Pt Henry for FOGO processing - Facility Upgrades.	700,000	-	**700,000**	850,000	-	-
Sorting/Decontamination Line at Pt Henry for FOGO - Equipment Purchase	Upgrades to the existing grinding and decontamination process at Pt Henry for FOGO processing - Equipment Purchase.	2,300,000	-	**2,300,000**	-	-	-
Purchase and rollout of kerbside glass bins	Mandated by the Victorian Government to introduce kerbside glass collection service by 2027.	-	-	**-**	8,600,000	-	-
Waste hub - transfer station, circular economy & green waste	Plan, design and construct a Waste Hub to process our waste post Drysdale landfill closure.	300,000	-	**300,000**	5,000,000	4,750,000	-
Drysdale Landfill Upgrades	Upgrades to Drysdale Landfill including Oil Shedding and Drain Basin	80,000	-	**80,000**	-	-	-
Dangerous Waste Material Storage Upgrades	Upgrade storage of dangerous waste materials at depots to ensure EPA compliance	50,000	-	**50,000**	-	-	-
Public Litter Enclosures Renewal	Upgrade current enclosures that are in poor condition and a lower than required capacity.	100,000	-	**100,000**	-	-	-
Total Waste Management		**18,683,158**	**-**	**18,683,158**	**35,226,814**	**10,114,332**	**1,517,264**
Infrastructure Total		**109,898,709**	**11,825,447**	**98,073,262**	**121,766,957**	**110,872,527**	**95,338,946**
Grand Total		**210,881,585**	**45,291,084**	**165,590,500**	**173,492,256**	**164,342,103**	**164,071,450**

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2025-26 COMMUNITY SUPPORT

Name	2024-25 Budget $	2025-26 Budget $	Description
Community Grants			
Children's Week	9,000	20,000	Support for activities and events during Children's Week held annually in October.
Clean Economy	50,000	50,000	Support for businesses to establish proof of concept for clean technologies and circular economy solutions that benefit the Geelong community.
Clean Economy	180,000	180,000	Support for community led projects to support the Geelong community to achieve net zero community emissions and increase resilience to the impact of climate change.
Community Events Grants	200,000	200,000	Support for moderate sized events that provide economic and community benefits to Geelong.
Community Infrastructure Grants	3,000,000	1,500,000	Support for the planning and delivery of community led infrastructure projects that increase community access to places, spaces, services, and provide facilities that foster and facilitate positive health and wellbeing outcomes.
Creative Communities Grants Program	220,000	220,000	Grants to support arts and cultural projects and the creative industries.
Environmental Sustainability Grants	70,000	70,000	Support 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	100,000	100,000	Support for projects that recognise, restore, protect and preserve Aboriginal Cultural Heritage.
Geelong Heritage Grants	100,000	100,000	Support for property owners to conserve heritage buildings within the Greater Geelong region that contribute to the visual character of the city's streetscapes and public space and enhance community amenity.
Healthy & Connected Communities Grants	263,000	263,000	Support for projects and activities that respond to community need and will improve the health, wellbeing and capacity of our community.
Neighbourhood House Grants	182,500	182,500	Support to Neighbourhood Houses for operating costs and community development projects.
Neighbourhood Houses: Christmas in the Community Grants	40,000	40,000	Support to Neighbourhood Houses for community celebrations across the municipality during the Christmas period.
Positive Ageing Grants (Seniors Week)	24,000	24,000	Support for community hosted activities and experiences such as workshops, dances, concerts and sporting activities that celebrate our ageing community.
Community Grants Total	**4,438,500**	**2,949,500**	
Partnerships			
Advanced Fibre Cluster	12,750	12,500	Advanced Fibre Cluster Geelong to support the growth of advanced fibre and composite materials' manufacturing in the Geelong region.
Barwon Sports Academy	61,975	64,975	Council contribution to operating costs and memberships.
Bellarine Catchment Network	20,000	20,000	To support the Bellarine Catchment Network in providing environment projects for the Bellarine Peninsula community.
Bis-Sport Sponsorship	6,000	6,000	Partnership with Barwon Sports Academy to support elite athletes to compete.
Committee for Geelong - Membership	4,000	-	Committee for Geelong works collaboratively with an authoritative group of stakeholders and influencers to design Geelong's best future.
Courthouse Back to Back	9,650	7,567	Annual Facilities support.
Deakin University	10,000	10,000	Deakin University Scholarship Pledge and local secondary schools.
Emergency Management	2,250	2,250	Contribution to Citizens Radio Emergency Services Teams (CREST).
Future Geelong	40,000	30,000	Future Geelong is an event that casts a spotlight on the region's key issues and opportunities. A blueprint to ensure Geelong remains the most desirable city to work, play and live in.

2025-26 COMMUNITY SUPPORT

Name	2024-25 Budget $	2025-26 Budget $	Description
G21 Contribution	338,750	338,750	Contribution to G21 Geelong Regional Alliance.
Geelong Chamber of Commerce	78,010	81,060	
- Eco Dev Gold Corporate Partnership	*7,460*	*7,460*	*Geelong Chamber Gold Corporate Partnership Proposal.*
- Corporate Partner Luncheon	*10,000*	*11,000*	*Annual Corporate Partner Luncheon.*
- Geelong Small Business Festival	*50,000*	*51,200*	*Geelong Small Business Festival.*
- Geelong Business Excellence Awards	*10,550*	*11,400*	*Geelong Business Excellence Awards.*
Geelong Cricket Association	266,090	287,230	Partnership for turf wicket maintenance program.
Geelong Food Share	150,000	150,000	Contribution to assist in providing food aid to individuals and families who might otherwise struggle to access nutritious food.
Geelong Football Club	18,000	20,000	Sponsorship and activation.
Geelong Gallery	1,365,339	1,365,339	Funding Agreement to support core operations.
Geelong Gaol Museum	9,200	5,000	Annual support for the conservation and care of the Geelong Gaol Museum collection.
Geelong Manufacturing Council	10,000	25,000	Geelong Manufacturing Council for growing skills and capabilities, stimulate innovation, product and market diversification and enhance the entrepreneurial ecosystem in Geelong.
Geelong Maritime Museum	9,780	4,890	Annual support for the conservation and care of the Geelong Maritime Museum collection.
Geelong Regional Library	15,511,667	16,402,751	
- Geelong Regional Library - Cash Contribution	*14,515,900*	*14,724,570*	*Funding provided to GRLC as a cash contribution.*
- Geelong Regional Library - CoGG Service Contributions	*995,767*	*1,678,181*	*Funding provided to GRLC for other operating facility costs i.e. cleaning & utilities, to library services.*
Give Where You Live	-	60,000	Foundation Platinum Partnership for Community Engagement and Connected Program.
Older Adult Centres	99,000	99,000	Contribution to programming for Older Adults activities.
Parks, Gardens, Landcare support	25,000	25,000	Support for community groups to care for parks and reserves.
Platform Arts	299,940	313,587	Funding Agreement to support core operations being: Working across multiple creative platforms, to champion a new generation of thinkers, makers, risk-takers and agitators.
Regional Capitals Australia - Membership	10,000	10,000	The Regional Capitals Australia provide an alliance, a reference group, a ‘strength-in-numbers’ body that understands all things ‘regional capitals’.
Regional Cities Victoria Contribution (RCV) - Membership	32,400	32,400	Regional Cities Victoria is an alliance of regional cities dedicated to achieving real change in regional Victoria through policy development and active implementation of those policies.
Runway HQ Limited	1,000	4,000	Runway HQ Ltd which supports Startups residing in regional Victoria.
Swan Bay Catchment Program	40,000	40,000	Partnership program to protect and enhance native vegetation and waterways within the Swan Bay Catchment on the Bellarine Peninsula.
Western Heights Secondary College	42,945	43,164	Contribution to Western Heights Secondary College to cover the operating costs associated with the Vines Road Community Hub library.
Partnerships Total	**18,473,746**	**19,460,463**	
Events			
Australia Day Committee (Geelong) Inc. Committee	35,700	35,700	Free family fun day at Rippleside Park on 26th January.
Australian International Airshow	630,000	-	Sponsorship payment of the Australian International Airshow. Event held every two years.
- Airshow	*505,000*	*-*	*Sponsorship*
- Chalet & Trade Stand	*125,000*	*-*	*Chalet & Trade Stand*
ANZAC Day	20,000	30,000	ANZAC Day - Music Services and Traffic control.
Cadel Evans Great Ocean Road Race	260,200	280,000	Cadel Evans Great Ocean Road Race - Marketing & Sponsorship.

2025-26 COMMUNITY SUPPORT

Name	2024-25 Budget $	2025-26 Budget $	Description
Community Christmas Carols	80,000	85,000	Christmas Carol events across the region, including Denis Walter Carols by the Bay and Christmas Eve Johnstone Park.
Major Events to be confirmed	1,200,000	1,200,000	Funding for the attraction of major events to Geelong.
New Years Eve Celebration	58,000	60,000	New Years Eve Fireworks Display, and cost to support the celebration including traffic control and cleaning costs.
Pako Festa	100,000	80,000	Commitment to support regional signature community event.
Events Total	**2,383,900**	**1,770,700**	
Total Community Support	**25,296,146**	**24,180,663**	

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CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2025-26 Budget

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

Fees & Charges	Basis of Charge	2025-26 Budget $ GST Amount	2025-26 Charge $ (incl GST if applicable)	2024-25 Charge $ (incl GST if applicable)	Movement in price per unit $
City Infrastructure					
Design and Services					
Saleyards Truck Wash	D	0.34	3.75	3.75	-
Development Planning					
Additional Inspection Fee	D	-	100.00	64.50	35.50
Asset Protection Permit	D	-	250.00	166.00	84.00
Road Opening - Minor Works - Additional Fee	D	-	-	53.50	- 53.50
Road Opening - Minor Works - Naturestrip MINOW2	D	-	99.00	97.00	2.00
Road Opening - Minor Works - Roadway, Shoulder, Footpath MINOW1	D	-	154.10	151.00	3.10
Standard Vehicle Crossing Permits	D	-	243.90	239.00	4.90
Geelong Botanic Garden					
Annual Agreement	D	14.45	159.00	156.00	3.00
Annual Agreement - ad hoc	D	1.41	15.50	15.00	0.50
Annual Agreement - Friends	D	1.45	16.00	16.00	-
Booked Program - 60 mins	D	0.51	5.60	5.50	0.10
Booked Program - 90 mins	D	0.61	6.70	6.60	0.10
Booked Program < 20 students	D	1.13	12.40	12.00	0.40
Childrens Program	D	1.04	11.40	11.00	0.40
Events - 2hr	D	29.18	321.00	314.00	7.00
Events - 5hr	D	39.45	434.00	425.00	9.00
Weekdays - full day	D	14.00	154.00	151.00	3.00
Weekdays - half day	D	7.14	78.50	77.00	1.50
Infrastructure Planning					
Flood Assessment Fee - 2nd and subsequent consultations per hour (first consultation free)	D	-	70.00	-	70.00
Flood Assessment Fee - basic enquiry (flood advice)	D	-	50.00	-	50.00
Flood Assessment Fee - consent / endorsement - pre VicSmart permits	D	-	231.40	-	231.40
Flood Assessment Fee - standard (flood advice)	D	-	231.40	-	231.40
Property Information Request – including LPOD	D	-	231.40	152.00	79.40
WWRR - Major Works over 50kmh - Roadway, Shoulder, Footpath	A	-	718.00	703.80	14.20
WWRR - Major Works over 50kmh - Naturestrip	A	-	100.00	98.00	2.00
WWRR - Major Works up to 50kmh - Roadway, Shoulder, Footpath	A	-	392.00	383.80	8.20
WWRR- Major Works up to 50kmh - Naturestrip	A	-	392.00	383.80	8.20
WWRR Street Occupation - Carpark /day	D	-	23.00	-	23.00
WWRR Street Occupation - Initial Application	D	-	50.00	-	50.00
WWRR Street Occupation - Over Permit Timeframe - road reserve width x length of work TMP impact /m2/day	D	-	0.70	-	0.70
Property Information Request LPOD - Section (i) only	D	-	-	199.00	- 199.00
Parks and Gardens Administration					
Standpipe Permits	D	-	65.00	61.50	3.50

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2025-26 Budget

Basis of Charge:
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Fees & Charges	Basis of Charge	2025-26 Budget $ GST Amount	2025-26 Charge $ (incl GST if applicable)	2024-25 Charge $ (incl GST if applicable)	Movement in price per unit $
Street and Parks Trees					
Tree Planting and Establishment	D	45.73	503.00	492.00	11.00
Tree Removal - 5m - 10m in height	D	143.27	1,576.00	1,545.00	31.00
Tree Removal - 10m + in height	D	244.27	2,687.00	2,634.00	53.00
Tree Removal - up to 5m in height	D	76.45	841.00	824.00	17.00
Waste Collection Services					
Commercial Bin Service - Garbage	D	66.18	728.00	646.00	82.00
Commercial Bin Service - Green Waste	D	15.36	169.00	167.00	2.00
Commercial Bin Service - Organics	D	94.55	1,040.00	-	1,040.00
Commercial Bin Service - Recycling	D	21.64	238.00	234.00	4.00
Waste Collection Services - Facility					
Fire Extinguishers	D	0.64	7.00	-	7.00
Metreage	D	9.73	107.00	90.50	16.50
Minimum charge/ Half boot load	D	1.82	20.00	20.00	-
Pres Waste Mattresses	D	2.55	28.00	27.00	1.00
Single Axle Caged Heaped Trailer	D	19.45	214.00	181.00	33.00
Single Axle Caged Trailer	D	14.55	160.00	136.00	24.00
Single Axle Trailer Waterline	D	7.27	80.00	67.50	12.50
Solar Panels	D	2.68	29.50	-	29.50
Tandem Caged Heaped Trailer	D	38.86	427.50	362.00	65.50
Tandem Caged Trailer	D	29.18	321.00	271.00	50.00
Ute Heaped	D	9.73	107.00	90.50	16.50
Ute Waterline	D	7.27	80.00	67.50	12.50
Waste Car Boot	D	3.64	40.00	34.50	5.50
Waste Car tyres on rims	D	1.09	12.00	11.50	0.50
Waste Car tyres up to 1M diameter each	D	1.00	11.00	10.50	0.50
Waste Concrete/Build-Build rubble/concrete	D	21.59	237.50	201.00	36.50
Waste Single axle trailers (heaped) min	D	9.73	107.00	90.50	16.50
Waste Tandem Trailers (heaped) min	D	19.45	214.00	181.00	33.00
Waste Tandem Trailers (waterline)	D	9.73	107.00	90.50	16.50
Waste Truck Tyres	D	3.36	37.00	35.50	1.50
Waste Disposal Services - Facility					
Fire Extinguishers	D	0.64	7.00	6.80	0.20
Metreage	D	9.73	107.00	90.50	16.50
Minimum charge/ Half boot load	D	1.82	20.00	20.00	-
Pres Waste Mattresses	D	2.55	28.00	27.00	1.00
Single Axle Caged Heaped Trailer	D	19.45	214.00	181.00	33.00
Single Axle Caged Trailer	D	14.55	160.00	136.00	24.00

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2025-26 Budget

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Fees & Charges	Basis of Charge	2025-26 Budget $ GST Amount	2025-26 Charge $ (incl GST if applicable)	2024-25 Charge $ (incl GST if applicable)	Movement in price per unit $
Single Axle Trailer Waterline	D	7.27	80.00	67.50	12.50
Solar Panels	D	2.68	29.50	28.50	1.00
Tandem Caged Heaped Trailer	D	38.86	427.50	362.00	65.50
Tandem Caged Trailer	D	29.18	321.00	271.00	50.00
Ute Heaped	D	9.73	107.00	90.50	16.50
Ute Waterline	D	7.27	80.00	67.50	12.50
Waste Car Boot	D	3.64	40.00	34.50	5.50
Waste Car tyres on rims	D	1.09	12.00	11.50	0.50
Waste Car tyres up to 1M diameter each	D	1.00	11.00	10.50	0.50
Waste Concrete/Build-Build rubble/concrete	D	21.59	237.50	201.00	36.50
Waste Single axle trailers (heaped) min	D	9.73	107.00	90.50	16.50
Waste Tandem Trailers (heaped) min	D	19.45	214.00	181.00	33.00
Waste Tandem Trailers (waterline)	D	9.73	107.00	90.50	16.50
Waste Truck Tyres	D	3.36	37.00	35.50	1.50
Asbestos maximum single axle trailer (domestic quantities only)	D	6.91	76.00	64.50	11.50
Pres Waste Animal Carcass (multiple)	D	25.09	276.00	233.00	43.00
Pres Waste Animal Carcass (single)	D	8.55	94.00	79.50	14.50
Pres Waste Clean Fill	D	16.09	177.00	149.00	28.00
Pres Waste Fish waste	D	32.14	353.50	298.00	55.50
Pres Waste Greenwaste (clean)	D	23.45	258.00	218.00	40.00
Pres Waste Industrial Waste	D	25.09	276.00	233.00	43.00
Pres Waste Poultry	D	32.14	353.50	298.00	55.50
Pres Waste Scallop Shell	D	32.14	353.50	298.00	55.50
Pres Waste Seaweed	D	22.27	245.00	207.00	38.00
City Life					
Abandoned Vehicles					
Abandoned Vehicles - Impound Release Fee - Motor Cycles & Vehicles	D	-	376.00	367.00	9.00
Agencies					
Home, Personal and Respite Care Agency - Evening / Saturday	D	9.09	100.00	95.00	5.00
Home, Personal and Respite Care Agency - Normal	D	7.09	78.00	73.00	5.00
Home, Personal and Respite Care Agency - Public Holiday	D	13.45	148.00	139.00	9.00
Home, Personal and Respite Care Agency - Sunday	D	11.36	125.00	117.00	8.00
Alfresco Dining Fees & Permits					
A Frame Advertising Sign occupying footpath (can only be placed in a 0-60km/h speed zone)	D	-	222.00	217.00	5.00
Alfresco Dining Application Fee	D	-	46.00	45.00	1.00
Alfresco Dining Chair Fee (Central Activity Area) - per chair	D	-	21.00	20.00	1.00
Alfresco Dining Chair Fee (Non-Central Activity Area) - per chair	D	-	15.00	15.00	-
Alfresco Dining Fixed Furniture Fee - per m2	D	-	46.00	45.00	1.00
Alfresco Dining Transfer Fee	D	-	46.00	45.00	1.00

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
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Animal Impound & Release Fees					
Impound Release Fee - cat and dog	D	-	192.00	128.00	64.00
Impound Release fees - Livestock (per animal)	D	-	98.00	96.00	2.00
Labour & Vehicle Charge - Impounded Livestock - all days other than Sunday (per animal)	D	-	115.00	112.00	3.00
Labour & Vehicle Charge - Impounded Livestock - Sundays (per animal)	D	-	137.00	134.00	3.00
Returned Animal to Owner (dogs and cats)	D	-	49.00	48.00	1.00
Sustenance Charge - larger than sheep (per day, per animal)	D	-	25.00	24.00	1.00
Sustenance Charge - sheep or smaller (per day, per animal)	D	-	23.00	22.00	1.00
Animal Permit Fees					
Ad-Hoc Inspections of Domestic Animal Business, Multiple Animal Permits or Declared Dogs	D	-	118.00	115.00	3.00
Domestic Animal Business Registration - annualy, per business application	D	-	259.00	253.00	6.00
Multiple Animal Permit - New Application	D	-	164.00	160.00	4.00
Multiple Animal Permit - Renewal (no change in permit conditions & no inspeciton required)	D	-	46.00	45.00	1.00
Animal Registration Fees					
Cat - approved enclosure	D	-	34.00	-	34.00
Dangerous Dog (Guard Dog)	D	-	218.00	213.00	5.00
Desexed dog and cat	D	-	68.00	66.00	2.00
Cat - approved enclosure concession	D	-	10.00	-	10.00
Dangerous dog - residential	D	-	302.00	295.00	7.00
Desexed dog and cat - concession	D	-	34.00	33.00	1.00
Menacing dog	D	-	248.00	242.00	6.00
Restricted breed	D	-	302.00	295.00	7.00
Unsterilised dog	D	-	214.00	209.00	5.00
Unsterilised dog - concession	D	-	108.00	105.00	3.00
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	-	30.00	29.00	1.00
Animals at Large/Prohbited					
Animal infringement offences are established and issued in accordance with the Domestic Animals Act 1994. For a full list of fees please see https://www.legislation.vic.gov.au/in-force/acts/domestic-animals-act-1994/081	A	-	-	-	-
Arena					
Arena - Annex Hire - Basketball per court per hour - after 5pm	D	4.36	48.00	47.00	1.00
Arena - Annex Hire - Basketball per court per hour - all other times	D	3.55	39.00	38.00	1.00
Arena - Annex Hire - Casual Shoot Around per person	D	0.47	5.20	5.00	0.20
Arena - Annex Hire - Commercial Use - per day	D	526.00	5,786.00	5,645.00	141.00
Arena - Annex Hire - Community Group	D	315.73	3,473.00	3,388.00	85.00

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Arena - Annex Hire - School Tournament Days 3 courts - per hour	D	2.64	29.00	28.00	1.00
Arena - Auditorium Court Hire - per hour	D	8.64	95.00	-	95.00
Arena - Auditorium Hire - Commercial Use per day	D	526.00	5,786.00	5,645.00	141.00
Arena - Auditorium Hire - Community Group per day	D	315.73	3,473.00	3,388.00	85.00
Arena - Contractors - Cleaners	D	6.45	71.00	69.00	2.00
Arena - Contractors - First Aid - Commercial	D	5.55	61.00	59.00	2.00
Arena - Contractors - First Aid - Community	D	5.55	61.00	59.00	2.00
Arena - Contractors - House Technician	D	7.09	78.00	76.00	2.00
Arena - Contractors - Road Crew	D	7.09	78.00	76.00	2.00
Arena - Contractors - Security	D	5.45	60.00	59.00	1.00
Arena - Contractors - Trades - Rigger, electrician, plumber, etc	D	13.91	153.00	149.00	4.00
Arena - Fire Isolation (min 4 hrs) - Fire Services After Hours 7pm to 7am	D	77.36	851.00	830.00	21.00
Arena - Fire Isolation (min 4 hrs) - Fire Services Daytime 7am to 5pm	D	29.45	324.00	316.00	8.00
Arena - Function Room - Community Groups per hour	D	2.91	32.00	31.00	1.00
Arena - Function Room - Council Depts per day	D	13.09	144.00	140.00	4.00
Arena - Function Room - Private/Commercial Group per hour	D	2.91	32.00	31.00	1.00
Arena - Function Room - Staff member hire per hour	D	2.91	32.00	31.00	1.00
Arena - Labour Crew - Box Office Attendant	D	5.45	60.00	58.00	2.00
Arena - Labour Crew - Chief Fire Warden	D	7.27	80.00	78.00	2.00
Arena - Labour Crew - Event Supervisor	D	6.45	71.00	69.00	2.00
Arena - Labour Crew - FOH Supervisor	D	6.45	71.00	69.00	2.00
Arena - Labour Crew - Labour Crew	D	5.45	60.00	58.00	2.00
Arena - Labour Crew - Safety Officer	D	7.27	80.00	78.00	2.00
Arena - Labour Crew - Ticket Checker/Usher	D	5.45	60.00	58.00	2.00
Arena - Options - Tea/Coffee per person	D	0.47	5.20	5.00	0.20
Arena - Public Holiday Rates - Box Office Attendant	D	9.45	104.00	101.00	3.00
Arena - Public Holiday Rates - Chief Fire Warden	D	14.91	164.00	160.00	4.00
Arena - Public Holiday Rates - Event Supervisor	D	12.73	140.00	137.00	3.00
Arena - Public Holiday Rates - FOH Supervisor	D	11.00	121.00	118.00	3.00
Arena - Public Holiday Rates - Labour Crew	D	9.45	104.00	101.00	3.00
Arena - Public Holiday Rates - Safety Officer	D	14.91	164.00	160.00	4.00
Arena - Public Holiday Rates - Ticket Checker/Usher	D	9.45	104.00	101.00	3.00
Arena - Services - Catering fee per person	D	0.10	1.10	1.00	0.10
Arena - Services - Linen - table cloths each	D	1.86	20.50	20.00	0.50
Arena - Services - Two-way radio	D	2.00	22.00	21.00	1.00
Arena - Venue Bump In/Out Day - Events	D	78.91	868.00	847.00	21.00
Casual Parking					
Casual Parking - Wesley	D	-	-	3.60	- 3.60
3P capped parking fee	D	0.67	7.40	7.20	0.20
4P capped parking fee	D	0.67	7.40	7.20	0.20
Off Street - Capped All Day Parking Fee	D	1.40	15.40	15.00	0.40

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On-street - Capped All Day Parking Fee	D	0.91	10.00	7.20	2.80
On-Street Parking - per hour fee	D	0.34	3.70	3.60	0.10
Reserve Car Park Space - Metered	D	4.64	51.00	50.00	1.00
Reserve Car Park Space - unmetered	D	2.55	28.00	27.00	1.00
Reserved Car Parking Spaces (Long Term) Metered	D	3.73	41.00	40.00	1.00
Reserved Car Parking Spaces (Long Term) Non- Metered	D	2.18	24.00	23.00	1.00
Commonwealth Home Support Program					
Home Care, Personal Care, Respite Care - High	D	-	75.00	73.00	2.00
Home Care, Personal Care, Respite Care - Low	D	-	10.25	10.00	0.25
Home Care, Personal Care, Respite Care - Medium	D	-	27.00	26.00	1.00
Community and Recreation					
Casual Hire - BMX- Commercial Rate	D	13.91	153.00	149.00	4.00
Casual Hire - BMX- Community Rate	D	4.55	50.00	49.00	1.00
Casual Hire - Bowls- Commercial Rate	D	6.00	66.00	64.00	2.00
Casual Hire - Bowls- Community Rate	D	2.00	22.00	21.00	1.00
Casual Hire - Community 1 Oval - Commercial Rate	D	100.18	1,102.00	1,075.00	27.00
Casual Hire - Community 1 Oval - Community Rate	D	33.36	367.00	358.00	9.00
Casual Hire - Community 1 Pitch - Commercial Rate	D	57.64	634.00	619.00	15.00
Casual Hire - Community 1 Pitch - Community Rate	D	19.27	212.00	207.00	5.00
Casual Hire - Community 2 Oval - Commercial Rate	D	65.73	723.00	705.00	18.00
Casual Hire - Community 2 Oval - Community Rate	D	21.91	241.00	235.00	6.00
Casual Hire - Community 2 Pitch - Commercial Rate	D	32.91	362.00	353.00	9.00
Casual Hire - Community 2 Pitch - Community Rate	D	10.91	120.00	117.00	3.00
Casual Hire - Community 3 Oval - Commercial Rate	D	32.91	362.00	353.00	9.00
Casual Hire - Community 3 Oval - Community Rate	D	10.91	120.00	117.00	3.00
Casual Hire - Community 3 Pitch- Commercial Rate	D	20.27	223.00	218.00	5.00
Casual Hire - Community 3 Pitch- Community Rate	D	6.73	74.00	72.00	2.00
Casual Hire - Court- Commercial Rate	D	4.73	52.00	51.00	1.00
Casual Hire - Court- Community Rate	D	1.59	17.50	17.00	0.50
Casual Hire - Criterium Track- Commercial Rate	D	10.00	110.00	107.00	3.00
Casual Hire - Criterium Track- Community Rate	D	3.36	37.00	36.00	1.00
Casual Hire - Goldsworthy Reserve - 1 hour	D	4.82	53.00	52.00	1.00
Casual Hire - Goldsworthy Reserve - 2 hours	D	9.73	107.00	104.00	3.00
Casual Hire - Goldsworthy Reserve - 3 hours	D	14.45	159.00	155.00	4.00
Casual Hire - Goldsworthy Reserve - Daily	D	19.09	210.00	205.00	5.00
Casual Hire - Reserve- Commercial Rate	D	13.91	153.00	149.00	4.00
Casual Hire - Reserve- Community Rate	D	4.55	50.00	49.00	1.00
Casual Hire - Velodrome- Commercial Rate	D	2.73	30.00	29.00	1.00
Casual Hire - Velodrome- Community Rate	D	0.95	10.50	10.00	0.50
Seasonal Hire - Athletics- Commercial Rate	D	1,087.45	11,962.00	11,670.00	292.00

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Seasonal Hire - Athletics- Community Rate	D	163.09	1,794.00	1,750.00	44.00
Seasonal Hire - BMX- Commercial Rate	D	460.36	5,064.00	4,940.00	124.00
Seasonal Hire - BMX- Community Rate	D	69.00	759.00	740.00	19.00
Seasonal Hire - Bowls- Commercial Rate	D	191.73	2,109.00	2,058.00	51.00
Seasonal Hire - Bowls- Community Rate	D	28.82	317.00	309.00	8.00
Seasonal Hire - Community 1 Oval- Commercial Rate	D	3,326.00	36,586.00	35,694.00	892.00
Seasonal Hire - Community 1 Oval- Community Rate	D	498.91	5,488.00	5,354.00	134.00
Seasonal Hire - Community 1 Pitch- Commercial Rate	D	1,918.82	21,107.00	20,592.00	515.00
Seasonal Hire - Community 1 Pitch- Community Rate	D	287.73	3,165.00	3,088.00	77.00
Seasonal Hire - Community 2 Oval- Commercial Rate	D	2,174.73	23,922.00	23,339.00	583.00
Seasonal Hire - Community 2 Oval- Community Rate	D	326.27	3,589.00	3,501.00	88.00
Seasonal Hire - Community 2 Pitch- Commercial Rate	D	1,087.45	11,962.00	11,670.00	292.00
Seasonal Hire - Community 2 Pitch- Community Rate	D	163.09	1,794.00	1,750.00	44.00
Seasonal Hire - Community 3 Oval- Commercial Rate	D	1,087.45	11,962.00	11,670.00	292.00
Seasonal Hire - Community 3 Oval- Community Rate	D	163.09	1,794.00	1,750.00	44.00
Seasonal Hire - Community 3 Pitch- Commercial Rate	D	671.55	7,387.00	7,207.00	180.00
Seasonal Hire - Community 3 Pitch- Community Rate	D	100.73	1,108.00	1,081.00	27.00
Seasonal Hire - Court- Commercial Rate	D	156.00	1,716.00	1,674.00	42.00
Seasonal Hire - Court- Community Rate	D	23.36	257.00	251.00	6.00
Seasonal Hire - Criterium- Commercial Rate	D	328.36	3,612.00	3,524.00	88.00
Seasonal Hire - Criterium- Community Rate	D	49.18	541.00	528.00	13.00
Seasonal Hire - Reserve- Commercial Rate	D	460.36	5,064.00	4,940.00	124.00
Seasonal Hire - Reserve- Community Rate	D	69.00	759.00	740.00	19.00
Seasonal Hire - Velodrome- Commercial Rate	D	97.09	1,068.00	1,042.00	26.00
Seasonal Hire - Velodrome- Community Rate	D	14.55	160.00	156.00	4.00
Community Halls & Buses					
St. Leonards Reserve Hall Hourly Rate	D	-	-	41.00 -	41.00
Additional Cleaning Fee	D	3.27	36.00	-	36.00
Cobbin Farm Hourly Rate - Chapel Weekday	D	3.91	43.00	41.00	2.00
Cobbin Farm Hourly Rate - Chapel Weekend	D	12.91	142.00	137.00	5.00
Cobbin Farm Hourly Rate - Homestead Weekday	D	3.91	43.00	41.00	2.00
Cobbin Farm Hourly Rate - Homestead Weekend	D	7.73	85.00	82.00	3.00
Cobbin Farm Hourly Rate - Whole Venue Weekday	D	7.73	85.00	82.00	3.00
Cobbin Farm Hourly Rate - Whole Venue Weekend	D	13.91	153.00	148.00	5.00
Cobradah House Hourly Rate	D	3.91	43.00	41.00	2.00
Community Bus 24-Hour Hire	D	6.73	74.00	71.00	3.00
Geelong West Town Hall Hourly Rate - Main Hall Weekday	D	10.09	111.00	107.00	4.00
Geelong West Town Hall Hourly Rate - Main Hall Weekend	D	14.64	161.00	156.00	5.00
Geelong West Town Hall Hourly Rate - Supper Room Weekday	D	5.73	63.00	61.00	2.00
Geelong West Town Hall Hourly Rate - Supper Room Weekend	D	7.55	83.00	80.00	3.00
Geelong West Town Hall Hourly Rate - Whole Venue Weekday	D	14.64	161.00	156.00	5.00

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Geelong West Town Hall Hourly Rate - Whole Venue Weekend	D	19.27	212.00	205.00	7.00
Lara Hall Hourly Rate - Main Hall	D	3.91	43.00	41.00	2.00
Lara Hall Hourly Rate - Meeting Room	D	2.91	32.00	31.00	1.00
Lara Hall Hourly Rate - Whole Venue	D	5.64	62.00	60.00	2.00
Marcus Hill Memorial Hall Hourly Rate	D	3.91	43.00	41.00	2.00
Mt. Duneed Hall Hourly Rate	D	2.36	26.00	25.00	1.00
Newcomb Hall Hourly Rate - Main Hall	D	3.91	43.00	41.00	2.00
Newcomb Hall Hourly Rate - Meeting Room	D	2.91	32.00	31.00	1.00
Newcomb Hall Hourly Rate - Whole Venue	D	5.64	62.00	60.00	2.00
Parks Hall Hourly Rate - Bayview Room	D	2.36	26.00	25.00	1.00
Parks Hall Hourly Rate - Kitchen	D	2.36	26.00	25.00	1.00
Parks Hall Hourly Rate - Main Hall	D	3.91	43.00	41.00	2.00
Parks Hall Hourly Rate - Parkview Room	D	2.91	32.00	31.00	1.00
Parks Hall Hourly Rate - Whole Venue	D	9.00	99.00	96.00	3.00
Virginia Todd Hall Hourly Rate	D	3.91	43.00	41.00	2.00
Community Hubs					
Armstrong Creek East Community Hub Community Space 1	D	3.91	43.00	42.00	1.00
Armstrong Creek East Community Hub Community Space 2	D	2.91	32.00	31.00	1.00
Armstrong Creek East Community Hub Community Space 3	D	2.91	32.00	31.00	1.00
Armstrong Creek East Community Hub Meeting Room 2	D	2.45	27.00	26.00	1.00
Community Inclusion					
Acacia Commercial (Casual) Per Day	D	15.82	174.00	169.00	5.00
Acacia Commercial (Casual) per hour	D	2.09	23.00	22.00	1.00
Acacia Commercial (Regular) Per Day	D	12.64	139.00	135.00	4.00
Acacia Commercial (Regular) per hour	D	1.73	19.00	18.00	1.00
Acacia Community (Casual) Per Day	D	12.64	139.00	135.00	4.00
Acacia Community (Casual) per hour	D	1.73	19.00	18.00	1.00
Acacia Community (Regular) Per Day	D	11.09	122.00	118.00	4.00
Acacia Community (Regular) per hour	D	1.55	17.00	16.00	1.00
Banksia Commercial (Casual) Per Day	D	22.09	243.00	236.00	7.00
Banksia Commercial (Casual) per hour	D	3.00	33.00	32.00	1.00
Banksia Commercial (Regular) Per Day	D	18.55	204.00	197.00	7.00
Banksia Commercial (Regular) per hour	D	2.45	27.00	26.00	1.00
Banksia Commercial Weekend per hour	D	5.82	64.00	62.00	2.00
Banksia Community (Casual) Per Day	D	18.55	204.00	197.00	7.00
Banksia Community (Casual) per hour	D	2.45	27.00	26.00	1.00
Banksia Community (Regular) Per Day	D	14.73	162.00	157.00	5.00
Banksia Community (Regular) per hour	D	2.00	22.00	21.00	1.00
Banksia Community Weekend (additional hours) per hour	D	4.82	53.00	51.00	2.00
Banksia Community Weekend (Less than 6 hrs) per hour	D	3.64	40.00	39.00	1.00

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
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Basis of Charge:
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Fees & Charges	Basis of Charge	2025-26 Budget $ GST Amount	2025-26 Charge $ (incl GST if applicable)	2024-25 Charge $ (incl GST if applicable)	Movement in price per unit $
Casual Hirer's Public Liability Insurance	D	2.55	28.00	27.00	1.00
Correa Commercial (Casual) Per Day	D	20.00	220.00	214.00	6.00
Correa Commercial (Casual) per hour	D	2.64	29.00	28.00	1.00
Correa Commercial (Regular) Per Day	D	14.73	162.00	157.00	5.00
Correa Commercial (Regular) per hour	D	2.00	22.00	21.00	1.00
Correa Community (Casual) Per Day	D	14.73	162.00	157.00	5.00
Correa Community (Casual) per hour	D	2.00	22.00	21.00	1.00
Correa Community (Regular) Per Day	D	12.64	139.00	135.00	4.00
Correa Community (Regular) per hour	D	1.73	19.00	18.00	1.00
Dianella Hall / Kitchen Commercial (Casual) Per Day	D	24.27	267.00	259.00	8.00
Dianella Hall / Kitchen Commercial (Casual) per hour	D	3.18	35.00	34.00	1.00
Dianella Hall / Kitchen Commercial (Regular) Per Day	D	18.73	206.00	197.00	9.00
Dianella Hall / Kitchen Commercial (Regular) per hour	D	2.45	27.00	26.00	1.00
Dianella Hall / Kitchen Commercial Weekend per hour	D	5.82	64.00	62.00	2.00
Dianella Hall / Kitchen Community (Casual) Per Day	D	18.55	204.00	197.00	7.00
Dianella Hall / Kitchen Community (Casual) per hour	D	2.45	27.00	26.00	1.00
Dianella Hall / Kitchen Community (Regular) Per Day	D	14.82	163.00	157.00	6.00
Dianella Hall / Kitchen Community (Regular) per hour	D	2.00	22.00	21.00	1.00
Dianella Hall / Kitchen Community Weekend (additional hours) per hour	D	4.82	53.00	51.00	2.00
Dianella Hall / Kitchen Community Weekend (Less than 6 hrs) per hour	D	3.64	40.00	39.00	1.00
Marveloo - Outside Greater Geelong (up to 80km from Geelong CBD) - Commercial per Day	D	9.09	100.00	-	100.00
Marveloo - Outside Greater Geelong (up to 80km from Geelong CBD) - NFP per Day	D	4.55	50.00	-	50.00
Marveloo - Within Greater Geelong and BoQ- Commercial per Day	D	4.55	50.00	-	50.00
Moonah Commercial (Casual) Per Day	D	20.00	220.00	214.00	6.00
Moonah Commercial (Casual) per hour	D	2.64	29.00	28.00	1.00
Moonah Commercial (Regular) Per Day	D	14.73	162.00	157.00	5.00
Moonah Commercial (Regular) per hour	D	2.00	22.00	21.00	1.00
Moonah Community (Casual) Per Day	D	14.73	162.00	157.00	5.00
Moonah Community (Casual) per hour	D	2.00	22.00	21.00	1.00
Moonah Community (Regular) Per Day	D	12.64	139.00	135.00	4.00
Moonah Community (Regular) per hour	D	1.73	19.00	18.00	1.00
Fire prevention					
Failing To Comply With A Notice To Comply	L	-	528.00	514.00	14.00
Fire Prevention - Default clearing Fee	D	-	270.00	262.00	8.00
Fire Prevention Penalty Notice	A	-	2,035.00	1,976.00	59.00
Permit to burn	D	6.64	73.00	73.00	-
Food Premises Fees					
Food Premises - Admin Changes including reissuing documentation	D	-	55.00	53.00	2.00
Food Premises - Class 1 - base rate, includes aged care; rehab centres and hospitals with limited meals	D	-	683.00	666.00	17.00
Food Premises - Class 1 - child care facility	D	-	683.00	666.00	17.00

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Food Premises - Class 1 - day programs with limited meal services (off-site food production)	D	-	340.00	332.00	8.00
Food Premises - Class 1 - hospitals, manufacturing kitchens	D	-	1,023.00	998.00	25.00
Food Premises - Class 2 - Charity/NFP/service clubs/community group & sporting clubs (with bar) - small/seasonal	D	-	312.00	304.00	8.00
Food Premises - Class 2 - multiple kitchens	D	-	1,044.00	1,019.00	25.00
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. trade 4-5 days week with PHF produced onsite, or secondary school) - commerical or school-run.	D	-	646.00	630.00	16.00
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	-	161.00	157.00	4.00
Food Premises - Class 2 - food factories, manufacturing kitchens	D	-	738.00	720.00	18.00
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, PHF produced onsite) - commerical or school run.	D	-	312.00	304.00	8.00
Food Premises - Class 2 - supermarket (large/multiple production areas)	D	-	1,672.00	1,631.00	41.00
Food Premises - Class 2/3 - additional registration for off-site trading (temporary premises associated with registered fixed premises)	D	-	73.00	71.00	2.00
Food Premises - Class 2/3 - senior citizen groups	D	-	79.00	77.00	2.00
Food Premises - Class 2/3 - Vending Machines	D	-	79.00	77.00	2.00
Food Premises - Class 3 and 3A - accommodation meals/B&B (with PHW Act registration)	D	-	161.00	157.00	4.00
Food Premises - Class 3 - bakery, large convenience store/supermarket, large food/drink manufacturer (including brewery/ distillery/winery)	D	-	646.00	630.00	16.00
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	-	312.00	304.00	8.00
Food Premises - Class 3 - Charity/NFP/Church Community Meals/Senion Citizens Groups & Temporary Food	D	-	79.00	77.00	2.00
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	-	161.00	157.00	4.00
Food Premises - Class 3A - base rate, includes accommodation meals (without PHW registration), home-based businesses.	D	-	312.00	304.00	8.00
Food Premises - existing premises consultancy fee (alterations)	D	-	216.00	211.00	5.00
Food Premises - Fast Track Fee - Application or Inspection; additional inspection fee	D	-	283.00	276.00	7.00
Food Premises - Fines & Infringements - per unit (failure to register, non-compliance)	A	-	202.00	198.00	4.00
Food Premises - new premises consultancy fee (requested without registration)	D	-	425.00	415.00	10.00
Food Premises Rating (CS/Major Non-Compliance) Performance Fee	D	-	200.00	195.00	5.00
Food Premises Rating (D-F/Critical Non-Compliance) Performance Fee	D	-	335.00	326.00	9.00
Golf Courses					
Green Fees Competition	D	1.17	12.90	12.00	0.90
Balyang Adult Green Fee	D	1.50	16.50	16.00	0.50
Balyang Adult Membership - 12 months	D	39.82	438.00	425.00	13.00
Balyang Adult Membership - 3 months	D	13.73	151.00	146.00	5.00
Balyang Child Green Fee	D	1.32	14.50	14.00	0.50
Balyang Concession Adult Green Fee	D	1.32	14.50	14.00	0.50
Balyang Concession Membership - 12 months	D	32.45	357.00	346.00	11.00
Balyang Concession Membership - 3 months	D	11.09	122.00	118.00	4.00

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Balyang Family Membership - 12 months	D	76.36	840.00	815.00	25.00
Balyang Golf Club Hire - 1 Club	D	0.19	2.10	2.00	0.10
Balyang Group Concession	D	1.23	13.50	13.00	0.50
Balyang Junior Membership - 12 months	D	15.64	172.00	167.00	5.00
Balyang School Group	D	0.94	10.30	10.00	0.30
Elcho Adult Green Fee	D	3.00	33.00	31.00	2.00
Elcho Adult Green Fee - Weekend and Public Holiday Rate	D	3.45	38.00	-	38.00
Elcho Green Concession and Students u/21	D	2.36	26.00	24.00	2.00
Elcho Green Concession and Students u/21 - Weekend and Public Holiday Rate	D	2.82	31.00	-	31.00
Elcho Green Students u /17 years of age	D	2.00	22.00	20.00	2.00
Elcho Green Students u /17 years of age - Weekend and Public Holiday Rate	D	2.45	27.00	-	27.00
Elcho M/Ship Adult 12 months	D	62.64	689.00	641.00	48.00
Elcho M/ship Pensioner / Concession 12 months	D	49.00	539.00	502.00	37.00
Elcho M/ship Student 12 month	D	31.64	348.00	324.00	24.00
Elcho Park - 9 holes	D	2.25	24.70	23.00	1.70
Elcho Park - 9 holes - Weekend and Public Holiday Rate	D	2.70	29.70	-	29.70
Queens Park 9 Holes	D	2.18	24.00	22.00	2.00
Queens Park 9 Holes - Weekend and Public Holiday Rate	D	2.64	29.00	-	29.00
Queens Park 9 Holes Junior	D	1.55	17.00	16.00	1.00
Queens Park 9 Holes Junior - Weekend and Public Holiday Rate	D	2.00	22.00	-	22.00
Queens Park Adult Green Fee	D	3.09	34.00	32.00	2.00
Queens Park Adult Green Fee - Weekend and Public Holiday Rate	D	3.55	39.00	-	39.00
Queens Park Junior 12 Month Membership	D	14.73	162.00	151.00	11.00
Queens Park M/ship Adult 12 months	D	64.18	706.00	657.00	49.00
Queens Park M/ship Pensioner / Concession 12 months	D	50.18	552.00	514.00	38.00
Queens Park M/ship Student 12 months	D	34.82	383.00	357.00	26.00
Queens Park Pensioner / Concession Green Fee	D	2.18	24.00	22.00	2.00
Queens Park Pensioner / Concession Green Fee - Weekend and Public Holiday Rate	D	2.64	29.00	-	29.00
Queens Park Student Green Fee	D	2.00	22.00	20.00	2.00
Queens Park Student Green Fee - Weekend and Public Holiday Rate	D	2.45	27.00	-	27.00
Home Care Packages					
Care Management - Level 1 (fortnightly)	D	-	57.00	60.00 -	3.00
Care Management - Level 2 (fortnightly)	D	-	98.80	104.00 -	5.20
Care Management - Level 3 (fortnightly)	D	-	215.65	227.00 -	11.35
Care Management - Level 4 (fortnightly)	D	-	325.85	343.00 -	17.15
Home, Personal and respite Care - Public Holiday	D	-	134.00	125.00	9.00
Home, Personal and Respite Care - Sunday	D	-	112.00	105.00	7.00
Home, Personal and Respite Care - Evening/ Saturday	D	-	92.00	86.00	6.00
Home, Personal and Respite Care - Normal	D	-	70.00	66.00	4.00
Package Management - Level 1 (fortnightly)	D	-	-	52.00 -	52.00
Package Management - Level 2 (fortnightly)	D	-	-	91.00 -	91.00

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Package Management - Level 3 (fortnightly)	D	-	-	196.00	- 196.00
Package Management - Level 4 (fortnightly)	D	-	-	298.00	- 298.00
Home Modifications					
Home Maintenance - Agency	D	7.09	78.00	75.00	3.00
Home Maintenance - High	D	-	70.00	68.00	2.00
Home Maintenance - Low	D	-	22.00	21.00	1.00
Home Maintenance - Medium	D	-	26.00	25.00	1.00
Home Maintenance - PYP - High	D	-	58.00	56.00	2.00
Home Maintenance - PYP - Low	D	-	17.50	17.00	0.50
Home Maintenance - PYP - Medium	D	-	22.00	21.00	1.00
Impounding					
Release fee of impounded items - per impoundment	D	-	159.00	155.00	4.00
Indoor Activity Centres					
B/Ball Casual User Shootaround	D	0.41	4.50	4.20	0.30
BVAC Badminton	D	-	-	10.00	- 10.00
BVAC Badminton Casual User	D	1.68	18.50	18.00	0.50
BVAC Belmont Market Online Booking Indoor Stall	D	2.27	25.00	24.00	1.00
BVAC Belmont Market Online Booking Outdoor Stall	D	2.09	23.00	22.00	1.00
BVAC Court Four B/Ball Casual Hire	D	3.18	35.00	35.00	-
BVAC Court One Casual Hire	D	4.25	46.80	45.00	1.80
BVAC Court Three Cricket Casual Hire	D	6.27	69.00	66.00	3.00
BVAC Court Two Casual Hire	D	4.25	46.80	45.00	1.80
BVAC Futsal Stars development & transition (per player)	D	-	-	12.00	- 12.00
BVAC Futsal Stars game phase (per player)	D	-	-	12.00	- 12.00
BVAC Market indoor green food vendor	D	2.27	25.00	24.00	1.00
BVAC Market Power Access	D	1.45	16.00	16.00	-
BVAC Market red food vendor	D	3.93	43.20	42.00	1.20
BVAC Meet Rm	D	2.91	32.00	26.00	6.00
BVAC Sports Club (per child)	D	-	-	11.00	- 11.00
BVAC Sunday Market Clothes Rack Hire	D	-	-	6.00	- 6.00
BVAC Sunday Market Equipment Hire	D	0.56	6.20	6.00	0.20
BVAC Sunday Market Outdoor Stall	D	-	-	28.00	- 28.00
BVAC Sunday Market Stall Casual on the day	D	2.64	29.00	28.00	1.00
BVAC Sunday Market Storage	D	-	-	17.00	- 17.00
CLTC - Futsal Stars Development & Transition (per player)	D	-	-	11.00	- 11.00
CLTC - Sports Club (per Child)	D	-	-	11.00	- 11.00
CLTC - V/Ball & Soccer Casual after 4pm	D	4.25	46.80	43.00	3.80
CLTC - V/Ball & Soccer Casual before 4pm	D	3.64	40.00	40.00	-
CLTC B/Ball After 4pm	D	4.25	46.80	45.00	1.80

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CLTC B/Ball Casual before 4pm	D	3.18	35.00	35.00	-
CLTC Badminton After 4pm	D	1.68	18.50	18.00	0.50
CLTC Badminton Casual before 4pm	D	1.36	15.00	15.00	-
CLTC Meet Rm Casual before 5pm	D	-	-	31.00	- 31.00
CLTC Meet Rm User grp schools before 5pm	D	-	-	24.00	- 24.00
CLTC MP Room After 5pm	D	-	-	31.00	- 31.00
CLTC MP Room Casual before 5pm	D	-	-	27.00	- 27.00
CLTC N/Ball O/Door Casual rate	D	1.09	12.00	11.00	1.00
CLTC Squash After 4pm	D	1.82	20.00	20.00	-
CLTC Squash Casual before 4pm	D	1.00	11.00	11.00	-
CLTC Street Soccer	D	2.18	24.00	24.00	-
CLTC Street Soccer before 5pm	D	-	-	24.00	- 24.00
CLTC Synthetic Pitch Casual Hire Full Pitch after 4pm	D	11.91	131.00	127.00	4.00
CLTC Synthetic Pitch Casual Hire Full Pitch before 4pm	D	10.27	113.00	110.00	3.00
CLTC Synthetic Pitch Casual Hire Half Pitch before 4pm	D	5.45	60.00	59.00	1.00
CLTC Synthetic Pitch Half Pitch Casual Hire After 4pm	D	6.36	70.00	68.00	2.00
CLTC Synthetic Pitch Half Pitch Hire After 4pm	D	6.36	70.00	64.00	6.00
CLTC Synthetic Pitch Hire Affiliate Full Pitch after 4pm	D	8.55	94.00	92.00	2.00
CLTC Synthetic Pitch Hire Affiliate Full Pitch before 4pm	D	7.36	81.00	81.00	-
CLTC Synthetic Pitch Hire Affiliate Half Pitch After 4pm	D	4.55	50.00	49.00	1.00
CLTC Synthetic Pitch Hire Affiliate Half Pitch before 4pm	D	3.91	43.00	42.00	1.00
CLTC Synthetic Pitch Hire Local Tournaments & Events Per Day	D	-	-	710.00	- 710.00
CLTC Synthetic Pitch Hire Non-Affiliate Full Pitch after 4pm	D	11.18	123.00	120.00	3.00
CLTC Synthetic Pitch Hire Non-Affiliate Full Pitch before 4pm	D	9.55	105.00	102.00	3.00
CLTC Synthetic Pitch Hire Non-Affiliate Half Pitch After 4pm	D	5.91	65.00	63.00	2.00
CLTC Synthetic Pitch Hire Non-Affiliate Half Pitch before 4pm	D	5.00	55.00	54.00	1.00
CLTC Synthetic Pitch Social Competition 1/2 Pitch Team Fee Per Week	D	7.73	85.00	83.00	2.00
Room Hire - Full Day	D	12.00	132.00	128.00	4.00
Room Hire - Hourly	D	2.91	32.00	31.00	1.00
Kindergarten Services					
3 & 4 yr old Kindergarten Annual Fee	D	-	2,627.00	2,563.00	64.00
Landy Field					
Landy Field Hire - Full day	D	46.82	515.00	500.00	15.00
Landy Field Hire - Half day	D	28.64	315.00	300.00	15.00
Landy Field Hire - Hourly	D	7.50	82.50	80.00	2.50
Leisure Centres					
Direct debit dishonour fee	D	0.94	10.30	10.00	0.30
Group Exercise Adult	D	1.64	18.00	16.00	2.00
Group Exercise Adult x 10	D	14.73	162.00	143.00	19.00

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Group Exercise Concession	D	1.23	13.50	12.00	1.50
Slide	D	-	-	6.70	- 6.70
Active Adults 12 Months (only available to existing members)	D	75.40	829.40	759.00	70.40
Active Adults 3 months Renew (only available to existing members)	D	23.55	259.00	199.00	60.00
Active Adults Fortnightly Debit	D	2.90	31.90	29.00	2.90
Active Adults GOLD - 12 months	D	89.82	988.00	909.00	79.00
Active Adults GOLD - 3 months renew	D	23.55	259.10	251.50	7.60
Active Adults GOLD - Fortnightly Debit	D	3.45	38.00	36.10	1.90
Adult M/Ship (funded) 12 months	D	113.55	1,249.00	1,212.00	37.00
Adult M/Ship (funded) 3 months	D	38.64	425.00	412.00	13.00
Adult M/Ship Fortnightly	D	4.36	48.00	44.50	3.50
Adult Renew 12 months (only available to existing members)	D	113.45	1,248.00	1,050.00	198.00
Concession Renew 12 months (only available to existing members)	D	85.09	936.00	788.00	148.00
Corp Adult 12 Mth Renew	D	102.11	1,123.20	937.30	185.90
Corp Family 12 Mth Renew	D	204.22	2,246.40	1,611.95	634.45
Corp M/Ship Adult Fortnightly	D	3.93	43.20	40.20	3.00
Corp M/Ship Family Fortnightly	D	7.85	86.40	74.00	12.40
Fam M/Ship Fortnightly	D	8.73	96.00	82.00	14.00
Family Renew 12 months (only available to existing members)	D	226.91	2,496.00	1,900.00	596.00
Accessibility Card 25 visits (gym)	D	26.08	286.90	218.00	68.90
Accessibility Card 25 visits (swim)	D	11.56	127.20	125.00	2.20
Active Adult - 1 month membership	D	12.35	135.90	115.30	20.60
Adult after Entry Swim/Sauna/Spa	D	0.63	6.90	6.80	0.10
Aquatic - 1 month membership	D	11.48	126.30	119.90	6.40
Aquatic Access Concession Adult/Youth - 1 month membership	D	4.96	54.60	51.00	3.60
Aquatic Access Membership Adult - Fortnightly	D	3.05	33.60	31.50	2.10
Aquatic Access Membership Concession Adult/Youth - Fortnightly	D	2.29	25.20	23.50	1.70
Aquatic Access Membership Family - Fortnightly	D	6.11	67.20	63.00	4.20
Aquatic family - 1 month membership	D	18.10	199.10	188.50	10.60
BASC affiliate junior rate per court per hour	D	3.18	35.00	33.50	1.50
BASC affiliate junior rate per half-court per hour	D	1.55	17.00	16.50	0.50
BASC affiliate senior rate per court per hour	D	4.73	52.00	52.00	-
BASC affiliate senior rate per half-court per hour	D	2.36	26.00	26.00	-
BASC after hours hire (staffing) per hour	D	4.55	50.00	50.00	-
BASC casual room hire per hour	D	-	-	49.00	- 49.00
BASC Gymnastics per class	D	1.64	18.00	18.00	-
BASC Gymnastics Toddler Play (per session)	D	1.00	11.00	11.00	-
BASC multi-purpose room hire	D	-	-	44.00	- 44.00
BASC school group court hire	D	2.50	27.50	27.50	-
BASC stadium per court per hour	D	4.73	52.00	52.00	-
BASC stadium per half court per hour	D	2.36	26.00	26.00	-
Carnival Hire - per hour	D	30.45	335.00	-	335.00

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2025-26 Budget

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Fees & Charges	Basis of Charge	2025-26 Budget $ GST Amount	2025-26 Charge $ (incl GST if applicable)	2024-25 Charge $ (incl GST if applicable)	Movement in price per unit $
Casual 25 Metre Lane Hire	D	-	-	41.00	- 41.00
Casual Basketball	D	0.41	4.50	4.40	0.10
Club 25 Metre Lane Hire	D	-	-	11.50	- 11.50
Club Diving Pool Hire - per hour	D	6.67	73.40	-	73.40
Club Lane Hire - per hour	D	1.09	12.00	11.50	0.50
Club Whole Pool Hire, Per Hour	D	24.64	271.00	236.00	35.00
Club/School Carnival, Fina Pool	D	-	-	1,930.00	- 1,930.00
Club/School Carnival, Olympic Pool	D	-	-	1,540.00	- 1,540.00
Club/School Half Day Carnival	D	-	-	1,008.00	- 1,008.00
Commercial Diving Pool Hire - per hour	D	13.23	145.55	142.00	3.55
Commercial Lane Hire - per hour	D	3.87	42.60	41.00	1.60
Community Diving Pool Hire - per hour	D	10.00	110.00	-	110.00
Community Lane Hire - per hour	D	2.91	32.00	-	32.00
Concession after Entry Swim/Sauna/Spa	D	0.47	5.20	5.50	- 0.30
Concession Off-Peak Membership Fortnightly	D	1.96	21.60	20.00	1.60
Corporate 12 month (Group of 10+ per person)	D	102.11	1,123.20	1,046.00	77.20
Corporate Membership Family Fortnightly	D	-	-	75.00	- 75.00
Creche 25 visit pass 30 mins (Member)	D	-	85.80	80.00	5.80
Creche 25 visit pass 30 mins (Non-Member)	D	-	149.60	139.00	10.60
Creche Aerobics Staff	D	-	-	7.50	- 7.50
Creche Casual Visit 30 mins (Member)	D	-	3.90	3.80	0.10
Creche casual Visit 30 mins(Non-Member)	D	-	6.80	6.60	0.20
Full access adult - 1 month membership	D	14.32	157.50	148.70	8.80
Full Access Concession Adult/Youth - 1 month membership	D	6.76	74.40	72.60	1.80
Full Access Concession Adult/Youth M/Ship Fortnightly	D	3.27	36.00	33.50	2.50
Full access family - 1 month membership	D	23.77	261.50	229.70	31.80
Group Exercise Concession x 10	D	11.05	121.50	108.00	13.50
Group Exercise Group	D	22.16	243.80	145.00	98.80
Group Personal Training - Session cost per person	D	1.17	12.90	12.50	0.40
Gym Adult	D	1.83	20.10	19.50	0.60
Gym Adult x 10	D	16.45	180.90	175.00	5.90
Gym Concession	D	1.36	15.00	14.50	0.50
Gym Concession x 10	D	12.27	135.00	131.00	4.00
Gym/Swim/Sauna Superpass	D	2.65	29.20	26.50	2.70
Joining Fee	D	4.86	53.50	52.00	1.50
Kardinia Carnival - Half Day	D	-	-	1,340.00	- 1,340.00
Kardinia Carnival Hire, Fina Pool	D	-	-	2,666.00	- 2,666.00
Kardinia Carnival Hire, Olympic Pool	D	-	-	2,142.00	- 2,142.00
Kardinia Swim Clubs (non-profit) lane hire per hour	D	-	-	11.50	- 11.50
Learn to Swim - Squad (funded)	D	-	-	21.00	- 21.00
Learn to Swim (funded)	D	-	22.00	20.00	2.00
Learner's Pool (per hour)	D	-	-	113.00	- 113.00

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Leisure Pool Hire - per hour	D	10.60	116.60	113.00	3.60
Locker Hire (per hour)	D	0.22	2.40	2.30	0.10
Membership Card Replacement	D	0.42	4.60	4.40	0.20
Membership RFID Key Fob/Wrist Band	D	0.82	9.00	6.00	3.00
NACH Auditorium Entire - Commercial Hourly	D	-	-	342.00	- 342.00
NACH Auditorium Entire - Commercial Hourly (25% Discount)	D	-	-	257.00	- 257.00
NACH Auditorium Performance - Commercial Hourly	D	-	-	308.00	- 308.00
NACH Auditorium Performance - Commercial Hourly (25% Discount)	D	-	-	231.00	- 231.00
Norlane ARC Auditorium Entire - Commercial Daily (Off-Peak)	D	205.64	2,262.00	2,847.00	- 585.00
Norlane ARC Auditorium Entire - Commercial Daily (Peak)	D	257.09	2,828.00	-	2,828.00
Norlane ARC Auditorium A - Commercial 1/2 Day (Off-Peak)	D	115.09	1,266.00	1,367.00	- 101.00
Norlane ARC Auditorium A - Commercial 1/2 Day (Peak)	D	143.91	1,583.00	-	1,583.00
Norlane ARC Auditorium A - Commercial Daily (Off-Peak)	D	143.91	1,583.00	2,277.00	- 694.00
Norlane ARC Auditorium A - Commercial Daily (Peak)	D	179.91	1,979.00	-	1,979.00
Norlane ARC Auditorium A - Commercial Hourly (Off-Peak)	D	34.55	380.00	274.00	106.00
Norlane ARC Auditorium A - Community 1/2 Day (Off-Peak)	D	86.36	950.00	1,025.00	- 75.00
Norlane ARC Auditorium A - Community 1/2 Day (Peak)	D	108.00	1,188.00	-	1,188.00
Norlane ARC Auditorium A - Community Daily (Off-Peak)	D	107.91	1,187.00	1,708.00	- 521.00
Norlane ARC Auditorium A - Community Daily (Peak)	D	134.91	1,484.00	-	1,484.00
Norlane ARC Auditorium A - Community Hourly (Off-Peak)	D	25.91	285.00	205.00	80.00
Norlane ARC Auditorium B - Commercial 1/2 Day (Off-Peak)	D	32.91	362.00	342.00	20.00
Norlane ARC Auditorium B - Commercial 1/2 Day (Peak)	D	41.18	453.00	-	453.00
Norlane ARC Auditorium B - Commercial Daily (Off-Peak)	D	41.09	452.00	570.00	- 118.00
Norlane ARC Auditorium B - Commercial Daily (Peak)	D	51.36	565.00	-	565.00
Norlane ARC Auditorium B - Commercial Hourly (Off-Peak)	D	9.91	109.00	69.00	40.00
Norlane ARC Auditorium B - Community 1/2 Day (Off-Peak)	D	24.64	271.00	256.00	15.00
Norlane ARC Auditorium B - Community 1/2 Day (Peak)	D	30.82	339.00	-	339.00
Norlane ARC Auditorium B - Community Daily (Off-Peak)	D	30.82	339.00	427.00	- 88.00
Norlane ARC Auditorium B - Community Daily (Peak)	D	38.55	424.00	-	424.00
Norlane ARC Auditorium B - Community Hourly (Off-Peak)	D	7.36	81.00	52.00	29.00
Norlane ARC Auditorium Entire - Commercial 1/2 Day (Off-Peak)	D	164.45	1,809.00	1,708.00	101.00
Norlane ARC Auditorium Entire - Commercial 1/2 Day (Peak)	D	205.64	2,262.00	-	2,262.00
Norlane ARC Auditorium Entire - Community 1/2 Day (Off-Peak)	D	123.36	1,357.00	1,281.00	76.00
Norlane ARC Auditorium Entire - Community 1/2 Day (Peak)	D	154.27	1,697.00	-	1,697.00
Norlane ARC Auditorium Entire - Community Daily (Off-Peak)	D	154.18	1,696.00	2,135.00	- 439.00
Norlane ARC Auditorium Entire - Community Daily (Peak)	D	192.73	2,120.00	-	2,120.00
Norlane ARC Auditorium Performance - Commercial 1/2 Day (Off-Peak)	D	156.27	1,719.00	1,537.00	182.00
Norlane ARC Auditorium Performance - Commercial 1/2 Day (Peak)	D	195.36	2,149.00	-	2,149.00
Norlane ARC Auditorium Performance - Commercial Daily (Off-Peak)	D	195.36	2,149.00	2,562.00	- 413.00
Norlane ARC Auditorium Performance - Commercial Daily (Peak)	D	244.27	2,687.00	-	2,687.00
Norlane ARC Auditorium Performance - Community 1/2 Day (Off-Peak)	D	117.18	1,289.00	1,153.00	136.00
Norlane ARC Auditorium Performance - Community 1/2 Day (Peak)	D	146.55	1,612.00	-	1,612.00

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2025-26 Budget

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Norlane ARC Auditorium Performance - Community Daily (Off-Peak)	D	146.45	1,611.00	1,922.00	- 311.00
Norlane ARC Auditorium Performance - Community Daily (Peak)	D	183.09	2,014.00	-	2,014.00
Norlane ARC Commercial Kitchen - Commercial 1/2 Day (Off-Peak)	D	24.64	271.00	69.00	202.00
Norlane ARC Commercial Kitchen - Commercial 1/2 Day (Peak)	D	30.82	339.00	-	339.00
Norlane ARC Commercial Kitchen - Commercial Daily (Off-Peak)	D	30.82	339.00	114.00	225.00
Norlane ARC Commercial Kitchen - Commercial Daily (Peak)	D	38.55	424.00	-	424.00
Norlane ARC Commercial Kitchen - Commercial Hourly	D	7.36	81.00	14.00	67.00
Norlane ARC Commercial Kitchen - Community 1/2 Day (Off-Peak)	D	18.55	204.00	52.00	152.00
Norlane ARC Commercial Kitchen - Community 1/2 Day (Peak)	D	23.18	255.00	-	255.00
Norlane ARC Commercial Kitchen - Community Daily (Off-Peak)	D	23.09	254.00	86.00	168.00
Norlane ARC Commercial Kitchen - Community Daily (Peak)	D	28.91	318.00	-	318.00
Norlane ARC Commercial Kitchen - Community Hourly	D	5.55	61.00	11.00	50.00
Norlane ARC Meeting Room Hire - Commercial 1/2 Day	D	16.45	181.00	205.00	- 24.00
Norlane ARC Meeting Room Hire - Commercial Daily	D	20.55	226.00	342.00	- 116.00
Norlane ARC Meeting Room Hire - Commercial Hourly	D	6.55	72.00	41.00	31.00
Norlane ARC Meeting Room Hire - Community 1/2 Day	D	12.36	136.00	154.00	- 18.00
Norlane ARC Meeting Room Hire - Community Daily	D	15.45	170.00	256.00	- 86.00
Norlane ARC Meeting Room Hire - Community Hourly	D	4.91	54.00	31.00	23.00
Occasional Care 3 hour	D	-	-	33.00	- 33.00
Occasional Care per hour	D	-	12.00	-	12.00
Offpeak Adult M/Ship Fortnightly (only available to existing members)	D	-	-	33.50	- 33.50
Party Deposit	D	9.09	100.00	110.00	- 10.00
Party Inflatable per hour	D	11.73	129.00	121.00	8.00
Party per person	D	2.91	32.00	30.00	2.00
Payroll Corporate Membership Adult Fortnightly	D	3.93	43.20	40.00	3.20
Payroll Corporate Membership Family Fortnightly	D	7.85	86.40	74.00	12.40
Personal Training member 10-pack 30 minutes	D	37.88	416.70	405.00	11.70
Personal Training member 10-pack 60 minutes	D	54.74	602.10	585.00	17.10
Personal Training member 30 minutes	D	4.21	46.30	45.00	1.30
Personal Training member 5-pack 30 minutes	D	21.05	231.50	225.00	6.50
Personal Training member 5-pack 60 minutes	D	30.41	334.50	325.00	9.50
Personal Training member 60 minutes	D	6.08	66.90	65.00	1.90
Personal Training non-member 10-pack 30 minutes	D	46.31	509.40	495.00	14.40
Personal Training non-member 10-pack 60 minutes	D	63.08	693.90	675.00	18.90
Personal Training non-member 30 minutes	D	5.15	56.60	55.00	1.60
Personal Training non-member 5-pack 30 minutes	D	25.73	283.00	275.00	8.00
Personal Training non-member 5-pack 60 minutes	D	35.05	385.50	375.00	10.50
Personal Training non-member 60 minutes	D	7.01	77.10	75.00	2.10
Pool Hire 50 m Lane Hire (per hour)+entry fee	D	-	-	41.00	- 41.00
Reformer Adult	D	0.98	10.80	10.50	0.30
Reformer Adult Membership Add-on (available on Full Access only)	D	3.93	43.20	-	43.20
Reformer Concession	D	0.74	8.10	7.80	0.30

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
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Reformer Concession Membership Add-on (available on Full Access only)	D	2.95	32.40	-	32.40
Reformer x 10 Adult	D	8.84	97.20	93.50	3.70
Reformer x 10 Concession	D	6.63	72.90	70.00	2.90
Reformer x 25 Adult	D	21.60	237.60	229.00	8.60
Reformer x 25 Concession	D	16.20	178.20	172.00	6.20
RFID Wrist Bands	D	-	-	6.00	- 6.00
School Swim and Slide	D	-	-	9.30	- 9.30
School swim Lessons - 30 min 1:10	D	-	8.50	-	8.50
School swim lessons - 45 min 1:10	D	-	11.00	-	11.00
School swim lessons- 30 min 1:6	D	-	10.80	9.80	1.00
School swim lessons- 30 min 1:8	D	-	9.20	8.70	0.50
School swim lessons- 45 min 1:6	D	-	13.60	10.50	3.10
School swim lessons- 45 min 1:8	D	-	11.50	12.50	- 1.00
Shower fee	D	0.18	2.00	2.10	- 0.10
Single Waterslide	D	-	-	3.30	- 3.30
Soccer Junior per person per session	D	0.91	10.00	9.50	0.50
Soccer Junior x 10	D	8.18	90.00	-	90.00
Sports Multi Visit x 10	D	8.18	90.00	-	90.00
Squad Casual Member	D	0.91	10.00	15.00	- 5.00
Squad Casual Non-Member	D	1.74	19.10	19.00	0.10
Squad Member x 25 visits	D	-	-	330.00	- 330.00
Squad Non-Member x 25 visits	D	-	-	411.00	- 411.00
Swim Adult	D	0.83	9.10	8.80	0.30
Swim Adult x 25	D	18.20	200.20	194.00	6.20
Swim Assessment	D	1.82	20.00	19.90	0.10
Swim Child over 4	D	-	-	6.70	- 6.70
Swim Concession	D	0.62	6.80	6.70	0.10
Swim Concession x 25	D	13.60	149.60	147.00	2.60
Swim Lessons - 60min Group 5-6	D	-	-	15.00	- 15.00
Swim Lessons - 60min Group 7-8	D	-	-	12.00	- 12.00
Swim Locker	D	-	-	2.30	- 2.30
Swim School	D	-	-	4.70	- 4.70
Swim/Sauna/Spa Adult	D	1.45	16.00	15.50	0.50
Swim/Sauna/Spa Concession	D	1.09	12.00	12.00	-
Swim/Spa/Sauna Multi Visit x 10 Adult	D	13.09	144.00	140.00	4.00
Swim/Spa/Sauna Multi Visit x 10 Concession	D	9.82	108.00	107.00	1.00
Toddlers Pool per hour	D	-	-	113.00	- 113.00
Unlimited Ticket Waterslide	D	-	-	16.00	- 16.00
Unlimited Ticket Waterslide (KAC/SD)	D	1.25	13.70	9.70	4.00
Unlimited Ticket Waterslide (Norlane ARC/LL)	D	1.52	16.70	16.00	0.70
Unlimited Ticket Waterslide After Entry	D	-	-	9.70	- 9.70
Unlimited Ticket Waterslide After Entry (KAC/SD)	D	0.63	6.90	13.50	- 6.60

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Unlimited Ticket Waterslide After Entry (Norlane ARC/LL)	D	0.90	9.90	-	9.90
Waterslide Hire - per hour	D	17.64	194.00	188.00	6.00
Webstar Learn to Swim	D	-	41.20	37.50	3.70
Webstar Learn to Swim Concession	D	-	30.90	28.00	2.90
Webstar Squad	D	3.75	41.20	37.50	3.70
Webstar Squad Concession	D	2.81	30.90	28.00	2.90
Whole Pool Hire, Per Hour	D	-	-	300.00 -	300.00
Local Laws Infringements					
Local Law offences are liable to the penalty indicated in The City of Greater Geelong Neighbourhood Amenity Local Law 2024 and charged per penalty unit.	A	-	-	-	-
Infringement - 1 penalty unit	A	-	202.00	198.00	4.00
Local Laws Permits & Inspections					
Local Law Inspection under Neighbourhood Amenity Local Law	D	-	118.00	115.00	3.00
Local Law Permit Application under Neighbourhood Amenity Local Law	D	-	30.00	29.00	1.00
Long Day Care					
Belmont and Whittington - Hourly Rate	D	-	21.50	20.00	1.50
Belmont and Whittington - Per Day	D	-	158.00	149.00	9.00
Belmont and Whittington - Per Week	D	-	754.00	711.00	43.00
Fee for late child pick-up (15 minute increment)	D	-	36.00	35.00	1.00
Long Day Care per day	D	-	162.50	153.00	9.50
Long Day Care per hour	D	-	23.50	22.00	1.50
Long Day Care per week	D	-	757.00	714.00	43.00
Meal Provision and Distribution Service					
Food Services	D	-	15.00	12.50	2.50
Food Services (Agencies)	D	3.45	38.00	33.00	5.00
Hardship Rate	D	-	4.50	4.00	0.50
Occasional Care					
Occasional Care - 1 hour session	D	-	22.50	21.00	1.50
Occasional Care - 2 hour session	D	-	45.00	42.00	3.00
Occasional Care - 5 hour session	D	-	98.00	92.00	6.00
Onsite Waste Water Management Permits					
Amend a permit (regulation 198)	A	-	173.00	170.00	3.00
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	-	102.00	100.00	2.00
Construct, install or alter OWMS (regulation 196(1)(b),(2)) (minimum fee before 8.2 hours)	A	-	815.00	799.00	16.00
Copies of Septic Tank Plans requiring archive search	D	-	118.00	115.00	3.00
Exemption (regulation 199) - minimum fee	A	-	245.00	240.00	5.00

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Exemption (regulation 199) (hourly rate after 2.6 hours up to a maximum $909.50)	A	-	99.00	97.00	2.00
Minor alteration to OWMS (regulation 196(1)(a),(3))	A	-	621.00	609.00	12.00
Renew a permit (regulation 200)	A	-	139.00	136.00	3.00
Septic Tank - Minor Admin Changes or reissuing copies of electronic documentation	D	-	54.00	53.00	1.00
Septic Tank Additional inspection fee	D	-	193.00	188.00	5.00
Septic Tank Fast Track fee	D	-	255.00	249.00	6.00
Septic Tank Permits (Alterations)	D	-	290.00	282.00	8.00
Septic Tank Permits (Installation)	D	-	590.00	575.00	15.00
Septic Tank Re-Issue Expired Permit or Major Administrative Changes	D	-	118.00	115.00	3.00
Transfer a permit (regulation 197)	A	-	165.00	162.00	3.00
Parking Infringements					
Parking Fine - High Range: No Standing Area, Disabled Bays	A	-	202.00	198.00	4.00
Parking Fine - Low Range: Overstay, Fail to Pay	A	-	101.00	99.00	2.00
Parking Fine - Mid Range: Taxi Zone, Footpath, Driveway	A	-	121.00	119.00	2.00
Parking Permits					
Busport - Reserved Permit Parking	D	-	-	3,863.00	- 3,863.00
Busport - Unreserved Permit Parking	D	282.27	3,105.00	3,028.00	77.00
Haymarket - Unreserved Parking Permit	D	282.27	3,105.00	3,028.00	77.00
Little Ryrie St - Unreserved Parking Permit	D	282.27	3,105.00	3,028.00	77.00
Mobile Business Parking Permit	D	-	-	371.00	- 371.00
Mobile Courier Parking Permit	D	-	-	124.00	- 124.00
Private Car Park Agreement Permits	D	2.27	25.00	24.00	1.00
Replacement Parking Permit	D	1.95	21.50	21.00	0.50
Wesley - Unreserved Permit Parking	D	282.27	3,105.00	3,028.00	77.00
Program for Younger People					
PYP Home Care	D	-	7.20	7.00	0.20
PYP Home Care - High	D	-	55.00	54.00	1.00
PYP Home Care - Medium	D	-	17.50	17.00	0.50
PYP Personal Care	D	-	7.20	7.00	0.20
PYP Personal Care - High	D	-	55.00	54.00	1.00
PYP Personal Care - Medium	D	-	11.20	11.00	0.20
PYP Respite	D	-	6.70	6.50	0.20
PYP Respite - High	D	-	55.00	54.00	1.00
PYP Respite - Medium	D	-	7.00	6.60	0.40
Public Health & Wellbeing infringements					
Public Health & Wellbeing infringements (4 penalty unit infringement)	A	-	806.00	790.00	16.00
Public Health Premises					

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Health Premises - Admin Changes including reissuing documentation	D	-	54.00	53.00	1.00
Health Premises - low risk - once off registration	D	-	367.00	358.00	9.00
Health Premises - medium/high risk - annual registration	D	-	367.00	358.00	9.00
Health Premises Existing Registration Consultancy Fee - Alteration	D	-	216.00	211.00	5.00
Health Premises Initial Registration Consultancy Fee	D	-	273.00	266.00	7.00
Health Premises Rating (D-F) Performance Fee	D	-	86.00	84.00	2.00
Health Premises Transfer of Registration	D	-	220.00	215.00	5.00
Health Prescribed Accommodation - (06-50 people)	D	-	340.00	332.00	8.00
Health Prescribed Accommodation - (51-80 people)	D	-	427.00	417.00	10.00
Health Prescribed Accommodation - (80 + people)	D	-	529.00	516.00	13.00
Health Prescribed Accommodation - Charity /NFP/Church Community Meals/Senior Citizens Groups	D	-	171.00	167.00	4.00
Use & Occupying Public Space					
Application Fee Roadside Trading (non-refundable)	D	-	98.00	94.00	4.00
Bulk Rubbish Container - Accredited (monthly)	D	-	49.00	48.00	1.00
Busking, Spruiking & Pavement Art Fees (monthly)	D	-	10.00	10.00	-
Goods for Sale occupying footpath (annually)	D	-	234.00	228.00	6.00
Real Estate agent portable signs occupying footpath (annually) - per application	D	-	137.00	134.00	3.00
Roadside Trading Permit Fee (annually)	D	-	237.00	231.00	6.00
Shipping Container (monthly)	D	-	49.00	48.00	1.00
Street Occupation per day (no building permit)	D	3.36	37.00	36.00	1.00
Transfer of A Frame Advertising Sign occupying footpath (annually)	D	-	98.00	96.00	2.00
Transfer of Goods for Sale occupying footpath (annually)	D	-	98.00	96.00	2.00
Corporate Services					
Legal Services Admin					
2600 - FOI fees	A	-	33.30	32.70	0.60
Marketing					
0001 - Signage, Banners and Billboards - 50 Banners - Production (includes install, 2 week booking, removal and storage)	D	799.55	8,795.00	8,539.00	256.00
0002 - Signage, Banners and Billboards - 50 Banners - Additional 2 weeks	D	159.91	1,759.00	1,708.00	51.00
0003 - Signage, Banners and Billboards - 50 Banners - Install, 2 week booking, remove and store	D	266.55	2,932.00	2,847.00	85.00
0004 - Signage, Banners and Billboards - Mobile Billboard - Production (includes install, 2 week booking, removal and storage)	D	213.18	2,345.00	2,277.00	68.00
0005 - Signage, Banners and Billboards - Mobile Billboard - Additional 2 weeks	D	53.36	587.00	570.00	17.00
0006 - Signage, Banners and Billboards - Mobile Billboard - Install, 2 week booking, remove and store	D	106.64	1,173.00	1,139.00	34.00
0007 - Signage, Banners and Billboards - Hovells Creek - Production (includes install, 2 week booking, removal and storage)	D	426.45	4,691.00	4,554.00	137.00
0008 - Signage, Banners and Billboards - Hovells Creek - Additional 2 weeks	D	213.18	2,345.00	2,277.00	68.00
0009 - Signage, Banners and Billboards - Hovells Creek - Install, 2 week booking, remove and store	D	266.55	2,932.00	2,847.00	85.00
Community Information Board	D	14.18	156.00	151.00	5.00
Revenue, Property and Valuations					
0011 - P&R Land Information Certificates	A	-	30.00	29.00	1.00

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2025-26 Budget

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0013 - P&R Sales / Misc / Fencing	D	1.00	11.00	10.70	0.30
1002 - Rates Rate Reprint between 1 and 7 years	D	1.52	16.70	16.30	0.40
1003 - P&V Rate search over 7 years	D	8.77	96.50	94.00	2.50
2651 - Complaint Costs (FY26 - Magistrates Scale of Costs to be applied for recovery of overdue fees)	D	-	-	955.00 -	955.00
2652 - Judgement (FY26 - Magistrates Scale of Costs to be applied for recovery of overdue fees)	D	-	-	101.00 -	101.00
2653 - Warrant (FY26 - Magistrates Scale of Costs to be applied for recovery of overdue fees)	D	-	-	371.00 -	371.00
2654 - Summons for Oral Examination (FY26 - Magistrates Scale of Costs to be applied for recovery of overdue fees)	D	-	-	368.00 -	368.00
2655 - Attachment of Earnings (FY26 - Magistrates Scale of Costs to be applied for recovery of overdue fees)	D	-	-	181.00 -	181.00
2656 - Substituted Service Fee (FY26 - Magistrates Scale of Costs to be applied for recovery of overdue fees)	D	-	-	168.00 -	168.00
2950 - Admin Fee on Refunds	D	3.18	35.00	30.00	5.00
998 - P&R Renumbering Charge to Subdividers	D	10.27	113.00	110.00	3.00
Collection Listing Fee	D	2.27	25.00	25.00	-
Field Call	D	11.36	125.00	125.00	-
Probate Search	D	4.09	45.00	45.00	-
Placemaking					
Building Services - Building Permits					
Building Permit - External Municipality Charge (includes travel within 100km of municipality)	D	37.45	412.00	400.00	12.00
Building Permit - Feasibility Consultation Report	D	-	-	700.00 -	700.00
Building Permit - Occupancy Permit	D	-	-	550.00 -	550.00
Building Permit - Partial Compliance - Commercial	D	46.82	515.00	500.00	15.00
Building Permit - Partial Compliance - Domestic	D	23.36	257.00	250.00	7.00
Building Permit - Performance Solution - Major - Commercial	D	140.45	1,545.00	1,500.00	45.00
Building Permit - Performance Solution - Major - Domestic	D	84.27	927.00	900.00	27.00
Building Permit - Performance Solution - Minor - Commercial	D	46.82	515.00	500.00	15.00
Building Permit - Performance Solution - Minor - Domestic	D	28.09	309.00	300.00	9.00
Building Permit - Section 10 Determination	D	14.45	159.00	155.00	4.00
Building Permit - Site Inspection - Lapsed	D	31.82	350.00	-	350.00
Building Permit - Site Inspection - Major	D	23.36	257.00	250.00	7.00
Building Permit - Site Inspection - Minor	D	14.00	154.00	150.00	4.00
Building Permit - Owner Builder Charge (nominal fee plus 30% for FY25 and FY26)	D	-	-	-	-
Building Services - Building Permits - Assessment Charges					
Building Permits - Assistant Building Surveyor (per hr)	D	7.45	82.00	80.00	2.00
Building Permits - Building Inspector (per hr)	D	9.36	103.00	100.00	3.00
Building Permits - Municpal Building Surveyor (per hr)	D	23.36	257.00	250.00	7.00
Building Permits - Registered Building Surveyor (per hr)	D	14.00	154.00	150.00	4.00
Building Permits - Technical Officer (per hr)	D	6.55	72.00	70.00	2.00
Building Services - Building Permits - Variations, Dispensations					
Building Permit - Amendment - Major	D	30.36	334.00	325.00	9.00
Building Permit - Amendment - Minor	D	14.00	154.00	150.00	4.00

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Building Permit - Extension of Time - up to 12 months	D	28.64	315.00	310.00	5.00
Building Permit - Extension of Time - up to 6 months	D	14.45	159.00	155.00	4.00
Building Services - Caravan Park Registrations					
Caravan Park Registration or Renewal Fee (per unit)	A	-	17.00	16.30	0.70
Schedule of works - Extension of Time	D	7.00	77.00	-	77.00
Schedule of works - Site Reinspection	D	14.32	157.50	-	157.50
Schedule of works - Updates	D	3.64	40.00	-	40.00
Building Services - Copies of Documents					
Copies of Plans - Commercial Documentation Archive File (per Building Permit)	D	-	-	225.00 -	225.00
Copies of Plans - Commercial Documentation per Building Permit	D	15.91	175.00	150.00	25.00
Copies of Plans - Commercial Lodgement Application Fee	D	9.09	100.00	159.00 -	59.00
Copies of Plans - Commercial Occupancy Permit Only	D	10.00	110.00	-	110.00
Copies of Plans - Domestic Documentation Archive File (per Building Permit)	D	-	-	75.00 -	75.00
Copies of Plans - Domestic Documentation per Building Permit	D	7.27	80.00	50.00	30.00
Copies of Plans - Domestic Lodgement Application Fee	D	3.64	40.00	53.00 -	13.00
Copies of Plans - Fast Track Administration Fee	D	4.91	54.00	53.00	1.00
Copies of Plans - Owner Consent Authority (per owner)	D	6.82	75.00	73.00	2.00
Building Services - Council Consents					
Council Consent - Protection of the Public	A	-	332.00	325.10	6.90
Council Consent - Adjoining Neighbours Comments - Council Advertising (Charge per Property)	D	6.82	75.00	73.00	2.00
Council Consent - Adminstrative Fee (Re-stamping)	D	6.82	75.00	73.00	2.00
Council Consent - Amendment	D	18.27	201.00	196.00	5.00
Council Consent - Build Over Easements	A	-	327.00	320.35	6.65
Council Consent - Council Comments (Built without Council Consent)	D	43.18	475.00	455.00	20.00
Council Consent - Extention of Time	D	9.36	103.00	100.00	3.00
Council Consent - Land Liable to Flooding	A	-	327.00	320.35	6.65
Council Consent - Siting	A	-	457.00	448.50	8.50
Building Services - Enforcement Administrative Fee					
Enforcement - Extension of Time	D	15.00	165.00	-	165.00
Enforcement - Invoice Processing	D	9.09	100.00	-	100.00
Enforcement - Reattendance Fee	D	14.32	157.50	-	157.50
Building Services - Lodgement Fees					
Private Building Surveyor - Section 30 Lodgement	A	-	137.00	134.50	2.50
Building Services - Occupancy Permits - Places of Public Entertainment					
Division 2 - Occupancy Permit - Community Event (More than 5,000 people)	D	77.64	854.00	830.00	24.00
Division 2 - Occupancy Permit - Major Business Event (10,001 plus people)	D	299.64	3,296.00	3,200.00	96.00

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Division 2 - Occupancy Permit - Medium Business Event (5,001 to 10,000 people)	D	152.55	1,678.00	1,630.00	48.00
Division 2 - Occupancy Permit - Minor Business Event (0 to 5,000 people)	D	91.27	1,004.00	975.00	29.00
Division 2 - Temporary Structure Siting Approval (per structure)	D	40.09	441.00	405.00	36.00
Division 3 - Temporary Occupancy Permit	D	140.45	1,545.00	1,500.00	45.00
Division 3 - Temporary Occupancy Permit - Extension of Time	D	14.00	154.00	150.00	4.00
Place of Public Entertainment - Fast Track Fee	D	14.00	154.00	150.00	4.00
Place of Public Entertainment - Re-Inspection Fee	D	23.36	257.00	250.00	7.00
Building Services - Property Information Requests					
Building Information Request - Building Permit Details (51.1)	A	-	53.00	52.00	1.00
Building Information Request - Fast Track Fee	D	4.95	54.50	53.00	1.50
Building Information Request - Land in Special Areas (51.2)	A	-	53.00	52.00	1.00
Building Information Request - Mandatory Inspection and Approval Dates (51.3)	A	-	53.00	52.00	1.00
Protection Works - Owner Consent Authority (per owner)	D	6.82	75.00	73.00	2.00
Protection Works Notice - Request Owners Details Application	D	4.55	50.00	11.00	39.00
Building Services - Road Occupation Permits					
Street Occupation Permit - Amendment	D	10.73	118.00	115.00	3.00
Street Occupation Permit - Extension of Time	D	14.64	161.00	157.00	4.00
Street Occupation Permit - Fast Track Fee	D	14.00	154.00	150.00	4.00
Street Occupation Permit - Lodgement Fee	D	28.09	309.00	300.00	9.00
Street Occupation Permit - Long Term Car Parking - Metered	D	-	-	40.00 -	40.00
Street Occupation Permit - Long Term Car Parking - Unmetered	D	-	-	23.00 -	23.00
Street Occupation Permit - m2 Gantry Occupation Fee per day	D	0.07	0.80	0.50	0.30
Street Occupation Permit - m2 Street Occupation Fee per day	D	0.11	1.20	0.70	0.50
Street Occupation Permit - Minor Works Lodgement Fee	D	14.91	164.00	160.00	4.00
Street Occupation Permit - Pre Application Meeting High Complexity	D	45.45	500.00	-	500.00
Street Occupation Permit - Pre Application Meeting Med Complexity	D	18.18	200.00	-	200.00
Street Occupation Permit - Pre Application Meeting Site Visit	D	14.32	157.50	-	157.50
Street Occupation Permit - Restricted Carparking	D	6.82	75.00	-	75.00
Street Occupation Permit - Secondary Department Approval	D	15.91	175.00	-	175.00
Street Occupation Permit - Short Term Car Parking - Metered	D	4.68	51.50	50.00	1.50
Street Occupation Permit - Short Term Car Parking - Unmetered	D	2.53	27.80	27.00	0.80
Building Services - Swimming Pool & Spa Registrations					
Swimming Pool & Spa - Certificate of Compliance Lodgement	A	-	23.00	22.50	0.50
Swimming Pool & Spa - Certificate of Non Compliance Lodgement	A	-	433.00	424.60	8.40
Swimming Pool & Spa - Compliance Inspection - Initial Inspection	D	32.73	360.00	355.00	5.00
Swimming Pool & Spa - Compliance Inspection - Subsequent/Decommision Inspection	D	15.18	167.00	165.00	2.00
Swimming Pool & Spa - Extension of Time for Certificate of Compliance Lodgement	D	6.82	75.00	73.00	2.00
Swimming Pool & Spa - Information Search Fee	A	-	53.00	52.40	0.60
Swimming Pool & Spa - Registration Fee	A	-	36.00	35.15	0.85

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Carousel - Private Hire					
Carousel - Private Hire - Functions, events, Photography, Film Shoots - Per Hour	D	50.00	550.00	500.00	50.00
Childrens Birthday Parties - Pacakge 2 per Child (catered)	D	3.18	35.00	35.00	-
Childrens Birthday Parties - Package 1 per Child (self-catered)	D	1.82	20.00	20.00	-
Private Hire of Carousel - Decking Hire per Function	D	45.45	500.00	450.00	50.00
Private Hire of Carousel - Private Function Booking - Half Day - up to 4 hours	D	145.45	1,600.00	1,500.00	100.00
Private Hire of Carousel - Private Functions Booking - Full Day - up to 8 hours	D	250.00	2,750.00	2,500.00	250.00
Carousel - Ride Tickets					
Adult Carousel Ride Ticket	D	0.55	6.00	5.00	1.00
Carousel Ride Group Booking 10-49 people	D	0.45	5.00	4.50	0.50
Carousel Ride Group Booking 50+ people	D	0.41	4.50	4.00	0.50
Carousel Ride Multi-Ride Ticket (10)	D	4.55	50.00	45.00	5.00
Child Carousel Ride Ticket	D	0.55	6.00	5.00	1.00
Concession Carousel Ride Ticket	D	0.45	5.00	5.00	-
Electric Vehicle (EV) Charging					
User Fees - 22kW Public Electric Vehicle (EV) Chargers (per kWh)	D	0.03	0.28	-	0.28
Event Permit Fees					
Community Event	D	9.09	100.00	-	100.00
Large scale or commercial Event	D	22.73	250.00	-	250.00
Filming Permit Fees					
Low-Impact Filming - per day	D	13.64	150.00	-	150.00
Standard Filming - per day	D	27.27	300.00	-	300.00
Late fee (requests - less than 5 business days before filming)	D	27.27	300.00	-	300.00
Major Filming Productions - per day	D	54.55	600.00	-	600.00
Student Films	D	-	-	-	-
Landscaping Fee					
a. Landscape Plan Checking and Inspection Fee - Up to $50,000	D	73.64	810.00	810.00	-
b. Landscape Plan Checking and Inspection Fee - $50,000 - $100,000	D	221.36	2,435.00	2,435.00	-
c. Landscape Plan Checking and Inspection Fee - $100,000 - $150,000	D	369.09	4,060.00	4,060.00	-
d. Landscape Plan Checking and Inspection Fee - $150,000 - $200,000	D	516.82	5,685.00	5,685.00	-
e. Landscape Plan Checking and Inspection Fee - $200,000 - $250,000	D	664.55	7,310.00	7,310.00	-
f. Landscape Plan Checking and Inspection Fee - $250,000 - $500,000	D	1,107.73	12,185.00	12,185.00	-
g. Landscape Plan Checking and Inspection Fee - $500,000 - $750,000	D	1,846.36	20,310.00	20,310.00	-
h. Landscape Plan Checking and Inspection Fee - $750,000 - $1,000,000	D	2,585.00	28,435.00	28,435.00	-
i. Landscape Plan Checking and Inspection Fee - $1,000,000 - $1,500,000	D	3,693.18	40,625.00	40,625.00	-
j. Landscape Plan Checking and Inspection Fee - $1,500,000 - $2,000,000	D	5,170.45	56,875.00	56,875.00	-

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k. Landscape Plan Checking and Inspection Fee - $2,000,000 - $2,500,000	D	6,647.73	73,125.00	73,125.00	-
l. Landscape Plan Checking and Inspection Fee - $2,500,000 - $3,000,000	D	8,125.00	89,375.00	89,375.00	-
National Wool Museum - Facilities Hire					
Labour - Concessional Hourly Rate	D	9.09	100.00	75.00	25.00
Labour - Regular Hourly Rate	D	13.64	150.00	100.00	50.00
NWM Auction and Multifunction Room - Discount and Concession - Full Day - up to 8 hours	D	77.27	850.00	750.00	100.00
NWM Auction and Multifunction Room - Discount and Concession - Half Day - up to 4 hours	D	50.00	550.00	500.00	50.00
NWM Auction and Multifunction Room - Events and Functions - half day - up to 4 hours	D	68.18	750.00	600.00	150.00
NWM Auction and Multifunction Room - Standard - Full Day up to 8 hours	D	90.91	1,000.00	900.00	100.00
NWM Auction Room - Discount & Concession - Half Day - up to 4 hours	D	31.82	350.00	300.00	50.00
NWM Auction Room - Discount and Concession - Full Day up to 8 hours	D	40.00	440.00	400.00	40.00
NWM Auction Room - Events and Functions - Half day - up to 4 hours	D	34.09	375.00	350.00	25.00
NWM Auction Room - Standard - Full Day up to 8 hours	D	50.00	550.00	500.00	50.00
NWM Strachan Room - Standard Half Day up to 4 hours	D	68.18	750.00	650.00	100.00
NWM Strachan Room - Discount and Concession - Full Day - up to 8 hours	D	72.73	800.00	700.00	100.00
NWM Strachan Room - Discount and Concession - Half Day - up to 4 hours	D	50.00	550.00	500.00	50.00
NWM Strachan Room - Standard Full Day up to 8 hours	D	86.36	950.00	850.00	100.00
Security & Out of Hours Costs - Micom Security Call Out - minimum 4 hours	D	54.55	600.00	400.00	200.00
Security & Out of Hours Costs - Museum Staff 5.00pm-9.00am hourly rate	D	18.18	200.00	150.00	50.00
National Wool Museum - General Admission					
NWM Gen Adm Adult	D	-	13.00	12.00	1.00
NWM Gen Adm Child	D	-	8.00	7.00	1.00
NWM Gen Adm Concession	D	-	10.00	9.00	1.00
NWM Gen Adm Family	D	-	40.00	35.00	5.00
NWM Gen Adm Group	D	-	11.00	10.00	1.00
NWM Gen Adm School	D	-	-	6.00	- 6.00
NWM Gen Adm School - Museum Educator-led tour - price per student	D	-	9.00	8.00	1.00
NWM Gen Adm School - Museum Educator-led workshop - price per student	D	-	12.00	9.00	3.00
NWM Gen Adm School - Museum Educator-led workshop & self-guided visit - price per student	D	-	12.00	-	12.00
NWM Gen Adm School - Museum Educator-led workshop and tour - price per student	D	-	15.00	-	15.00
NWM Gen Adm School - Self-guided visit - price per student	D	-	6.00	6.00	-
National Wool Museum - Memberships					
NWM M/Ship Adult	D	-	55.00	50.00	5.00
NWM M/Ship Child Age 2-16	D	-	22.00	20.00	2.00
NWM M/Ship Family (2 adults and up to 4 children - Children under 16 years and registered at the same address)	D	-	85.00	80.00	5.00
NWM M/Ship Senior/Student/Concession	D	-	45.00	40.00	5.00
Potato Shed Facility Hire					
P-Shed All Areas Weekend	D	-	-	2,060.00	- 2,060.00

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P-Shed Dance Studio per hour	D	-	-	29.00 -	29.00
P-Shed Foyer per hour	D	-	-	29.00 -	29.00
P-Shed Multi-Purpose per hour	D	-	-	29.00 -	29.00
P-Shed Music Lab per hour	D	-	-	29.00 -	29.00
P-Shed Theatre Daily	D	-	-	484.00 -	484.00
P-Shed Theatre Weekend	D	-	-	855.00 -	855.00
Potato Shed Facility Hire - Miscellaneous					
Basic Archival Filming of Performance	D	14.55	160.00	-	160.00
Front of House Supervisor per hour (3hr minimum call)	D	4.73	52.00	-	52.00
Public Liability extension	D	4.55	50.00	49.00	1.00
Technical Officer per hour (3hr minimum call)	D	4.73	52.00	52.00	-
Cleaning Fee	D	7.68	84.50	82.00	2.50
Lost Key Fee	D	9.82	108.00	105.00	3.00
P-Shed Additional Cleaning - Incorrect pack-up	D	-	-	60.00 -	60.00
P-Shed Advertising Fee	D	-	-	105.00 -	105.00
P-Shed Call out - Staff	D	-	-	101.00 -	101.00
P-Shed Marketing Fee	D	-	-	93.00 -	93.00
P-Shed Postering Fee	D	-	-	98.00 -	98.00
P-Shed Pro Rata Sound Performance	D	-	-	30.00 -	30.00
P-Shed Security Call out	D	-	-	113.00 -	113.00
P-Shed Ticket Set Up Fee	D	-	-	32.00 -	32.00
Potato Shed Facility Hire - Set Up & Equipment Hire					
P-Shed Room Set up / Pack up	D	-	-	82.00 -	82.00
P-Shed Antari F1 Hazer	D	-	-	31.00 -	31.00
P-Shed Basic filming of performance setup	D	-	-	155.00 -	155.00
P-Shed Basic streaming setup	D	-	-	206.00 -	206.00
P-Shed Data Projector	D	-	-	29.00 -	29.00
P-Shed Electronic Work Platform	D	-	-	60.00 -	60.00
P-Shed Festoons LED non dimmable (20M)	D	-	-	8.00 -	8.00
P-Shed Hollyland wireless intercom per unit	D	-	-	15.00 -	15.00
P-Shed Incorrect pack up	D	-	-	98.00 -	98.00
P-Shed Lecturn Mic	D	-	-	43.00 -	43.00
P-Shed LED Parcan	D	-	-	15.00 -	15.00
P-Shed Microphone lead set (each)	D	-	-	29.00 -	29.00
P-Shed Mirror ball and motor	D	-	-	41.00 -	41.00
P-Shed Pro Rata Lights Performance	D	-	-	29.00 -	29.00
P-Shed ProSTAGE	D	-	-	41.00 -	41.00
P-Shed ProSTAGE Rail 1M	D	-	-	21.00 -	21.00
P-Shed ProSTAGE Rail 2M	D	-	-	26.00 -	26.00
P-Shed Radio Mic w/batteries (each)	D	-	-	29.00 -	29.00

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2025-26 Budget

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

Fees & Charges	Basis of Charge	2025-26 Budget $ GST Amount	2025-26 Charge $ (incl GST if applicable)	2024-25 Charge $ (incl GST if applicable)	Movement in price per unit $
P-Shed Shotbag	D	-	-	2.00 -	2.00
P-Shed Shure Beta 58	D	-	-	10.00 -	10.00
P-Shed Shure sm58	D	-	-	8.00 -	8.00
P-Shed Stage Set up / Pack up per hour	D	-	-	98.00 -	98.00
P-Shed Tea Coffee Bisc. per head	D	-	-	4.00 -	4.00
P-Shed Theatre Set Up	D	-	-	149.00 -	149.00
P-Shed Truss 1m, 2m, 3m & 4way corner (each)	D	-	-	5.00 -	5.00
P-Shed Turbosound IQ 15B	D	-	-	21.00 -	21.00
P-Shed turbosound m10	D	-	-	10.00 -	10.00
P-Shed turbosound m12	D	-	-	10.00 -	10.00
P-Shed Vision switcher	D	-	-	26.00 -	26.00
P-Shed Wired intercom per unit	D	-	-	5.00 -	5.00
Seating Bank Dismantle	D	-	-	355.00 -	355.00
Seating Bank Reinstall	D	-	-	355.00 -	355.00
Potato Shed Hire Fees - Commercial					
Box Office Fee - Commercial (per ticket)	D	0.36	4.00	-	4.00
Dance Studio - per hour	D	4.09	45.00	-	45.00
Full Venue (bump in/rehearsal) per hour	D	16.36	180.00	-	180.00
Full Venue (Production) per hour	D	20.00	220.00	-	220.00
Multi Purpose Room - per hour	D	4.09	45.00	-	45.00
Theatre (bump in/rehearsal) per hour	D	12.27	135.00	-	135.00
Theatre (production) per hour	D	13.64	150.00	-	150.00
Ticketing Set up Fee	D	5.45	60.00	-	60.00
Foyer - per hour	D	4.09	45.00	-	45.00
Music Lab - per hour	D	4.09	45.00	-	45.00
Potato Shed Hire Fees - Community					
Box Office Fee - (per ticket) community rate	D	0.27	3.00	-	3.00
Dance Studio - hourly community rate	D	2.45	27.00	26.00	1.00
Full Venue (bump in/rehearsal) hourly community rate	D	11.36	125.00	-	125.00
Full Venue (Production) hourly community rate	D	11.82	130.00	-	130.00
Full Venue (space only) hourly community rate	D	6.82	75.00	-	75.00
Multi Purpose Room - hourly community rate	D	2.45	27.00	26.00	1.00
Practice Room - hourly community rate	D	2.27	25.00	24.00	1.00
Theatre (bump in/rehearsal) hourly community rate	D	8.64	95.00	-	95.00
Theatre (production) hourly community rate	D	9.09	100.00	-	100.00
Theatre (space only) hourly community rate	D	3.82	42.00	42.00	-
Foyer - hourly community rate	D	2.45	27.00	26.00	1.00
Music Lab - hourly community rate	D	2.45	27.00	26.00	1.00
Skilled Migration Program					

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2025-26 Budget

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

Fees & Charges	Basis of Charge	2025-26 Budget $ GST Amount	2025-26 Charge $ (incl GST if applicable)	2024-25 Charge $ (incl GST if applicable)	Movement in price per unit $
Skilled Migration Program - Certification	D	55.00	605.00	550.00	55.00
Statutory Planning - Advertising Material					
Each Additional Letter	D	0.73	8.00	7.00	1.00
Each Additional Sign	D	9.09	100.00	85.00	15.00
Letter (up to 10) & Sign	D	31.82	350.00	220.00	130.00
Statutory Planning - Certification of Compliance					
Certificate of Compliance	A	-	366.00	359.00	7.00
Statutory Planning - Demolitions Certificates					
Demolition Certificate	A	-	92.00	90.00	2.00
Statutory Planning - Developer Fines & Costs					
Developer Fines and Costs - Breach of Planning & Environment Act - per unit	A	-	202.00	198.00	4.00
Statutory Planning - Extension of Time					
Extension of Time - first request	D	-	430.00	340.00	90.00
Extension of Time - second request	D	-	625.00	500.00	125.00
Extension of Time - third request	D	-	900.00	700.00	200.00
Statutory Planning - Information & Copies of Documents					
Written Request for Information - commercial/industrial/other	D	-	300.00	280.00	20.00
Written Request for Information - residential	D	-	200.00	190.00	10.00
Statutory Planning - Planning Permits - Amended Permit Fees					
e. Amended VicSmart Development $10,001 - $9,999,999	A	-	429.00	421.00	8.00
a. Amend VicSmart Application - less than $10,000	A	-	225.00	221.00	4.00
b. Amend VicSmart Application - $10,000 or more	A	-	483.00	474.00	9.00
c. Amend VicSmart Subdivision	A	-	225.00	221.00	4.00
d. Amended VicSmart Development up to $10,000	A	-	200.00	196.00	4.00
f. Amend a Permit - change statement or conditions	A	-	1,483.00	1,454.00	29.00
g. Amendments to Subdivision Permits	A	-	1,483.00	1,454.00	29.00
h. Amended Residential Permit up to $10,000	A	-	225.00	221.00	4.00
i. Amended Residential Permit $10,001 - $100,000	A	-	708.00	694.00	14.00
j. Amended Residential Permit $100,001 - $500,000	A	-	1,449.00	1,421.00	28.00
k. Amended Residential Permit $500,001 - $1,000,000	A	-	1,582.00	1,536.00	46.00
l. Amended Residential Permit $1,000,001 - $9,999,999	A	-	3,841.00	3,766.00	75.00
m. Amended Development Permit up to $100,000	A	-	1,291.00	1,266.00	25.00
n. Amended Development Permit $100,001 - $1,000,000	A	-	1,741.00	1,707.00	34.00
o. Amended Development Permit $1,000,001 - $9,999,999	A	-	3,841.00	3,766.00	75.00

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2025-26 Budget

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

Fees & Charges	Basis of Charge	2025-26 Budget $ GST Amount	2025-26 Charge $ (incl GST if applicable)	2024-25 Charge $ (incl GST if applicable)	Movement in price per unit $
Statutory Planning - Planning Permits - Initial Permit Fees					
a. Residential Development - Single Dwelling up to $10,000	A	-	225.00	221.00	4.00
b. Residential Development - Single Dwelling - $10,001 - $100,000	A	-	708.00	694.00	14.00
c. Residential Development - Single Dwelling - $100,001 - $500,000	A	-	1,449.00	1,421.00	28.00
d. Residential Development - Single Dwelling - $500,001 - $1,000,000	A	-	1,567.00	1,536.00	31.00
e. Residential Development - Single Dwelling - $1,000,001 - $2,000,000	A	-	1,683.00	1,650.00	33.00
f. Residential Development - Single Dwelling - $2,000,001 - $5,000,000	A	-	3,841.00	3,766.00	75.00
g. Development Buildings & Works up to $100,000	A	-	1,291.00	1,266.00	25.00
h. Development Buildings & Works $100,001 - $1,000,000	A	-	1,741.00	1,707.00	34.00
i. Development Buildings & Works $1,000,001 - $5,000,000	A	-	3,841.00	3,766.00	75.00
j. Development Buildings & Works $5,000,001 - $15,000,000	A	-	9,790.00	9,598.00	192.00
k. Development Buildings & Works $15,000,001 - $50,000,000	A	-	28,870.08	28,304.00	566.08
l. Development Buildings & Works $50,000,001 - $9,999,999,999	A	-	64,889.00	63,617.00	1,272.00
m. VicSmart Development Applications up to $10,000	A	-	200.00	196.00	4.00
n. VicSmart Development Applications $10,001 - $9,999,999,999	A	-	429.00	421.00	8.00
o. VicSmart Subdivision	A	-	225.00	221.00	4.00
p. VicSmart Application - less than $10,000	A	-	225.00	221.00	4.00
q. VicSmart Application - $10,000 or more	A	-	483.00	474.00	9.00
r. Amend or End a s173 Agreement	A	-	741.00	727.00	14.00
s. Change of Use	A	-	1,483.00	1,454.00	29.00
t. Create, Vary or Remove Easement	A	-	1,483.00	1,454.00	29.00
u. Create, Vary or Remove Restriction/Right of Way	A	-	1,483.00	1,454.00	29.00
v. Development Plans	A	-	366.00	359.00	7.00
w. Miscellaneous Fees (waiver of car parking requirements etc)	A	-	1,483.00	1,454.00	29.00
x. Planning - Decision of Responsible Authority	A	-	366.00	359.00	7.00
y. Re-alignment or Consolidation	A	-	1,483.00	1,454.00	29.00
z. Removal of Restriction (greater than 2 years)	A	-	1,483.00	1,454.00	29.00
z1. Subdivision of Existing Building or Two lots Only	A	-	1,483.00	1,454.00	29.00
Statutory Planning - Pre-Application Advice					
Pre-Application Advice - Type 1	D	15.91	175.00	150.00	25.00
Pre-Application Advice - Type 2	D	27.27	300.00	250.00	50.00
Pre-Application Advice - Type 3	D	63.64	700.00	500.00	200.00
Statutory Planning - Seconday Consents					
Secondary Consents - General	D	-	650.00	575.00	75.00
Secondary Consents - Single Dwelling or Including Alterations to Single Dwellings	D	-	350.00	315.00	35.00
Secondary Consents - VicSmart	D	-	150.00	120.00	30.00
Statutory Planning - Subdivision Certificates					
Alter plan prior to Certification	A	-	125.00	123.00	2.00
Certification Fee - Plan of Subdivision	A	-	197.00	193.00	4.00

CITY OF GREATER GEELONG - FEES AND CHARGES SCHEDULE
2025-26 Budget

Basis of Charge:
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Fees & Charges	Basis of Charge	2025-26 Budget $ GST Amount	2025-26 Charge $ (incl GST if applicable)	2024-25 Charge $ (incl GST if applicable)	Movement in price per unit $
Certification Fee - Procedural Plan	A	-	197.00	193.00	4.00
Recertification	A	-	158.00	155.00	3.00
Strategic Implementation					
a. Planning Scheme Amendment - Adoption Fee	A	-	542.00	531.00	11.00
b. Planning Scheme Amendment - Application Fee	A	-	3,432.00	3,365.00	67.00
c. Planning Scheme Amendment - Consideration of Submission Fee (minimum fee up to 10 submissions)	A	-	17,014.00	16,680.00	334.00
d. Planning Scheme Amendment - Consideration of Submission Fee - 11 to 20 submissions	A	-	33,995.00	33,328.00	667.00
e. Planning Scheme Amendment - Consideration of Submission Fee - 21 or more submissions	A	-	45,443.00	44,552.00	891.00

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GLOSSARY OF TERMS

The Act	Means the ***Local Government Act 2020*** .
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.
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 12 months and the funding and other resources required.
Annual report	Means 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 expansion expenditure	Expenditure which extends the capacity of an existing asset to provide benefits to new users at the same standard as is provided to beneficiaries.
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.
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.
Australian 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 2001**. 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.
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 AASB101 Presentation of Financial Statements and the Local Government Model Financial Report.
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.
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 Act a Council is required to prepare and adopt an annual budget for each financial year and the subsequent 3 financial years. Council is required to prepare and adopt an annual budget by 30 June each year.

GLOSSARY OF TERMS

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 Income Statement converted to Cash • 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. This means the financial statements and notes are 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.
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.
Capital works program	The budget contains a detailed list of capital works expenditure that will be undertaken during the 2025-26 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 (also referred to as project deferrals) are those works that are incomplete in the current year due to unavoidable delays and will be completed in the following budget year.
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.
Council plan	Means a Council Plan prepared by Council under Section 90 of the Local Government Act 2020. This document sets out the strategic objectives of the Council and strategies for achieving the objectives as part of the overall strategic planning framework.
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.

GLOSSARY OF TERMS

External Influences in the preparation of a budget	Matters arising from third party actions over which Council has little or no control, for example, changes in legislation.
Financial Plan	Means a plan of the financial and non-financial resources for at least the next ten years required to achieve the Council Plan and other strategic plans of Council. The financial plan defines the broad fiscal boundaries for the Council Plan, asset plan, other subordinate policies and strategies and budget processes.
Financial Statements	Part 4 of the Act requires the following documents to include financial statement: - Budget - Annual Report The financial statements to be included in the Budget include: - Comprehensive income statement - Balance sheet - Statement of Changes in Equity - Statement of Cash Flows - Statement of Capital Works The financial statements must be in the form set out in the Local Government Model Financial Report.
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 to asset preservation, then council's investment in those assets will reduce, along with the capacity to deliver services to the community.
Key (Budget) Assumptions	When preparing a balance sheet of financial position, key assumptions on which the statement has been based should be disclosed in the budget to assist the reader when comparing movements in assets, liabilities and equity between budget years.
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 Model Financial Report	Local Government Model Financial Report published by the Department from time-to-time including on the Department's Internet website.

GLOSSARY OF TERMS

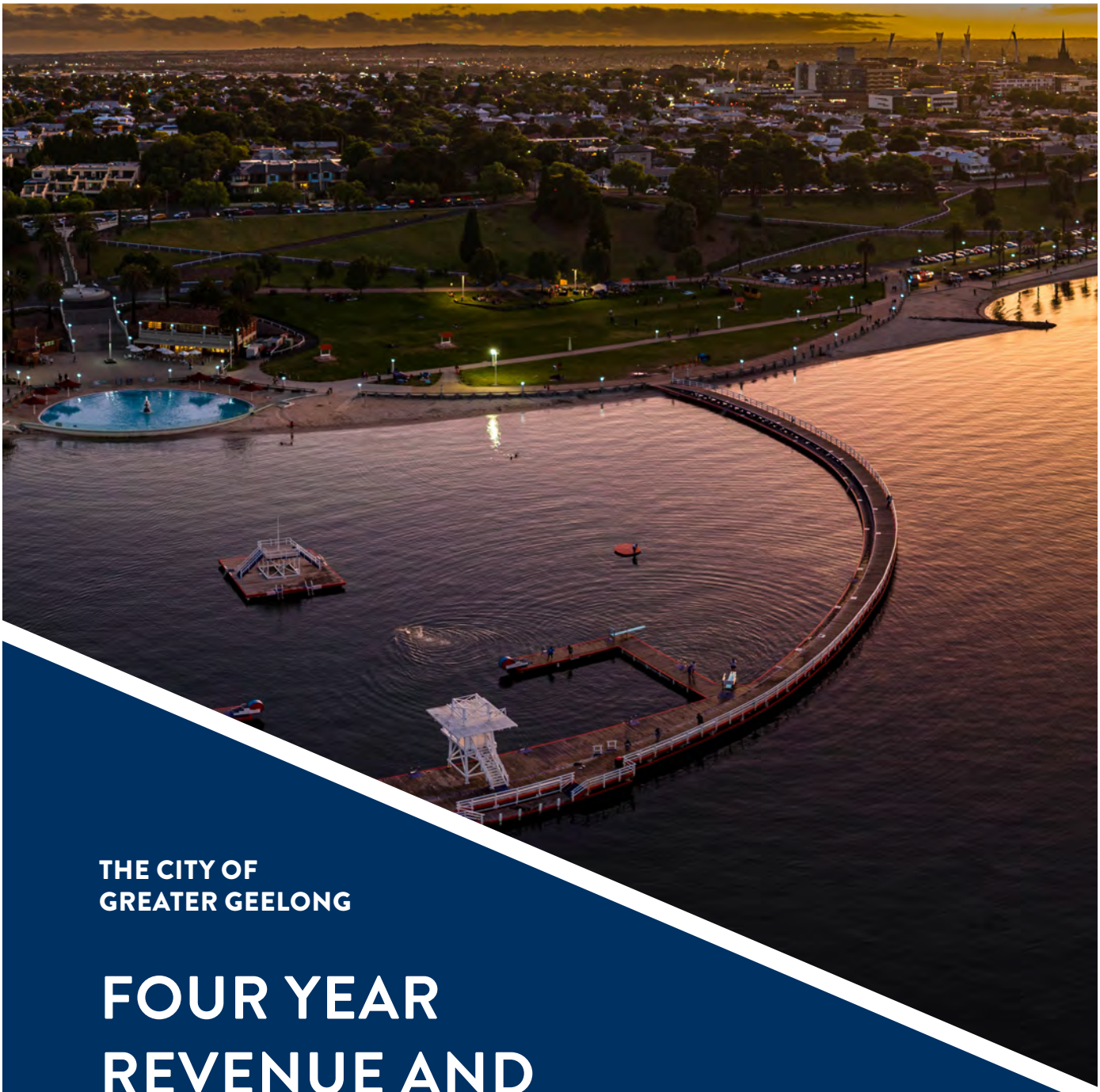
Local Government (Planning and Reporting) Regulations 2020	Regulations, made under Section 325 of the Act prescribe: (a) the content and preparation of the financial statements of a Council; and (b) the performance indicators and measures to be included in a budget, revised budget and annual report of a Council; and (c) the information to be included in a financial plan, budget, revised budget and annual report.
Local Road	Means a sealed or unsealed road for which the council is the responsible Road authority under the Road Management Act 2004.
Minister	Means the Minister for Local Government.
New asset expenditure	Means expenditure which creates a new asset that provides a service that does not currently exist.
Non-financial resources	Resources of a non-financial nature (such as human resources, information systems and processes, asset management systems) consumed by a Council to deliver the services and initiatives in the budget.
Non-recurrent grants	Means 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 long-term 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 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.

GLOSSARY OF TERMS

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, which 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.
Services, initiatives and major initiatives	Section 94 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 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 is prepared in accordance with the Local Government Model Financial Statements.

GLOSSARY OF TERMS

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.
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.
Statement of human resources	Means a statement which shows all Council staff expenditure and the number of full-time equivalent Council staff.
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. Valuations of Land Act – Section 11.



THE CITY OF
GREATER GEELONG

FOUR YEAR REVENUE AND RATING PLAN

2025-26 TO 2028-29

DRAFT ENDORSED
22 APRIL 2025

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.

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Preamble

On 22 June 2025 Council adopted a four-year Revenue and Rating Plan (the Plan) for 2025-26 to 2028-29. The Plan for 2025-26 to 2028-29 incorporates feedback from community engagement during the 2025-26 budget development 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 also satisfies the Greater Geelong City Council's statutory requirements.

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

- Maintain where possible, the commercial/industrial rate in the dollar relative to the residential rate at 1.8 times, noting the annual rate cap and valuation changes of other differentials may impact relativity in the future, and
- Increase the farm rate in the dollar to 75% of the residential rate over the long term.

In 2025-26 it is proposed to:

- Increase general rates by a total of 2.5%, which is lower than the State Government rate cap of 3.0% for 2025-26.
- Increase the average commercial/industrial rates payable by 2.5% or $117.09.
- Increase the average residential rates by 2.5% or $38.61.
- Increase the average vacant land rates by 2.5% or $49.44.
- Maintain the farm differential at the lowest rate within the 4 times rule setting the relativity of farm to residential at 48.2%.
- 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 determine the most appropriate, equitable and affordable revenue and rating approach for Council, which in conjunction with other income sources will adequately finance the objectives and actions of Council Plan 2025-26 to 2028-29 and ensure the long-term financial sustainability of Council to meet our community's expectations for service delivery and sound management of the City's assets.

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

Legislation requires Council's to develop a new Council Plan every four years aligning with the Council election cycle and allows Council to endorse and adopt a Council Plan by 31 October in the first year of the new council term.

The Council Plan 2025-26 to 2028-29 is currently in development with the Councillors and will set the strategic objectives over the four years to guide the allocation our resources to deliver infrastructure, services and programs to ensure the social, economic and environmental sustainability of our region.

Through a series of workshops, Councillors have identified six strategic objectives for the new Council Plan, subject to amendments and adoption of the final Council Plan.

These draft strategic objectives are summarised below:

Strategic Direction	Description
1. Plan, deliver, manage and optimise core and critical infrastructure across our growing region	We aim to ensure sustainable growth by developing, delivering, managing, and optimising essential infrastructure. This includes making sure our community facilities and public spaces are accessible and fit for purpose, and maintaining well-connected, multi-modal transport networks.
2. Promote, advocate and deliver healthy and equitable outcomes for our communities	We are committed to enhancing the health and wellbeing of our community by providing accessible services and facilities. We want everyone to have the resources and capacity to control their health and wellbeing, and to ensure that Greater Geelong is a caring, fair, and inclusive community.
3. Lead efforts to revitalise and grow our diverse economic precincts	We are focused on attracting new businesses, events, and investments to our region. We support local businesses, industry clusters, and precincts to thrive and work on developing workforce capacity and ensuring there is enough land supply to enable sustainable growth and business expansion.
4. Champion our unique heritage and cultural identity	We are dedicated to preserving and celebrating Greater Geelong's unique cultural heritage. We aim to increase engagement in arts, culture, and heritage experiences, and support investment in creative, cultural, and sports hubs. We want to make sure our region's distinctive cultural identity is shared and celebrated.
5. Protect and enhance our unique and beautiful natural environment	We are committed to safeguarding our natural habitats and areas of important biodiversity. We support reducing emissions and increasing our community's resilience to climate change impacts. We also promote waste minimisation and effective resource recovery through circular economy practices.
6. Commit to the highest levels of integrity, financial stewardship and meaningful community engagement	We aim to uphold the highest standards of integrity and manage our finances responsibly. We endeavour to engage meaningfully with our community to ensure transparency and accountability in all our activities. Together we work to foster a culture of trust and collaboration between the council and the community.

This Plan strongly supports the actions and outcomes of these Strategic Objectives 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).
- Outlines how fees and charges will assist in the supporting growth in in the region.
- The 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.
- 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 2025-26 to 2028-29 Revenue and Rating Plan.

Community Engagement began in February 2025 providing the community with the opportunity to 'Have Your Say'. We also held broader discussions with a wide range of rating sectors including commercial and residential groups.

This engagement provided valuable insight into community expectations regarding the current rating strategy and timeline for any potential changes. The feedback gathered informed the development of the 2025-26 to 2028-29 rating strategy, and on-going engagement will continue to shape future revenue and rating plans.

ENGAGEMENT UPDATE

The Revenue and Rating Plan is scheduled for review and adoption in June 2025 in tandem with the 2025-26 Annual Budget.

The City has completed its consultation process for the four-year Revenue and Rating Plan. This process which included online engagement and face to face meetings with the community groups ran from 5 February to 23 February 2025.

The community was asked seven questions to assess their preference for continuing the current rating strategy or propose alternative strategies.

Seventy-two responses were received from the community during the engagement. A comprehensive review of all responses has been undertaken, resulting in the identification of key thematic areas.

What makes up total revenue

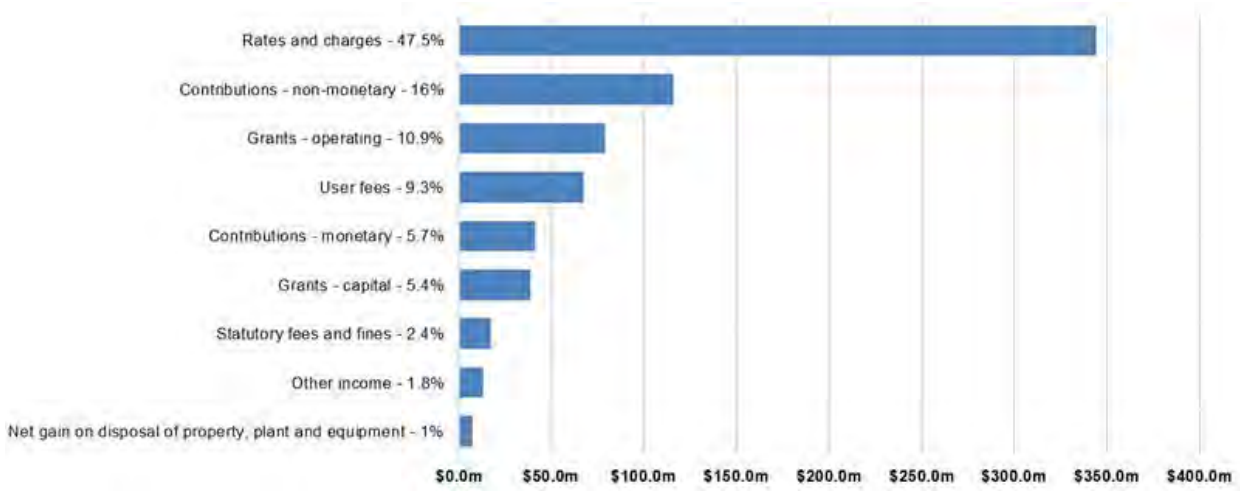
REVENUE SOURCES

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. 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 as per the Proposed Budget 2025-26 ($'000) is shown in the graph below.



Rates and Charges

WHY HAVE A RATING PLAN?

Council must determine the most appropriate apportionment of rate contributions across different rating sectors. This method informs Council's 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.

When setting rates, the City primarily considers its strategic objectives, the rate cap, budget sustainability principles, the current economic climate, other external factors and potential community impacts.

The City currently receives 47.5% of its total revenue by way of property based rates and waste charges. The balance of 52.5% is received from government operational grants, fees and charges, statutory fees and fines and other income. Principles of good governance require council to conduct ongoing or periodic monitoring and review of the impact of major decisions. Consequently, the City is required to regularly review legislative objectives relevant to rating.

RATING FRAMEWORK

Rates are a property tax levied on the local community to help fund local infrastructure and services. Consequently ratepayer's may not directly receive services equivalent to the amount of the tax (rates) paid. Benefits derived from these services vary in type and are consumed in different quantities 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 is further defined below) and capacity to pay (Vertical equity is 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 based on property valuation.

In addition to the decisions above, public finance theory sets three major criteria for effective 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. The inputs used to calculate rates payable include the following:

- Land use – differential groups;
- Valuation – valuation compared 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 consideration

Rating equity as it relates to land uses except for 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 is applied because revenue generating uses acknowledge some ratepayers can reduce their council rates though tax deduction.
- Vacant Land – Different from all other differentials to stimulate the development of vacant land to attract new residents and businesses; and
- Farm – Different 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 (or council increase) for the budgeted revenue.

MEDIUM AND LONG TERM RATING PLAN

The City of Greater Geelong medium term (2025-26 to 2028-29) and long-term (to 2034-35) Revenue and Rating Plan will:

- Review rate increases in line with the State Government rate cap and council requirements, unless significant circumstances warrant a request for a variation to the rate cap.
- Maintain where possible, the commercial/industrial rate in the dollar relative to the residential rate at 1.8 times noting the annual rate cap and valuation changes of other differentials may impact relativity in the future. Set the Farm rate differential at 75% of the residential rates over the long term.
- Continue to review on an annual basis all rating differentials including vacant land, mixed use and other land use types.

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 2025-26 financial year the rate cap is set to a maximum of 3.0% increase on the total rates amount levied and not individual rating classes.

Council has elected to increase rates by 2.5% which is a lower rate than the state government rate cap. Waste charges are a separate cost reflective charge 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 (or council increase) 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 change. Where the change in the property valuation is lower than the average for all properties, the rate increase may be lower than the change.

Rate Type	Number of Properties	Average Capital Valuation 2024-25 $	Average Capital Valuation 2025-26 $	Valuation Change %
Residential	129,628	767,650	752,556	(2.0%)
Vacant land	5,370	16,986	728,506	1.6%
Commercial/Industrial	9,352	1,195,586	1,286,957	7.6%
Mixed use	286	946,066	952,622	0.7%
Farm	925	3,250,341	3,317,297	2.1%
Cultural and recreation land	52	5,446,077	5,459,346	0.2%
Grand Total	**145,613**			**(0.8%)**

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 consider the full development value of the property. This method is applied 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 2025-26 rating year, valuations will be based on values returned as at 1 January 2025.

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. During revaluation, the municipality reviews defined sub-market groups of similar property types. 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

Between regular valuations, specific circumstances necessitate 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 in the municipality.

Supplementary valuations are 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 addressed and resolved according to the procedures outlined in 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, Geelong Australia web site and City News, of their right to object and appeal a valuation.

Property owners can 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 can 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 2025-26 Budget.

Reasons for Differential Rates

Rating, through the application of varying 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 OBJECTVES

Residential Land - means any land:

i. that is used exclusively for residential purposes.

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 132.3% 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.

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.

Mixed Use Land – means any land:

i. That has the characteristics of Residential Land combined with the characteristics of Commercial/Industrial Land; and

ii. That is used partly for residential purposes and partly for commercial/ industrial purposes.

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 48.3% of the Residential Land differential.

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".

Instead of calculating the costs to local government in respect to such lands, or the benefits to locals in relation to these properties, Council has set the rate as a concession to the commercial rate. The 2025-26 rate is 42.3% 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 2025-26 a government-funded rebate is provided under the Municipal Rates Concession scheme. For 2024-25 the amount is set at $259.50 or 50% of the rate payment, whichever is the less. The amount for 2025-26 will be provided prior to 1 July 2025. Initial eligibility is maintained unless Centrelink or Department of Veteran Affairs rejects the application during verification. Once pensioner status is accepted, the concession or rebate is deducted from the rate account before the ratepayer makes payment. Concession applications must be lodged by 30 June in each year.

Incentives for Prompt Payment

Council has determined that no incentives for prompt payment will be offered for the year 2025-26.

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 ratepayers to receive their annual or instalment rate notices electronically via email by registering on the My Geelong website.

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 2025-26 there will be no change to the existing payment instalment arrangements.

Payment Options

The City offers 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 facilitates payments through Centrepay, a service which allows Centrelink recipients to have deduction made directly from their entitlements.

Individual payment arrangements can be made by contacting the Revenue team. Any payment arrangement should be set with a known end date which clears the debt within an agreed timeframe preferably within 12 months.

Council incurs costs of collection via agency and merchant service fees for credit card transactions. A payment processing fee on credit card transactions in 2025-26 will be 0.25% from 1 July 2025 to offset the fees charged by financial institutions. If your account is referred to the external debt collection agency for non-payment of rates, you may be charged a $25 listing fee.

If you overpay your rates, there may be a $35 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 6-8 weeks to be fully processed.

Late Payment of Rates

Council has determined 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. Interest is applied on July 1st, immediately preceding the due date for payment, irrespective of instalment or lump sum payments where no payments have been made.

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, 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 2025, 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 in accordance with the LGA section 172 (2A).

The City offers rate payment deferrals under its hardship provisions for people who demonstrate financial difficulty.

Debt Recovery - Collection of Overdue Rates

Ratepayers' are responsible for ensuring the City has their current contact information. Amendments to the Act require both the vendor and buyer of a property, or their representatives (e.g. solicitors), must inform the City of the transfer through a notice of acquisition.

Council procedures for the issue of an overdue final notices, may include pre-calculated interest 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 your account is referred to the external debt collection agency, you may be charged a $25 listing fee.

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

Council balances supporting ratepayers facing hardship with deterring intentional late payments through their debt collection practices.

RELIEF AND HARDSHIP POLICIES AVAILABE TO RATEPAYERS IN DISTRESS

Rates Assistance is reviewed annually as part of the budget process and published in 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.

This measure aims to provide relief to qualifying ratepayers experiencing significant increases solely due to market-driven property valuation increases. 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 $65,189 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 2025-26 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 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. Where possible, the waste charge should be paid.

Council policy is 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 of rates, excluding the waste charge.

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 2025-26 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 municipality in which the City provides a domestic refuse collection and disposal service for properties rated under the residential or farming differential. The standard three 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 three 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 for properties rated as residential.

The service charge does not form part of the rate cap. The waste collection charge will increase from $473.25 to $509.55 or 7.7%. For identified multi-unit assessments, the charge will be $196.40 per assessment.

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 can 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.

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

- Garbage bin from 140L to 240L $148.40
- Recycling bin 240L $108.05
- Green waste bin 240L $100.35

Special Charge Rates – LGA section 163

Council levies special rates and charges to recover the cost of functions that specifically benefit identified ratepayer groups (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 seek "Ex Gratia Rates" contributions towards its operational costs from rate-exempt property owners to help fund operational expenses. 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.

Emergency Management and Volunteer Fund (EMVF)

The State Government intends to replace the Fire Services Property Levy with an Emergency Services and Volunteer Fund effective 1 July 2025. At the time of drafting the Plan, the State Government was considering the introduction of the legislation to support this change. Details are still to be release about these changes. The Plan will be updated when an outcome is known.

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 and adjusts user fees and charges according to 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 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.

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CITY OF GREATER GEELONG

2.3. Draft Community Health and Wellbeing Strategy 2025 - 2029

Source: **City Life**
Executive Director: **Anthony Basford**

Purpose

1. To seek Council approval for the draft Community Health and Wellbeing Strategy 2025-2029 to be endorsed for release for a period of community consultation.

Background

2. Under the Public Health and Wellbeing Act (2008), Councils are required to prepare a municipal health and wellbeing plan every four years (within 12 months of an election).

3. A municipal public health and wellbeing plan must:

   3.1. Include an examination of data about health status and health determinants in the municipal district;

   3.2. Identify goals and strategies based on available evidence for creating a local community in which people can achieve maximum health and wellbeing;

   3.3. Provide for the involvement of people in the local community in the development, implementation and evaluation of the public health and wellbeing plan; and

   3.4. Specify how the Council will work in partnership with the Department and other agencies undertaking public health initiatives and projects.

   3.5. A Council must review its municipal public health and wellbeing plan annually and, if appropriate, amend the municipal public health and wellbeing plan.

   3.6. A Council's municipal public health and wellbeing plan must be consistent with its Council Plan.

Key Matters

4. The City's current municipal public health and wellbeing plan sits within its Community Plan but from 2025 it will be a standalone strategy named the Community Health and Wellbeing Strategy 2025-2029.

5. This will ensure that there is a long-term vision for the overall direction of health and wellbeing at the City and that activities are effectively monitored and evaluated. The Strategy will enable flexibility to adapt to changes and leverage opportunities over the next four years, whilst capturing work across Departments that contribute to health and wellbeing. It also provides a framework for decision-making and prioritising actions.

6. The Strategy will align with the Council Plan 2025-29.

7. The Draft Strategy aims to:

   7.1. Meet legislative requirements under the Public Health and Wellbeing Act (2008), Climate Change Act (2016), and the Gender Equality Act (2020).

7.2. Identify and tackle health disparities within the community.

7.3. Provide clear direction for the City's role in improving community health and wellbeing from 2025-2029.

7.4. Create environments that support healthy living.

7.5. Identify opportunities for strategic partnership and collaboration to improve the overall health and wellbeing of the population.

8. The Draft Strategy has been developed and informed by:

8.1. Local data on the health and wellbeing needs of the community and priority population groups, including the City's 2024 Geelong Preventative Health Survey (GPHS).

8.2. An environmental scan of the relevant legislative and policy context.

8.3. A deliberative panel process in parallel with the consultation on the Council Plan 2025-2029

8.4. Consultations with community health and wellbeing stakeholders.

8.5. Workshops with internal staff.

8.6. The Strategy will be monitored via the reporting software PULSE through regular quarterly processes led by the Strategy and Performance team.

9. The Draft Strategy is now ready for a period of community feedback to test the Strategy document and to ensure that it encapsulates our community's needs before final adoption.

RESOLUTION - Item 2.3

Cr R Story moved, Cr M Cadwell seconded -

That Council:

1. Endorses the Draft Community Health and Wellbeing Strategy 2025-2029 to be released for community consultation.

2. Notes the Draft Community Health and Wellbeing Strategy will be published on *Have Your Say* for a four-week feedback period (23 April to 25 May 2025).

3. Notes that the final version of the Community Health and Wellbeing Strategy 2025-2029 will be presented for adoption at Council's July 2025 ordinary meeting.

Carried

Financial Sustainability

10. Recurrent funding ($150,000) for the Community Health & Wellbeing Strategy 2025-2029 is allocated in Council's annual budget. The development of a municipal public health and wellbeing plan is a legislative requirement under the Public Health and Wellbeing Act, 2008.

Community Engagement

11. Officers have engaged with the community to develop the Draft Community Health and Wellbeing Strategy 2025-2029 through a deliberative panel process as part of the Council Plan process; health and wellbeing stakeholders (via the City's Health and Wellbeing Network) and the community via the City's online *Have Your Say* platform and Neighbourhood Houses. We are seeking Council's endorsement to further engage the community for a period of four weeks to provide input into the draft Community Health and Wellbeing Strategy 2025-2029. Engagement will be live from 23 April to 25 May 2025.

12. Wathaurong Co-operative and Wathawurrung Traditional Owners were consulted to determine the health needs of the Aboriginal communities and to identify opportunities for collaboration.

13. Collaboration opportunities: the City will partner with multiple organisations to deliver the Community Health and Wellbeing Strategy including (but not limited to): Deakin University, the Western Victoria Primary Health Network, Barwon South West Public Health Unit, Women's Health Barwon South West, Give Where You live, Leisure Networks, Bellarine Community Health, the G21 Health and Wellbeing pillar members; Wathaurong Co-operative, Barwon Health, Neighbourhood Houses, the good Neighbourhood Project, Geelong Regional Libraries Corporation and the Department of Education (see page 14 of the draft Strategy).

Social Equity and Sustainability

14. An equity lens has been applied to the development and will apply to the implementation of the Strategy (including the development of a Gender Impact Assessment). The Strategy aims to address the underlying determinants of health, including, but not limited to, access to healthy, sustainable food, housing, open spaces and services, early childhood development and social inclusion.

15. Priority groups have been identified throughout the plan, including women, refugees, culturally and linguistically diverse, young people, LGBTIQA+, Aboriginal and Torres Strait Islander people, people with disabilities and older persons. An intersectional approach has been used to develop the plan.

Relevant Law/Policy/Legal Implications

16. A municipal public health and wellbeing plan must have regard to the State Public Health and Wellbeing Plan Section 26(3).

    16.1. Section 26 (2)(ba) requires councils to specify measures to prevent family violence and respond to the needs of victims of family violence in the local community.

17. Under the Climate Change Act 2017, councils are required to 'have regard to climate change' when preparing a municipal public health and wellbeing plan.

18. Under the Gender Equality Act 2020, development of a municipal public health and wellbeing plan is required to include a gender impact assessment.

Alignment to Community Plan and Vision

19. This report aligns with Our Community Plan 2021-2025 strategic priority:
Healthy, caring and inclusive community.

20. 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

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

Risk Assessment

22. Integrated approach and resourcing - to establish an integrated approach to health planning, the Strategy which aims to align with budget and business planning cycles is complex. Alignment will enable effective resource allocation (financial and human) and implementation across departments. To enable and support this, the Health Equity team facilitated a series of internal stakeholder workshops in March in alignment with the budget and business planning process.

23. Compliance and Monitoring: ensuring compliance with legal requirements and effectively monitoring and evaluating the impact can be resource intensive and will be mitigated through establishing embedded reporting on Health and Wellbeing priorities through the reporting software PULSE.

24. Coordination: Coordinating efforts across Departments and agencies can pose logistical challenges. These risks plan to be mitigated through the establishment of an internal leadership group and via our existing external Health and Wellbeing Partner Network.

Environmental Sustainability

25. Multiple actions in the Draft Community Health and Wellbeing Strategy 2025-2029 aim to mitigate the health impacts of climate change (priority 5).

Attachments

1. Community Health and Wellbeing Strategy 2025 2029 FINAL DRAFT updated [**2.3.1** - 50 pages]

THE CITY OF
GREATER GEELONG

DRAFT COMMUNITY HEALTH AND WELLBEING STRATEGY 2025-2029

ENHANCING COMMUNITY HEATH AND WELLBEING THROUGH COLLABORATION

CITY OF GREATER GEELONG

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Message from the CEO

To be added

DRAFT

Introduction

Our health and wellbeing are crucial resources for living full and productive lives, especially in today's fast-paced and often stressful world.

The City of Greater Geelong's Community Health and Wellbeing Strategy outlines the health and wellbeing priorities for the City over the next four years. It is a key strategic roadmap to maintain and improve public health and wellbeing at a local level. The Strategy recognises the pivotal role of local government in shaping the social, environmental, and economic factors that influence health, known as the social determinants of health.

The City shapes these factors through leadership, municipal planning, delivering services and programs, partnering with others, providing support and resources, and advocating on behalf of our community. We strive to create an inclusive and supportive environment where every member of the community has access to the resources, opportunities, and conditions that promote long-term health and wellbeing.

In accordance with the Public Health and Wellbeing Act 2008, which mandates councils to protect, improve, and promote public health and wellbeing the Community Health and Wellbeing Strategy 2025-2029 aims to address health, ensuring that all individuals, regardless of their background and socioeconomic status, have the environments, resources and opportunities they need to live healthy and fulfilling lives.

The Strategy has been developed alongside the City of Greater Geelong's Council Plan 2021-2025 as one of six domain strategies providing an integrated strategic planning framework for Council. It emphasises six key health and wellbeing priorities identified through data analysis, policy review, legislation, and extensive stakeholder and community consultation. These priorities are in alignment with the Statewide Public Health and Wellbeing Plan 2023-2027, chosen for their significant contribution to the modifiable burden of disease and their role as key drivers of ill-health across a person's lifespan. By focusing on these areas, we aim to achieve the greatest impact on health and wellbeing, ensuring that all Victorian local governments and health services collaborate effectively for collective impact.

The strategy has been informed by evidence outlined below.

Figure 1: Inputs into the Community Health and Wellbeing Strategy 2025-29

Based on this evidence, the six adopted Health and Wellbeing priorities are:

1. **Mental wellbeing and social inclusion**
2. **Equitable access to safe, healthy, and sustainable food**
3. **Physical activity and active living**
4. **Gender equity and prevention of violence**
5. **Climate change and health impacts**
6. **Harm minimisation (tobacco, vaping, alcohol misuse and gambling).**

There is a strong interrelationship between these health priorities that highlight how various health concerns are interconnected and influence each other, meaning addressing one priority often requires considering and potentially impacting other health issues as well. These interrelationships are referred to as co-benefits.

Interventions may address multiple health priorities simultaneously. For example, promoting physical activity can improve both physical health (e.g. reduced risk of chronic disease) and mental health (e.g. decreased stress levels). A further example is enabling access to healthy food can benefit both nutrition, mental wellbeing and the food system's resilience to the impacts of climate change.

This Strategy will be implemented through annual actions plans and will be reviewed annually to track our progress towards our strategic objectives.

We are committed to leading this Strategy and implementing it in partnership with the community and partner organisations. We will work together to respond to each priority area, addressing the social determinants of health to achieve our long-term health outcomes.

Through collaborative leadership, we aim to ensure that everyone in our community has the opportunity to live a healthier, more fulfilling life.

DRAFT

The City's Role in Health and Wellbeing

Local governments play a vital role in promoting and safeguarding the health and wellbeing of our communities.

The City does this by:

- Leading, facilitating and role modelling
- Delivering and funding community programs and services such as Early Years, Maternal and Child Health and immunisation
- Collaborating with partner organisations and government agencies to address the social determinants of health, and health and wellbeing priorities
- Collecting and analysing data to identify trends and make evidence informed decisions
- Advocating for, securing, and allocating funding for health and wellbeing initiatives
- Providing resources such as grants to support community organisations and initiatives
- Developing public health policies
- Enforcing public health regulations and standards
- Delivering public awareness and education campaigns

All departments within the organisation have a role to play in promoting health and wellbeing. The Community Strengthening Department works to build capability across the organisation, supporting each department to understand their place in the bigger picture, and their role in a systems approach to prevention.

The Environments for Health framework below is used to help demonstrate how each sector or area of expertise influences health and wellbeing.

DOMAIN	**Built**	**Social**	**Economic**	**Natural**
LANGUAGE	**Liveable**	**Equitable**	**Viable**	**Sustainable**
DETERMINANTS OF A HEALTHY COMMUNITY	Roads Transport Housing Footpaths Lighting Parks Playgrounds Sports facilities	Arts and culture Community hubs, neighbourhood houses, libraries Early years services Care services Sense of place, community, belonging and safety	Employment Resources Tourism Economic development Economic policy	Climate change Natural disasters Air and water quality Native vegetation Food production and farming practices

Figure 2: Environments for Health Framework

Our approaches

Health and wellbeing needs can differ depending on a variety of factors, and this will influence our approach to promoting health and wellbeing.

Life course approach

This approach is adopted when health differences are influenced by age or particular life stage. We may focus our efforts on a particular age group for a particular health issue, such as young people and vaping, or older people and elder abuse.

Place-based approach

This approach is adopted when there are health inequities based on geographic location. This acknowledges that not all communities are the same, and some will have better access to assets which promote health and wellbeing, such as green spaces, healthy food outlets or transport.

Strengths-based approach

Communities which might be facing challenges, also have innate strengths. We adopt a strengths-based approach to ensure these strengths are further maximised and community assets are valued.

Collective Impact

We are working with our partners to develop indicators for demonstrating collective impact. This will help to evaluate the combined efforts of the City and multiple partner organisations working together towards a common goal.

Aligning our health and wellbeing priorities with those in the Barwon South West Local Public Health Unit Population Health Catchment Plan 2023-29 will provide some opportunities for collective impact over the next four years.

Alignment with the Council Plan

Our integrated planning cycle describes how the objectives of the community flow from our Community Vision to operational delivery. With clear strategic alignment to the strategic directions of our Council Plan, we can ensure the more efficient and valuable use of resources to deliver for the community. This **Community Health and Wellbeing Strategy 2025-29** is one of the domain strategies listed in the below diagram.

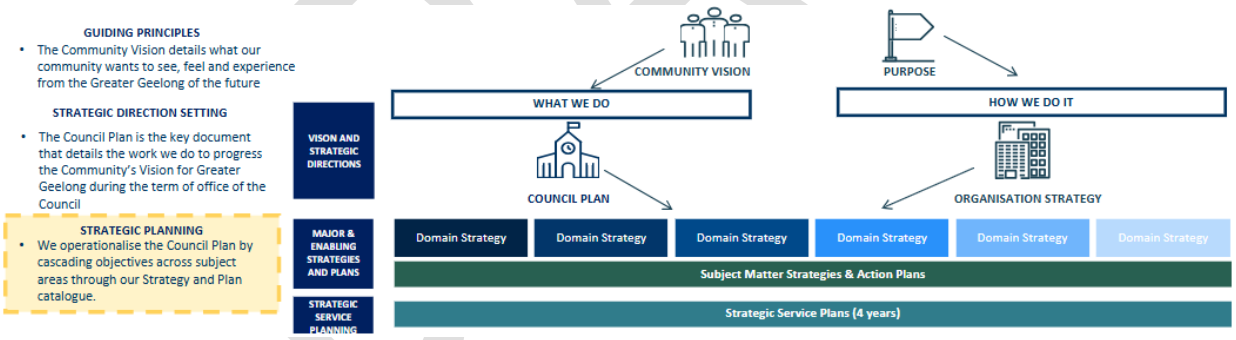

Figure 2: Integrated Planning Cycle

FRAMEWORK FOR ACTION

Community Vision 2047	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.					
Council Plan 2025-29	We are committed to advancing community outcomes for a thriving Greater Geelong					
	Objective 1: *Plan, deliver, manage and optimise core and critical infrastructure across our growing region* (***Domain Strategy*** *TBC)*	***Objective 2:*** *Promote, advocate and deliver healthy, caring and equitable outcomes for our communities* (***Community Health and Wellbeing Strategy 2025-29)***	***Objective 3:*** *Lead efforts to revitalise and grow our diverse economic precincts* (***Domain Strategy*** *TBC)*	***Objective 4:*** *Champion our unique heritage and cultural identity* (***Domain Strategy*** *TBC)*	***Objective 5:*** *Protect and enhance our unique and beautiful natural environment* (***Domain Strategy*** *TBC)*	***Objective 6:*** *Commit to the highest levels of integrity, financial stewardship, and meaningful community engagement* (***Domain Strategy*** *TBC)*
Organisation Strategy	We will be an extraordinary employer	With innovation at our core	Delivering a sustainable future	Side-by-side with our partners	Committed to delivering for our customers and community	And for our sector
Principles	Affirm that health is everyone's core business	Research and evidence	Promote health equity and social justice	Work in partnership	Include all ages, abilities, genders, cultures and sexualities	Share our learnings
Our Approach	Environments for Health	Systems Thinking	Social Determinants of Health	Collective Impact	Place-Based, Strengths-Based, Life Course Focus	Monitoring and Evaluation
Supports	Shared leadership and governance	Capability building	Financing and resource allocation	Community groups and organisations	Responsive services, accessible facilities, effective programs	Data, evidence and learnings from others

Health Equity

"Health is a fundamental human right. Health equity is achieved when everyone can attain their full potential for health and wellbeing" (World Health Organisation, 2025)

Globally, health and illness follow a social gradient, meaning those with the lowest socioeconomic status suffer the poorest health (World Health Organisation, 2025). A person's position on this social gradient is influenced by their income, education, occupation, gender, cultural background, and other factors also known as the social determinants of health. These factors affect the conditions in which people are born, grow, live, work and age. Using a social model of health, these determinants greatly influence health and wellbeing.

Health and health equity are determined by the distribution of power, money and resources which provide greater or lesser access to living conditions which promote health.

There are population groups within Greater Geelong who experience health inequities, which are the unfair and avoidable differences in health status within and between population groups. Placing equity at the heart of everything we do, means we will build a healthy, thriving community where everyone is welcomed and valued. Some of these population groups are outlined in the diagram below.

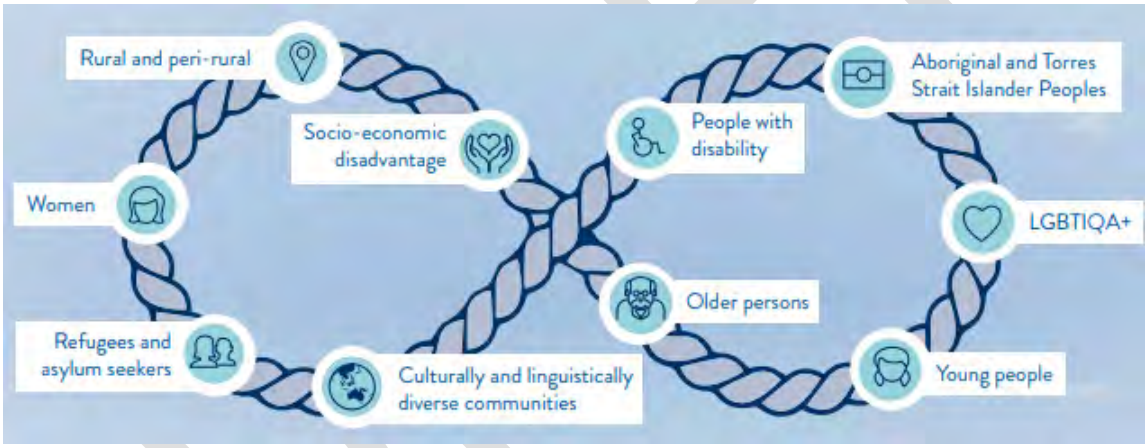

Figure 3: Intersectionality (Social Equity Framework 2022-25)

The City strives towards an equitable approach to health and wellbeing, which means greater attention is given to the needs of the following priority population groups:

- **First Nations peoples**: 1.3% of the population
- **Culturally and Linguistically Diverse communities**: 17.7% of residents were born overseas, and 11.7% of residents speak a language other than English at home.
- **Children and families**: 37.9% of households in Greater Geelong have children.
- **Young people**: 17.8% of residents are aged between 10 and 24 years.
- **Older people**: 31.5% are aged 55 years and over.
- **People with disabilities**: 22% identify as having a disability; 6.5% of residents have a severe or profound disability and need assistance with day to day living.
- **LGBTQIA+ communities**: 9.6% of residents identify as LGBTQIA+ (ABS, 2021)

- **Socio-economic disadvantage**: particularly health care card holders, single parent families and those with lower levels of education.

Legislative and Policy Context

The City's Community Health and Wellbeing Strategy 2025-29 fulfils our legislative requirement for a municipal public health and wellbeing plan under the *Public Health and Wellbeing Act 2008*.

Under this Act, the Strategy must:

- include an examination of data about health status and health determinants in the municipality,
- identify goals and strategies based on evidence for improving health and wellbeing,
- specify measures to prevent family violence and respond to the needs of victims,
- involve the community in its development, implementation, and evaluation, and
- specify how the City will work in partnership with other agencies to accomplish the goals of the plan.

Legislation also requires the Strategy to:

- Be consistent with the Council Plan
- Have regard to the Victorian Public Health and Wellbeing Plan
- Have regard to the:
    - *Climate Change Act 2017*
    - *Gender Equality Act 2020*
    - *Local Government Act 2020*

The Strategy has been guided by international, federal, state, regional and local policies and strategies, some of which are shown in Table 1.

Actions to improve community health and wellbeing are informed by our regulatory responsibilities under legislation and funding or partnership opportunities that arise from commitments within these strategies and plans.

For the broader policy and legislative context, including the context for the health and wellbeing priorities and our priority population groups, refer to the *Policy and Legislative Context - Companion Document 2* to this Strategy on the City's website.

International
United Nations 2030 Agenda
Geneva Charter for Wellbeing 2021
Federal
National Preventive Health Strategy 2021-30
State
Victorian Public Health and Wellbeing Plan 2023-27
VicHealth Strategy 2022-33
Regional
G21 2050 Regional Plan
Barwon South West Local Public Health Unit (LPHU) Catchment Plan 2023-29
Barwon Health and Bellarine Community Health's Integrated Health Promotion Plans
Local
City of Greater Geelong Community Health and Wellbeing Strategy 2025-29

Table 1: Policy Context

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Community Engagement

In developing the Community Health and Wellbeing Strategy 2025-29, the community was engaged to provide input in a number of ways.

DELIBERATIVE ENGAGEMENT

A group of community members who live, work or study in the Greater Geelong region were recruited to form the Greater Geelong Panel (the Panel). The goal of the Panel membership was to create a diverse group of participants that represented the diversity of the Greater Geelong community. The Panel's role was to identify key priorities to help shape Council's strategic plans for the next four years, including the Community Health and Wellbeing Strategy 2025-29.

The Panel came together across four sessions in August and September 2024, to identify the key challenges and opportunities for the City, high level focus areas, guiding principles and key priorities for the City and for the community's health and wellbeing.

The panel participation is represented below:

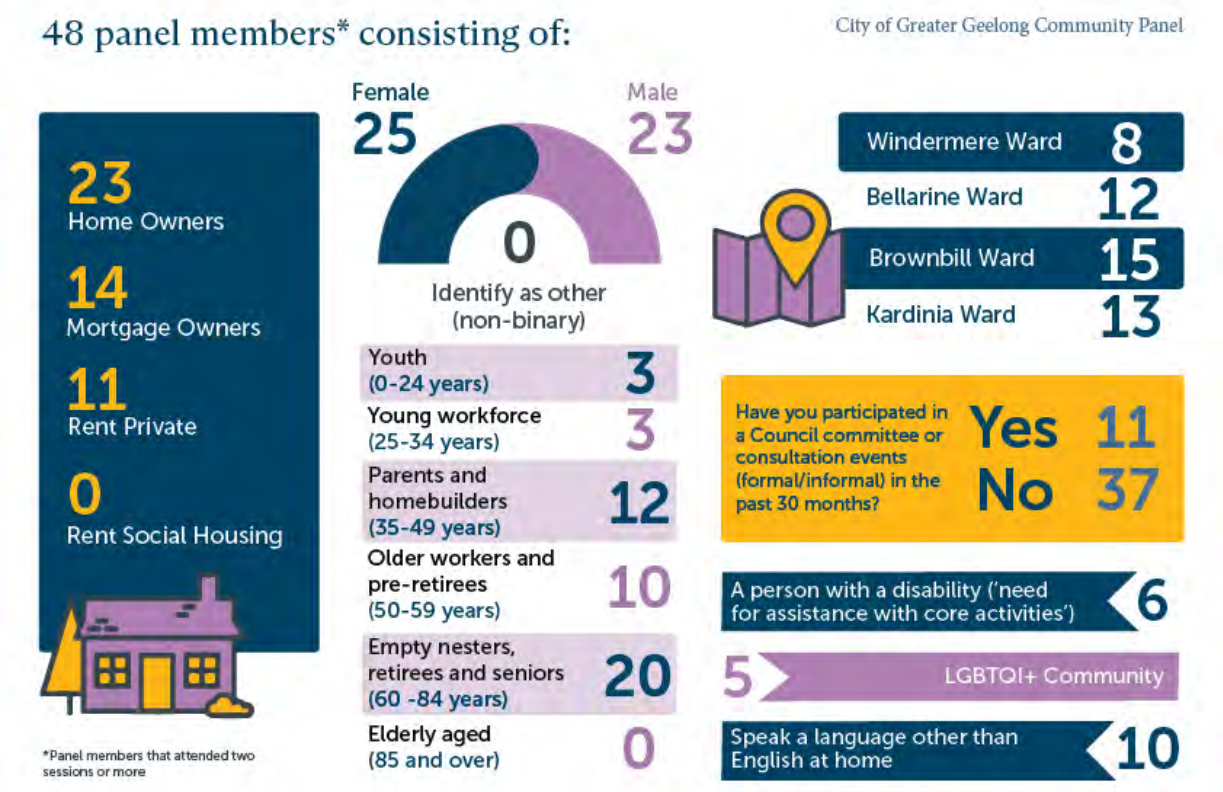

Figure 4: Deliberative Panel demographics

The panel identified the following seven key focus areas for the next four years:

- **Community connectedness** – including considering needs across the lifespan, supporting community groups and volunteers, and ensuring equitable access to Council assets for all people.
- **Arts, culture, and heritage** – including access to and production of the arts, investing in cultural events and initiatives and celebrating the heritage of our buildings and natural environment.

- **Health and wellbeing** – including community connectedness, social interaction, focusing on prevention and ensuring health and wellbeing is part of everything we do.
- **Natural environment and wildlife** – including connecting with nature, advocacy and planning for liveability, and protecting the natural environment.
- **Economic development** – including encouraging business growth and diversity, diverse employment opportunities and investment in infrastructure and services.
- **Governance, integrity, and accountability** – including transparent decision making, demonstrating performance and effective community engagement.
- **Sustainable growth and development** – including sustainable infrastructure, environmentally responsible planning and protection of open spaces and the natural environment.

These key areas were considered in developing the Community Health and Wellbeing Strategy 2025-29 and alignment with the Council Plan 2025-29.

COMMUNITY SURVEY

The community survey was open through our Have Your Say platform from 8 July to 15 September 2024 and 192 contributions were received.

The community was asked to consider which top five of the Victorian Government's health and wellbeing priority areas (from the Victorian Public Health and Wellbeing Plan 2023-27) are also a concern for the Greater Geelong community.

The graph below illustrates the top priorities of survey respondents.

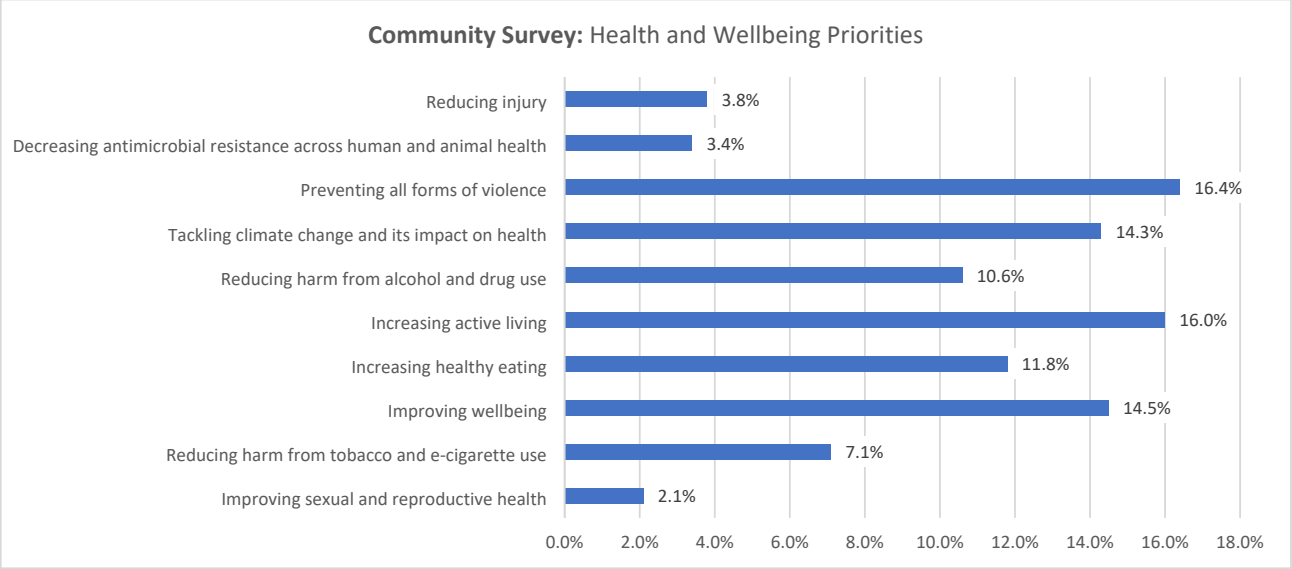

Figure 5: Community survey results

The survey also asked for ideas about how the City could make places in Greater Geelong healthier. Among the responses were more green spaces, active transport infrastructure, promoting outdoor living, waste management, sustainable and biophilic design, protecting nature, promoting climate resilience, promoting local food systems, thoughtful urban planning, and improved community safety.

The feedback reflected a strong desire for a sustainable, healthy, and green urban environment that fosters community wellbeing and protects natural resources.

YOUTH COUNCIL

Consultation with the new 2025 Youth Council provided fresh insights into the health and wellbeing concerns of young people. They highlighted many similar issues as the wider community, however some were also particular to their age group, such as the impacts of bullying on mental wellbeing, vaping and accessing sexual and reproductive health services.

HEALTH AND WELLBEING STAKEHOLDERS

Health and Wellbeing Partners Network

The City meets regularly with a network of community and health agencies across the Greater Geelong region. This network provided an opportunity to engage with a variety of partners on the health and wellbeing challenges our community faces, as well as where the City should focus its efforts over the coming four years.

Partners highlighted the challenges associated with the rising cost of living, and how this influences access to basic needs such as housing, healthy food, and health services. The increasing pressure placed on families as a result, can fuel an increase in violence. Partners also highlighted the increased uptake of vaping in young people as a precursor to smoking tobacco later in life.

In relation to the Victorian Public Health and Wellbeing Plan 2023-27, partners drew on their experiences in service delivery and working directly with communities, highlighting similar priorities identified by the wider community.

Neighbourhood Houses

We sought the input of neighbourhood houses because of their close ties with local communities and real time understanding of community needs.

Issues highlighted included social isolation, complex mental health issues, food insecurity, homelessness, the rising cost of living and access to basic services such as electricity, older people feeling excluded and needing assistance with technology, and the role of neighbourhood houses in providing refuge during emergency events.

Wathaurong Aboriginal Cooperative

Wathaurong Aboriginal Cooperative provides culturally appropriate health services, family services, activities to help strengthen community and connection to culture.

They have advised that the health needs of the Aboriginal community in Greater Geelong relate primarily to mental health issues including anxiety, and the health impacts of complex chronic health conditions and disease management.

For further information about consultation activities, please refer to the **Consultation Report – Companion Document 3** on the City's website.

Our Community

An estimated 282,809 residents (ABS, 2021) call Greater Geelong home. Parents and homebuilders (aged 35 to 49 years) currently represent the largest proportion of the population.

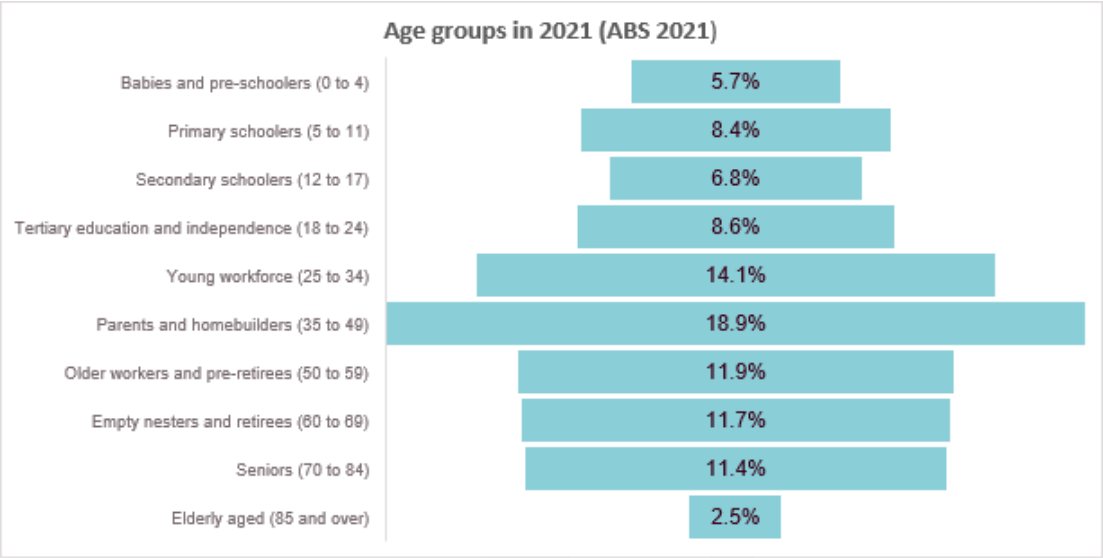

Figure 6: Population demographics (Source: ABS, 2021)

OUR COMMUNITY IS AGEING

The City currently has a slightly higher proportion of residents aged over 60 (25.6%) when compared to Victoria (22.4%), and by 2041, most of the population growth will be amongst adults over 70 years of age.

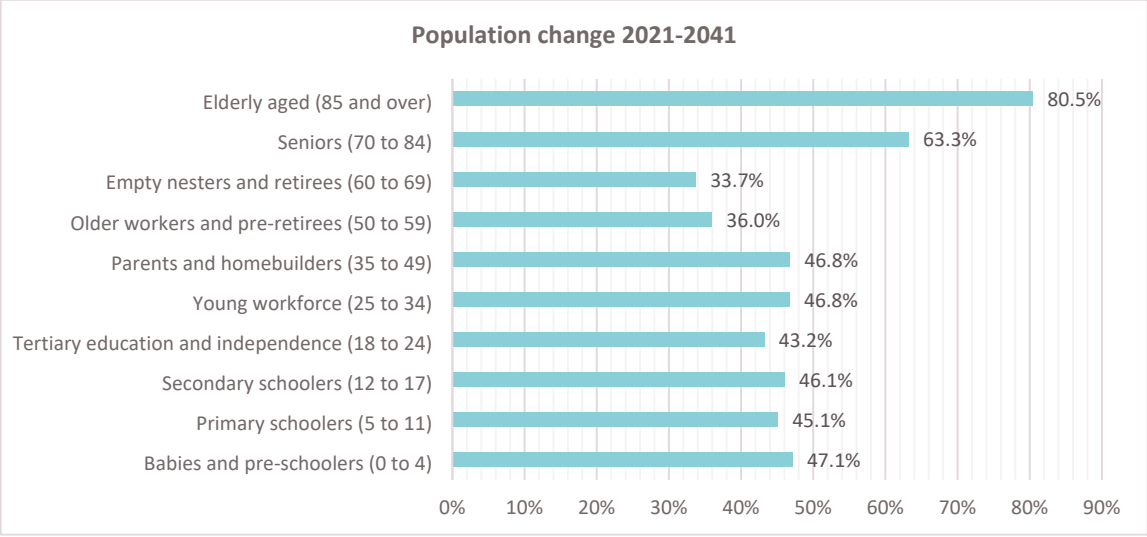

Figure 7: Population increase by life stage (Source: ABS, 2021)

First Nations

Greater Geelong is home to 3,562 people who identify as Aboriginal and Torres Strait Islander, which is 1.3 per cent of the population. This is a higher proportion than Greater Melbourne (0.7%).

First Nations communities experience more psychological distress that non-Aboriginal communities (Victorian Government, 2024). Mental health, healthy eating and managing complex chronic conditions are among the health needs of the First Nations communities in Greater Geelong.

Multicultural communities

17.7% of people were born overseas, which is the highest proportion in the G21 region. Between 2016 and 2021, most migrants were from India.

11.7% of Greater Geelong adults speak a language other than English at home.

Children and families

Greater Geelong has a higher proportion (21.7%) of single parent families with young children when compared to the Victorian average (18.2%).

More children in Greater Geelong (11.1%) compared to Victoria (9.6%) reported to have been told by a doctor that they have asthma (Department of Education and Training, 2021).

Young people

17.8% of the population are aged between 10 and 24 years old, which is on par with the G21 region.

Mental health and loneliness are key issues for young people in Greater Geelong.

Older people

31.5% of the population are aged 55 years and over, an increased from 30.9% in 2016.

Greater Geelong has a **higher** proportion of older people (over 65 years) living in triple jeopardy (i.e. living alone, with disability, low income) (3.24%) when compared to the WVPHN region (2.66%) (PHN Dashboard, 2024).

Older women are the fastest growing homelessness cohort. More women (95.22 per 10,000) than men (86.88 per 10,000) in Greater Geelong were assisted by Specialist Homelessness Services in 2021-22 (Women's Health Victoria, 2024).

A **higher** proportion of people aged 65 and over in Greater Geelong (29.24%) live with two or more chronic diseases when compared to Victoria (27.81%) (Western Victoria PHN Dashboard, 2024).

There is a higher rate of Dementia amongst women in Greater Geelong (110.27 per 10,000) when compared to men (71.37 per 10,000). The rates for both sexes are **higher** in Greater Geelong than regional and state estimates (Women's Health Victoria, 2024).

People with disabilities

22.1% of people in Greater Geelong have a disability.

A higher proportion of the Greater Geelong population are NDIS participants (3.2%) when compared to the Western Victoria PHN catchment (2.8%) and Victoria (2.19%) (Western Victoria PHN Dashboard, 2024).

A significant proportion of residents over 15 years of age in Greater Geelong (13.5%) provide unpaid care to someone because of disability, old age, or a long term illness. This is an increase since 2016 (12.5%) and a similar proportion to the G21 region (13.7%).

LGBTQIA+ communities

9.6% of residents in Greater Geelong identify as LGBTQIA+ which is lower than the Victorian average of 11 per cent. However, 3.1% of people preferred not to say, so the actual percentage may be higher (Department of Health, 2023a)

LGBTQIA+ communities face poorer health and wellbeing outcomes due to discrimination, isolation, and marginalisation (VLGA, 2020).

Socio-economic disadvantage

Disadvantage in Greater Geelong is characterised by a high percentage of residents who are unemployed, renting, receiving rent assistance, and living in social housing. Pockets of disadvantage in Geelong include Corio, Norlane, Whittington, Newcomb, and Breakwater (Western Victoria PHN, 2023).

Residents experiencing socio-economic disadvantage for a variety of reasons (e.g., hold a health care card, single parent families and those with lower levels of education) are **more vulnerable** to circumstances which impact their health and/or unhealthy behaviours such as:

- more likely to be at increased risk of short term alcohol harm.
- more likely to be in psychological distress.
- more likely to be lonely.
- more likely to experience financial insecurity.
- more likely to experience food insecurity.
- more likely to smoke/vape (City of Greater Geelong, 2024).

Education

When compared to Victoria, more residents in Greater Geelong leave secondary school early, and fewer complete Year 12. In the City of Greater Geelong, 53.2% of people aged over 15 years had completed Year 12 schooling (or equivalent) as of 2021. This was less than Victoria (Profile id, 2021).

Almost one quarter (24.2%) of Greater Geelong residents held a Bachelor or Higher degree qualification in 2021, which is lower than Victoria. However, this represents an increase of 18,365 people since 2016 (Profile id, 2021).

Employment

On average, 67.4% of the population aged 15 years and over were participating in the labour force. Gender distribution is higher for men (63.9%) than women (57.7%) (PHIDU, 2024).

As of June 2023, 3.2 per cent of the Greater Geelong population were unemployed (PHIDU, 2024).

Income

More women (46.3%) than men (32.6%) in Greater Geelong earn below the minimum weekly wage (Women's Health Victoria, 2024).

Recent data suggests that the cost of living may be influencing resilience for some, with a slight decline in the proportion of those who said they could raise $2,000 in a week in an emergency (80%, down from 85% in 2021).

It was more common for women (16%) than men (13%) to struggle to raise these funds, as well as for people experiencing social inequities.

Access to the internet

The Australian Digital Inclusion Index (ADII) for Greater Geelong is 73.0, which aligns with both the Victorian and National average of 73.2.

However, latest data showed 15.8% of Greater Geelong households do not have the internet (ABS, 2016).

SEIFA Index of Disadvantage

The SEIFA Index of Disadvantage for Greater Geelong in 2021 was 1007, which is similar to the Victorian average (1010), and significantly above the regional Victorian average (985).

However, at a suburb level, there is much diversity.

The SEIFA index for suburbs within Greater Geelong range from 1096.4 in Barwon Heads, to 764.3 for Norlane-North Shore.

The suburbs of **Norlane–North Shore** (764.3), **Whittington** (817) and **Corio** (822.7) experience higher levels of socio-economic disadvantage compared to Greater Geelong as a whole. These suburbs all ranked in the first and

second percentiles respectively for relative disadvantage, making them among the most disadvantaged areas in Victoria (City of Greater Geelong, Social Equity Framework, 2021).

Access to Health Services

Almost one in five adults (18.6%) in Greater Geelong were **unable to see a GP** when needed in the past 12 months. This is in line with the Victorian average on 19.5 per cent (Department of Health, 2023a).

For further information and a full list of references, please refer to the **Health and Wellbeing Profile – Companion Document 1** available on the City's website.

Health and Wellbeing Priorities

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Strategy Roadmap

The health and wellbeing priorities below are of equal importance and are not ranked in any particular order.

Community Health and Wellbeing Strategy					
Priority 1: Mental wellbeing and social inclusion	**Priority 2: Equitable access to safe, healthy, and sustainable food**	**Priority 3: Physical activity and active living**	**Priority 4: Gender Equity and Prevention of Violence**	**Priority 5: Climate Change and Health Impacts**	**Priority 6: Harm minimisation**
Goals: The community experiences lower levels of psychological distress. All community members feel connected and included in community life and have appropriate access to community facilities and services. All community members have access to housing that is affordable and in a community that is stable, supportive, and safe.	**Goals:** The community has equitable access to safe, healthy, and sustainable food, and the food system is more resilient to shocks and emergencies. There are higher rates of breastfeeding and healthy eating among the community.	**Goals:** There are more opportunities for the community to be physically active. The community reports higher levels of physical activity and lower levels of sedentary behaviour. There are more liveable neighbourhoods which provide access to every day needs such as food, jobs, places for community interaction and open space.	**Goal:** People of all genders feel safe, able to thrive, and live a life free from violence and discrimination.	**Goals:** The community is equipped to adapt to the adverse health effects of climate change and is capable of bouncing back from climate-related challenges. The City encourages well designed public realm and public spaces which create a cooler, greener more liveable city.	**Goal:** The harm associated with alcohol and tobacco use, vaping, and gambling is reduced.
Objectives: Describes the City's role in the Health and Wellbeing priority area					
Strategic Actions: Commitments to areas of work over the next four years					
Annual Action Plans: Projects and initiatives that deliver on the strategic actions, objectives, and work towards progress in the 6 Health and Wellbeing priority areas (separately to this document). These will be developed annually and progress reported to the community each year.					

PRIORITY 1: Mental wellbeing and social inclusion

To experience mental wellbeing, we need to have our basic needs met (such as access to housing and food), feel safe and respected, feel connected to our communities and culture, be resilient enough to navigate our way through life's ups and downs, and to feel we have meaning and purpose to our lives (Victorian Government, 2025)

Like our physical health, mental wellbeing is influenced by a variety of factors, shaped by the social determinants of health. The City has an important role in providing places and spaces such as neighbourhood houses, community centres and hubs, youth spaces and seniors centres as focal points for community activity and places for people to meet and connect.

Certain population groups may be more at risk to experiencing mental distress, such as those navigating times of transition in life such as leaving school, divorce, parenthood, retirement, chronic illness or death of a loved one. Socio economic disadvantage is also an influencing factor. Taking a life course approach and a place based approach to promoting mental wellbeing are both important considerations for local government.

Mental health

- After peaking at 20.3% in 2021, recent data shows a reduction to 13% of adults experiencing severe or moderate levels of psychological distress, aligning with pre-COVID levels and is below the Victorian average (City of Greater Geelong, 2024)
- Mental health is a key issue for young people with 18% of people aged 18 to 24 suffering from severe psychological distress (City of Greater Geelong, 2024). This is the highest of any age group. Greater Geelong also has a higher proportion of young people aged 15 to 24 years reporting a long term mental health condition (14.2%) when compared to the population as a whole (11.15%) (Western Victoria PHN Dashboard, 2024).
- 11.4% have a diagnosed mental health condition (including anxiety or depression) which is higher than the Western Victoria PHN region (10.9%) and Victoria (8.8%) (Department of Health, 2023a).
- More women (14%) in Greater Geelong suffer from severe or moderate psychological distress than men (10%) (City of Greater Geelong, 2024).

Loneliness and social connection

- 25% of Greater Geelong residents are classified as lonely (City of Greater Geelong, 2024) which is slightly higher than the Victorian average (23.3%, Department of Health, 2023a). This rises to almost half (46%) of residents experiencing in some of the City's most disadvantaged areas. Loneliness is another key issue for young people with 60% of 18 to 24 year olds feeling lonely.
- Most residents (84%) could call on someone not living with them to care for them (or their dependants) in an emergency. However, 12% could not. This rose to 20% and over for those experiencing inequities.

Homelessness

- Having a stable home is critical for health and wellbeing.
- 6.2% of Greater Geelong households are in mortgage stress and 28.1% of households are in rental stress, making them vulnerable to homelessness (ABS, 2021)
- 5.3% of all Geelong households are in need of affordable housing compared to 4.5% for regional Victoria (ABS, 2021)

Service providers are seeing a significant increase in complex vulnerability across all areas of the municipality, not just in locations of socio economic disadvantage. This includes mental health issues and social isolation.

During consultation, the community identified a number of focus areas for improving mental wellbeing, which show the co-benefits of working towards the other priorities outlined in this Strategy.

Feedback focused on the following themes: physical activity and active transport, parks and green spaces that encourage outdoor activities, affordable access to exercise programs, improving access to mental health services, reducing social isolation through creating inclusive and welcoming spaces and programs, increasing access to healthy food, support for young people, families and older people, promoting local businesses, promoting the participation in arts and culture initiatives and events, alongside working with libraries and community centres.

CO-BENEFITS

Action to address gender equity and prevention of violence also works towards progress in other priority areas within this strategy:

- **Climate change and its impact on health** – evidence links access to green spaces with improved mental wellbeing and taking climate action has been shown to decrease eco-anxiety especially for young people.
- **Gender equity and the prevention of violence** – gender equity promotes social inclusion and improved mental wellbeing, especially for LGBTQIA+ communities and women from diverse backgrounds.
- **Equitable access to safe, healthy, and sustainable food** – having a healthy diet and sharing food with family and friends improves mental wellbeing and inclusion.
- **Physical activity and active living** – evidence links exercise with improved mental wellbeing
- **Harm minimisation** – issues such as alcohol abuse and problem gambling can impact mental wellbeing.

1.0 MENTAL WELLBEING AND SOCIAL INCLUSION

OUR GOALS:

The community experiences lower levels of psychological distress.

All community members feel connected and included in community life and have appropriate access to community facilities and services.

All community members have access to housing that is affordable and in a community that is stable, supportive, and safe.

COMMUNITY INDICATORS:

Psychological distress:

Proportion (%) of community members experiencing moderate to high levels of psychological distress (GPHS)

Proportion (%) of community members with a mental health condition (GPHS)

Incidence of hospital admissions for self-harm and suicide (Hospital data; GPHS)

Proportion (%) of community members accessing mental health services (Hospital data)

Loneliness

Proportion (%) of community members experiencing loneliness (GPHS)

Ability to call on someone outside the household in an emergency (GPHS)

OUR COMMITMENTS:

Strategic Objectives	Strategic Actions
1.1. Provide access to initiatives and infrastructure that create opportunities for social connection	1.1.1 Provide a variety of community grants to support local initiatives that respond to community needs.
	1.1.2 Provide residencies, and co-working space to help local creatives grow and share their craft with the community.
	1.1.3 In partnership with cultural industries, ensure the community have free or low-cost access to creative events and programs.
	1.1.4 Build the capability of community members to create resilient and connected communities that can address and advocate for their own needs.
	1.1.5 Provide opportunities for priority population groups to have shared experiences through events, festivals, arts, and culture.
	1.1.6 Establish and facilitate the Social Inclusion Action Group and associated social investment fund.
	1.1.7 Partner with businesses, training providers, and social enterprises to create inclusive job opportunities for diverse community members, including youth, older workers, and people with disabilities.

POLICY AND EVIDENCE-BASED GUIDANCE FOR TAKING ACTION:

National Mental Health & Suicide Prevention Plan

National Children's Mental Health Strategy

National Quality Standards (Element 6.2)

Victorian Early Years Learning and Development Framework (Outcome 1, 2 and 3)

Suicide Prevention and Response Strategy 2024-2034

G21 2050 Regional Plan

City of Greater Geelong:

Advocacy Framework 2024-27

Arts and Culture Strategy 2021-31

Disability Access and Inclusion Plan 2024-28

Geelong on the Rise: A Clever and Creative International City 2024-2034

Public Realm Strategy (under development)

Open Space Strategy (under development)

Settlement Strategy 2020

Social Equity Framework 2022-25

Social Housing Plan 2021-2041

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1.0 MENTAL WELLBEING AND SOCIAL INCLUSION

Homelessness Number of community members estimated to be experiencing homelessness (ABS Census) **OUR MEASURES:** Advocacy through submissions and grant applications. Participation in Council run programs. Number of grants provided to the community. Provision of Council assets in line with the City's Social Infrastructure Planning and Investment Policy. Monitor employment rates for priority population groups. Number of local businesses attending capacity building sessions and engaging with social procurement initiatives.	**1.2 Encourage and provide well designed and located buildings, public realm, and open spaces** **1.3 Increase opportunity for social and affordable housing access for lower income households in the community** **1.4. Support advocacy efforts for the determinants of mental wellbeing**	1.1.8 Support social enterprises and inclusive hiring. 1.1.9 Support families to connect with other families in their local community (e.g., supported playgroups). 1.1.10 Work with neighbourhood houses and community centres to provide opportunities for social connection. 1.2.1Plan for housing close to transport and services in line with the City's Settlement Strategy. 1.2.2 Provide and maintain social infrastructure in line with the Social Infrastructure Planning and Investment Policy. 1.3.1 Use Council owned land which is identified as surplus, for social housing. 1.3.2 Negotiate with private developers for the inclusion of affordable housing in new private developments. 1.4.1 Encourage community members from diverse backgrounds to provide advice to Council through our advisory committees. 1.4.2 Develop and implement actions that contribute to the City's Reconciliation outcomes. 1.4.3 Advocate for the reorientation of services towards prevention.	*Social Infrastructure Planning and Investment Policy* *Social Procurement Policy (under development)*

1.0 MENTAL WELLBEING AND SOCIAL INCLUSION

1.4.4 Advocate for and amplify the voices of priority population groups.

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PRIORITY 2: Equitable access to safe, healthy, and sustainable food

Food is an important part of our daily life. A nutritious diet supports healthy growth and development in childhood, reduces the risk of chronic disease in adulthood, and contributes to mental wellbeing at every stage of life. Food also plays a key role in Greater Geelong's economic prosperity, environmental sustainability, mitigation of and adaptation to climate change, and the recognition of First Nations sovereignty and knowledge. It brings cultures, histories and communities together (City of Greater Geelong, 2021a).

The food system encompasses all people, processes, and interactions involved in producing, processing, distributing, consuming, and disposing of food (Burlingame & Dernini 2012). A sustainable food system ensures that everyone has access to nutritious food while maintaining the economic, social and environmental conditions needed to support food security for future generations (Nguyen 2018). They support diets that are "protective and respectful of biodiversity and ecosystems, culturally acceptable, accessible, economically fair and affordable; nutritionally adequate, safe and healthy, while optimizing natural and human resources" (Burlingame & Dernini 2012).

However, many Greater Geelong community members are unfairly excluded from the benefits of a healthy, equitable and more sustainable food system. Many households have poor access to nutrient-rich fresh foods like vegetables and fruits, and rely instead on highly processed, energy dense foods which are comparatively easy to access, prepare, store and consume.

With increasing cost of living pressures, food environments in which the most affordable foods are predominantly processed foods (low in fibre, high in sugar, salt and fat) put people at greater risk of developing chronic health conditions and co-morbidities, impacting their health and quality of life.

Lower quality diets are also associated with a higher carbon footprint through higher production inputs carbon associated with production, higher food miles, environmental degradation, land use changes and waste.

Food security

- The proportion of people experiencing food insecurity has doubled from 4% in 2021 to 8% in 2024 but could be much higher due to underreporting and challenges with measuring the extent of the issue. (City of Greater Geelong 2021; City of Greater Geelong, 2024)
- Most households in Greater Geelong are closer to a fast-food outlet (1153m) than to a healthy food outlet (1294m). Residents in North Shore (2984m) are among the furthest from healthy food outlets, while residents in Newcomb (891m), Whittington (953m) and Norlane (981m) live closest to fast food outlets. (AUO 2024)

Healthy eating

- 50% of Greater Geelong adults meet fruit consumption guidelines (2 pieces a day), while 14% meet vegetable consumption guidelines (5+ serves a day). Not meeting guidelines is primarily due to personal preference and lack of time, although in 2024 cost has emerged as having more of an impact on people not meeting guidelines (12%, 3% in 2021). (City of Greater Geelong 2021; City of Greater Geelong, 2024).
- 29% of adults drink sugar sweetened beverages more than once a week, compared to 37% in 2021. (City of Greater Geelong 2021; City of Greater Geelong, 2024)
- 16% of adults eat takeaway meals more than weekly, down from 20% in 2021 (14% in 2017). (City of Greater Geelong 2021; City of Greater Geelong, 2024)
- The proportion of infants aged 6 months attending Maternal and Child Health Services in Greater Geelong has declined significantly since 2014, from 41% to 17% and is significantly lower than the Victorian average of 49%. (DHHS, 2018)

CO-BENEFITS

Action to ensure equitable access to safe, healthy, and sustainable food also works towards progress in other priority areas within this strategy:

Climate change and health impacts – encouraging local food production and reducing food miles, reducing food waste, encouraging composting.

Mental wellbeing and social inclusion – healthy eating and mental wellbeing are linked via the gut-brain connection. The evidence base linking what and how we eat, with mental wellbeing, is growing.

Physical activity and active living – growing food at home provides opportunities for incidental exercise.

Harm minimisation – a healthy diet is also one which limits alcohol intake.

DRAFT

2.0 EQUITABLE ACCESS TO SAFE, HEALTHY AND SUSTAINABLE FOOD

OUR GOALS:

The community has equitable access to safe, healthy, and sustainable food, and the food system is more resilient to shocks and emergencies.

There are higher rates of breastfeeding and healthy eating among the community.

COMMUNITY INDICATORS:

Food security and food systems

Proportion (%) of community members experiencing food insecurity (GPHS)

Average distance to healthy and unhealthy food retail outlets (AUO)

Amount of food waste diverted from landfill (Waste)

Healthy eating

Proportion (%) of community members meeting fruit and vegetable guidelines (GPHS)

Proportion (%) of community members consuming sugar sweetened drinks every day (GPHS)

Proportion (%) of community members who eat takeaway meals or snacks (GPHS)

OUR COMMITMENTS:

Strategic Objectives	Strategic Actions
2.1 Build a policy framework that embeds equitable access to safe, healthy, and sustainable food into Council settings and services	2.1.1 Review and prioritise the recommendations for local government from the Parliamentary Inquiries into Food Security in Victoria and Victoria's Food Supply. 2.1.2 Develop a policy framework including a food system strategy and action plan with internal governance mechanisms. 2.1.3 Support the implementation of healthy and more sustainable food procurement policies and procedures. 2.1.4 Promote breastfeeding and healthy eating habits from infancy.
2.2 Create environments in Council settings and services that support access to healthy, sustainable, and fair food options.	2.2.1 Implement federal and state government directives around healthy and more sustainable food procurement in Council operated services, programs, and events. 2.2.2 Work with private and community licence holders to implement federal and state government directives around healthy and more sustainable food procurement in Council owned facilities and venues. 2.2.3. Embed healthy and more sustainable food designs into Council facilities and infrastructure.

POLICY AND EVIDENCE BASED GUIDANCE FOR TAKING ACTION:

WHO Action Framework for Public Food Procurement and Service Policies

NHMRC Australian Dietary Guidelines

National Quality Standards (Elements 2.1.3, 6.1 and 7)

Victorian Government Healthy Choices Guidelines

City of Greater Geelong:

Catering Policy (Under development)

Social and Sustainable Procurement Framework (Under development)

Food Policy (Under review)

Prevention of Single Use Plastics Policy

Social Infrastructure Planning and Investment Policy

Social Infrastructure Plan

Proportion (%) of infants breastfeeding at 6 months of age (MCH) **OUR MEASURES:** Compliance with Management Procedure Strategy/policies endorsed by Council. Participation in early years services where healthy eating is prioritised and part of funded breakfast clubs. Number of facilities and services compliant with Healthy Choices guidelines		(e.g. provisions for commercial kitchens, community gardens, edible landscaping) 2.2.4 Support early childhood centres to provide nutritious meals and education to families about healthy food choices.
	2.3 Strengthen community action on food systems and food security.	2.3.1 Build partnerships to strengthen the resilience of the local food system to withstand shocks, particularly during emergencies and disruptions. 2.3.2 Strengthen the capacity of the food relief sector and support community action on food insecurity. 2.3.3. Support community members to grow and share their own food. 2.3.4 Work with Wathaurong Aboriginal Cooperative on initiatives that improve access to healthy food and food literacy.

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PRIORITY 3: Physical activity and active living

Active living supports everyone, at all stages of life, to live healthier lives. Low levels of exercise are a major risk factor for chronic conditions such as heart disease, type 2 diabetes, and dementia (AIHW, 2024).

Almost two thirds (65%) of Greater Geelong residents meet the daily guidelines for physical activity. However, activity levels in children have been steadily declining since 2013, and older adults over the age of 55 years do not get as much physical activity as other age groups.

In addition to this, 20 per cent of Greater Geelong residents are classified as **sedentary**, that is, sitting for 8 hours or more on a weekday or weekend AND reporting no physical activity (City of Greater Geelong, 2024).

The City is home to a number of sporting facilities, recreational areas as well as parks and open spaces which provide opportunities for both organised sport and passive recreation. Equitable access to these spaces encourages everyone to participate.

Overall, Greater Geelong has a **below average** walkability index at -0.7 (0 is average) (AUO, 2021). However, almost 40 per cent (39.9%) of residents live in dwellings within 400m of public transport with a regular 30 minute weekday service (7am to 7pm). Research shows this encourages walking and reduces car dependence.

On average, 2.3% of employed persons aged 15 and over, use **public transport** to travel to work (AUO, 2021). But the proportion of adults using **active travel** to go to work in Greater Geelong has slightly decreased between 2018 and 2021 (AUO, 2021).

The community voted increasing active living as the second highest health and wellbeing priority for Greater Geelong.

The City has a role in the following key areas:

- **Safe active transport infrastructure** - safe bike paths, separated bike lanes, dedicated walking paths, connected routes, public transport improvements, traffic calming, lighting, and better walkability.
- **Accessible and affordable active spaces** – reducing cost barriers for those on a low income, pensioners and families for sport and recreation facilities, more open spaces, parks with more accessible and inclusive facilities and features, walking tracks and spaces that are accessible to all ages and abilities.
- **Community engagement and support** – work with local sporting clubs and community organisations to promote active living, organising community events and helping children and low income families access active living programs.
- **Environmental sustainability** – active living reduces car dependence and promotes lower to no emissions options such as public transport, walking or cycling.
- **Education** – raising awareness of the benefits of active living and encouraging sustainable modes of transport.

CO-BENEFITS

Action to address physical activity and active living also works towards progress in other priority areas within this strategy:

Climate change and health impacts – active transport reduces emissions.

Gender equity and prevention of violence – encouraging female participation in sport and recreation.

Mental wellbeing and social inclusion – physical activity benefits mental wellbeing.

Equitable access to safe, healthy, and sustainable food - activities such as growing vegetables and gardening are great opportunities to be physically active.

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3.0 PHYSICAL ACTIVITY AND ACTIVE LIVING

OUR GOALS:

There are more opportunities for the community to be physically active.

The community reports higher levels of physical activity and lower levels of sedentary behaviour.

There are more liveable neighbourhoods which provide access to every day needs such as food, jobs, places for community interaction and open space.

COMMUNITY INDICATORS:

Physical activity:

Proportion (%) of community members across all age groups meeting physical activity guidelines (GPHS)

Sedentary behaviour:

Proportion (%) of adults who are sedentary (GPHS)

Proportion (%) of children exceeding screen time recommendations (Source)

Active transport:

Modes of travel, walkability, distance to public transport (AUO)

OUR MEASURES:

Participation in / attendance at programs for priority populations

New membership tiers for priority populations in the City's Leisure facilities

OUR COMMITMENTS:

Strategic Objectives	Strategic Actions
3.1 Design liveable, walkable neighbourhoods that promote active living.	3.1.1 Invest in and upgrade infrastructure to promote active living for all ages and abilities. 3.1.2 Support the development of active transport links which connect residential areas to key destinations such as schools, shopping centres and recreation reserves. 3.1.3 Increase opportunities for passive recreation and incidental exercise in our streetscapes and open spaces. 3.1.4 Encourage a diversity of housing close to everyday needs.
3.2 Improve access to physical activity through sport and recreation facilities, services, and programs.	3.2.1 Provide affordable access to the City's aquatic and leisure facilities and more targeted programming for priority population groups. 3.2.2 Design play spaces and programs that encourage physical activity for young children of all abilities.
3.3 Increase participation in sport and recreation	3.3.1 Work with our partners to promote inclusive and all abilities participation in sport and recreation.

POLICY AND EVIDENCE-BASED GUIDANCE FOR TAKING ACTION:

Australian Physical Activity Guidelines

Sport 2030 National Sports Plan

National Quality Standards (Element 2.1.3)

Urban Design Guidelines for Victoria

Active Victoria 2022-2026

Victorian Cycling Strategy 2018-2028

G21 2050 Regional Plan

Vision Zero Geelong: Safe Local Travel 2022-2027

City of Greater Geelong:

Clever and Creative Future 2047: Community Vision

Shared Trails Masterplan

Integrated Transport Strategy (under development)

Fair Play Strategy (under development)

Fair Access Policy

Geelong Major Events Strategy 2024-29

Open Space Strategy (under development)

Plan for Nature (under development)

Public Realm Strategy (under development)

Number of partnership initiatives for physical activity Progress towards 50% of trips to work being made by active travel and public transport by 2047	**opportunities, especially groups who face barriers.**	3.3.2 Stimulate community participation by supporting major sporting and community events.	*Social Infrastructure Planning and Investment Policy*

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PRIORITY 4: Gender equity and prevention of violence

Gender equality occurs when people of all genders have equal rights, responsibilities, and opportunities. Evidence shows gender equity helps to prevent violence against women and girls (Our Watch, 2025).

Latest data shows that the rate of police recorded family violence incidents in Greater Geelong is increasing. In 2022-23 there was an 8.3% increase in the rate of incidents and a 10.8% increase in the number of incidents. In the majority of cases, the affected family member was female. Residents of lower socio economic areas within the municipality are also more affected.

Gender inequities are also present in other areas of community life, for example:

- Forty-two per cent of people presenting to homelessness were survivors of domestic and family violence (DFFH data published by Barwon South West Homelessness Network, 2022)
- Women are more likely than men to feel unsafe in the area where they live (City of Greater Geelong, 2024)., 2024)
- More women (14%) in Greater Geelong suffer from severe or moderate psychological distress than men (10%) (City of Greater Geelong, 2024). In fact, women are almost twice as likely as men to suffer from a mental illness, which can be due to a number of factors including gendered violence against women (City of Greater Geelong, 2024).
- Women (38%) are more likely to experience discrimination based on their gender when compared with males (18%) (City of Greater Geelong, 2024)
- LGBTQIA+ communities face poorer health and wellbeing outcomes due to discrimination, isolation, and marginalisation (VLGA, 2020). In Greater Geelong, 32% of LGBTIQA+ residents surveyed had experienced discrimination (compared to 15% non-LGBTQIA+). Of these 29% said it was due to their sexual orientation (City of Greater Geelong, 2024). Levels of psychological distress and loneliness are also higher for the LGBTQIA+ population. Social isolation is an issue, particularly for older LGBTQIA+ community members.
- The proportion of those providing informal care / unpaid help to another person is higher for women (13.3%) than men (8.8%) in Greater Geelong (Women's Health Victoria, 2024).
- The burden of domestic work is still largely gendered in Greater Geelong, the Barwon Southwest region and in Victoria. Of those who worked full time, more women (25.5%) than men (9.9%) also completed 15 hours or more per week of unpaid domestic work (Women's Health Victoria, 2024).
- There is a disparity in terms of women in leadership roles, and this exacerbates gender pay inequity. In Greater Geelong, women are less likely to hold leadership roles such as chief executives, general managers and legislators when compared to regional (and state) estimates. Men are twice as likely to hold these positions (70% male compared to 29.7% female) (Women's Health Victoria, 2024).

Preventing all forms of violence was voted as the top health and wellbeing priority by the Greater Geelong community in the online community survey.

The City promotes gender equity and the prevention of violence against women through a whole-of-community approach. This occurs by:

- Celebrating of women in leadership (past and present).
- Supporting all diversities irrespective of stages of life, gender, disability, cultural diversity or First Nations identity.

- Planning and designing community infrastructure to reflect the needs of all people, considering use and potential use; and
- Raising awareness of the drivers of gender inequality in the community.
- Collaborating with our partners - Respect 2040 provides the City with a platform for a coordinated regional approach. Collaboration ensures that resources are maximized, and services are not duplicated.

CO-BENEFITS

Action to address gender equity and prevention of violence also works towards progress in other priority areas within this strategy:

- **Climate change and its impact on health** - evidence shows that violence escalates in extreme weather conditions, so action to reduce emissions and adapt to the health impacts of climate change can help prevent violence.
- **Mental wellbeing and social inclusion** – gender equity promotes social inclusion and improved mental wellbeing, especially for LGBTQIA+ communities and women from diverse backgrounds.
- **Harm minimisation** – issues such as alcohol abuse and problem gambling can fuel violence within the community.

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4.0 GENDER EQUITY AND PREVENTION OF VIOLENCE

OUR GOALS:

People of all genders feel safe, able to thrive, and live a life free from violence and discrimination.

COMMUNITY INDICATORS:

Family Violence:

Family violence incidents reported to the Police (Victoria Police).

Feelings of Safety:

Feelings of safety in the local area, and no significant difference is detected based on gender (GPHS).

OUR MEASURES:

Number of community events which promote gender equity.

Strength of partnerships with stakeholders.

Confidence of frontline service delivery staff to identify family violence in the community.

Gender equity assessments are completed for all significant recreation infrastructure design projects as per the Gender Equality Act, 2020.

Number of women and trans and gender diverse people nominating for Council elections.

OUR COMMITMENTS:

Strategic Objectives	Strategic Actions
4.1 Promote gender equity and equality within the community	4.1.1 Raise awareness of gender equity and violence prevention within the community. 4.1.2 Implement programs that educate young children about gender equity and respectful relationships.
4.2. Increase opportunities for prevention of violence	4.2.1 Provide support to the LGBTIQA+ community. 4.2.2 Build capability within our frontline services to identify and respond to incidents of family violence. 4.2.3 Work with our regional partners to prevent violence against women (e.g. Respect 2040) 4.2.4 Provide support for families with young children experiencing family violence.
4.3. Foster gender inclusive leadership, policies, and workforce development	4.3.1 Work to improve gender balance in Community Services workforces that are predominately dominated by one gender. 4.3.2 Develop and implement the Gender Equality Action Plan 2026-29.

POLICY AND EVIDENCE-BASED GUIDANCE FOR TAKING ACTION

National Quality Standards (Element 5.1.1 and 5.1.2)

Victorian Early Years Learning and Development Framework (Outcome 1)

Our Equal State: Victoria's Gender Equality Strategy and Action Plan 2023-27

Free from Violence: Victoria's Strategy to prevent family violence and all forms of violence against women

G21 2050 Regional Plan

Respect 2040 Regional Partnership

City of Greater Geelong:

Community Safety Framework 2022-26

Fair Access Policy 2024

Gambling Harm Minimisation Policy

Gender Equality Action Plan 2022-25

Neighbourhood Amenity Local Law 2024

Open Space Strategy (under development)

Equal gender split in senior leadership positions.	**4.4. Ensure the community feels safe in public places**	4.4.1 Work with our partners to promote community safety initiatives and monitor local hot spots. 4.4.2 Embed gender equity principles into infrastructure planning, masterplans, and urban design frameworks. 4.4.3 Work with our partners to coordinate responses to homelessness in the City. 4.4.4 Design and activate public spaces to promote community safety (e.g., lighting, passive surveillance).	*Public Realm Strategy (under development)* *Smart Cities Strategic Framework and Implementation Action Plan*

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PRIORITY 5: Climate change and health impacts

Climate change is a significant threat to health, and the Geelong municipality is facing the same issues as many other parts of Australia and around the world (City of Greater Geelong, 2021).

The majority (71%) of the Greater Geelong community are concerned about climate change, with 42 per cent of those concerned about the impact of climate change on their health (City of Greater Geelong, 2024).

Climate change has both direct and indirect impacts on health.

Climate change **directly affects health** through exposure to extreme weather events such as heatwaves, bushfires, storms, and floods which impact our basic requirements for clean air, safe drinking water, sufficient food, and secure shelter. Direct health impacts include heat stress and heat related illness, injury, physical and mental trauma and possibly death (DHHS, 2020). Anecdotally, there is also a risk of heightened stress or prolonged depression due to the increased frequency of extreme events, in that people do not have time to fully recover before the next emergency.

Indirect impacts are due to changes to the environmental conditions on which human health depends (DEA, 2021). Indirect impacts include shifting patterns of vector borne disease, risks to food safety and food security, increasing cardiovascular and respiratory disease caused by air pollution, psychological distress as well as damage to infrastructure (DHHS, 2020).

The Geelong region is facing a drier, warmer future. Some predictions suggest that by the 2050s, Geelong's climate will be more like the current climate of Shepparton. The frequency of extreme weather events, such as droughts, bushfires, heavy rain, and heatwaves, are also expected to increase (CSIRO, 2019).

The effects of climate change are already impacting on the health and wellbeing of communities. It is therefore imperative that we mitigate further emissions and improve our adaptation to our changing climate. As our greenhouse gas emissions continue and our climate continues to change, these impacts are set to continue and worsen, especially for those who are most vulnerable, such as children experiencing asthma, older people and people with disabilities and chronic health conditions.

However, climate change also presents an opportunity. A key aspect of addressing the health effects of climate change is recognising that, whilst support and leadership at all tiers of government are required, smaller actions contribute to global outcomes, and that Geelong and its community are part of this broader picture.

Addressing climate change and its health impacts relies on partnering with the community, building on the strong grassroots foundations of action, and working with businesses and other organisations.

This priority area allows us to add a health lens to our climate change mitigation and adaptation policies, strategies, and actions to ensure that vulnerable members of our community will not be adversely affected and experience even greater health impacts as a result.

CO-BENEFITS

Action to address climate change and its health impacts also works towards progress in other priority areas within this strategy:

- **Gender equity and prevention of violence** – evidence shows that violence escalates in extreme weather conditions.
- **Mental wellbeing and social inclusion** – action to address climate change, can also ease feelings of eco-anxiety.

- **Equitable access to safe, healthy, and sustainable food** – sustainable diets, such as those rich in plants from locally produced fruits and vegetables can reduce livestock production, lead to fewer methane emissions, and also improving community health and wellbeing (DHHS, 2020).
- **Physical activity and active living** – active transport can help to decrease emissions, improve air quality and also provide opportunities for exercise.

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1.0 CLIMATE CHANGE AND HEALTH IMPACTS

OUR GOALS:

The community is equipped to adapt to the adverse health effects of climate change and is capable of bouncing back from climate-related challenges.

The City encourages well designed public realm and public spaces which create a cooler, greener more liveable city.

COMMUNITY INDICATORS:

Community attitudes:

Proportion (%) of residents concerned about the impact of climate change on their health (GPHS)

Community resilience:

Proportion (%) of homes where the temperature is always uncomfortable (GPHS)

Vulnerability:

Lower incidence of heat related illness (Hospital data)

Lower incidence of thunderstorm asthma (Hospital data)

OUR MEASURES:

Progress towards planting one million new trees in Greater Geelong by 2030.

Progress towards 50% of work trips being made by active travel or public transport by 2047.

OUR COMMITMENTS:

Strategic Objectives	Strategic Actions
5.1. Foster improved access to green spaces and the natural environment	5.1.1 Promote Greater Geelong's natural assets to the community, highlighting the health and wellbeing benefits of being in nature. 5.1.2 Increase tree canopy cover and create shady pedestrian streetscapes to reduce urban heat island effects.
5.2. Increase community resilience to the health impacts of climate change and extreme weather events	5.2.1 Develop a communications strategy to raise awareness of the health impacts of climate change and promote climate actions that improve health. 5.2.2 Raise community awareness of the risks associated with the increase in frequency and severity of extreme weather events. 5.2.3 Promote and encourage safe active travel through providing appropriate infrastructure and facilities. 5.2.4 Identify opportunities to create climate resilient local food systems. 5.2.5 Support partnerships and programs that engage the community in environmentally sustainable initiatives.

POLICY AND EVIDENCE-BASED GUIDANCE FOR TAKING ACTION

National Health and Climate Strategy Implementation Plan 2024-28

National Quality Standards (Element 3.2.3)

Victoria's Climate Change Strategy

Victorian State Emergency Management Plan (SEMP)

Victorian Emergency Management Planning Toolkit for People most at risk

G21 2050 Regional Plan

Barwon Southwest Regional Climate Adaptation Strategy 2020-25

City of Greater Geelong:

Climate Change Response Plan 2024-28

Environment Strategy 2020-30

Integrated Transport Strategy (under development)

Mosquito Management Program

Open Space Strategy (under development)

Plan for Nature (under development)

Public Realm Strategy (under development)

Urban Forest Strategy 2015-25

		5.2.6 Build multi agency partnerships to effectively respond to emergency events and support community recovery.	*Waste and Resource Recovery Strategy 2020-30*

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PRIORITY 6: Harm minimisation

Our community experiences the harms associated with tobacco use and vaping, harmful alcohol use and gambling. Harm minimisation is a complex issue and the role of local government in this space is varied and evolving.

The City contributes to harm minimisation through:

- Raising community awareness of alcohol, tobacco, vaping and gambling related harms.
- Assessing planning permits for licensed premises and electronic gaming machines (EGMs).
- Managing the amenity around licensed premises.
- Enforcing tobacco legislation.
- Designing environments that reduce harm and promote safety.
- Challenging social norms and promoting culture change.
- Developing collaborative local partnerships.
- Engaging with the community to understand their needs.
- Collaborating with service providers to address community needs.

Smoking and vaping

- 10% of Greater Geelong residents are current smokers (of tobacco and/or vapes) (City of Greater Geelong, 2024). This rate is relatively unchanged since 2017 and is below the current Victorian average of 18.5% (Department of Health, 2023a)
- Vaping (e-cigarette use) is of great concern for young people. 22% of smokers use vapes, and this increases to 42% amongst 18-34 year old smokers (City of Greater Geelong, 2024)
- 6% of all young people (18-34 years) in Greater Geelong use e-cigarettes, with most using nicotine (City of Greater Geelong, 2024)
- 81% of vape users aged 18 to 34 years use nicotine in their vapes either all the time (59%) or sometimes (22%). This indicates a lack of awareness as to the content of vapes, as all vapes contain nicotine.

Alcohol

- Risk of lifetime harm is calculated based on those who have more than 10 drinks per week, and risk of short term harm is based on those who ever consume more than 4 drinks in a single session.
- 18% of adults in Greater Geelong are at a risk of lifetime harm due to alcohol consumption. This is a greater concern for men (23%) than women (12%).
- 11% of adults in Greater Geelong are at risk of short term harm due to alcohol consumption. This is also a greater concern for men (17%) than women (6%) (City of Greater Geelong, 2024)

Gambling

- Losses to electronic gaming machines (EGMs) in Greater Geelong exceed $100 million annually, which is one of the highest levels in Victoria.
- Geelong has the highest losses in regional Victoria, with over double the amount of losses in Ballarat or Bendigo and is within the top 5 of LGAs with the highest annual losses.

The community highlighted the need for a focus on prevention through education and awareness campaigns that promote healthy behaviours, promoting alcohol and smoke free social spaces, events and activities, limiting access to tobacco, alcohol and gambling, shifting community attitudes, and youth focused vaping prevention programs.

By working collaboratively with various stakeholders and implementing comprehensive strategies, local governments can significantly reduce the harm caused by alcohol, tobacco, vaping and gambling in the community.

CO-BENEFITS

Action to address physical activity and active living also works towards progress in other priority areas within this strategy:

Gender equity and prevention of violence – creating environments that minimise harm also reduce the risk of violence and promote community safety.

Mental wellbeing and social inclusion – reducing the harm associated with alcohol, tobacco, vaping, and gambling can promote better mental wellbeing and connections with others.

Equitable access to safe, healthy, and sustainable food – money and time spent on alcohol, tobacco, vaping, and gambling can be redirected to a healthy diet.

Physical activity and active living – reducing harmful behaviours can provide time and energy for physical activity and healthier living.

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6.0 HARM MINIMISATION

OUR GOAL:

The harm associated with alcohol and tobacco use, vaping, and gambling is reduced.

COMMUNITY INDICATORS:

Alcohol harm:

Fewer community members are at increased risk from alcohol use, and no significant difference is detected by gender (GPHS)

Vaping prevalence:

Decrease in proportion (%) of young people who vape (GPHS)

OUR MEASURES:

Number of Electronic Gaming Machines (EGM) applications opposed.

Engagement of stakeholders in Regional Vaping Coalition and Homelessness Working Group.

Positive outcomes from enforcement activities.

Strength of partnership with Victoria Police.

OUR COMMITMENTS:

Strategic Objectives	Strategic Actions
6.1 Collaborate with partner organisations to increase opportunities for prevention	6.1.1 Increase community awareness of the harms associated with alcohol and tobacco use, vaping, and gambling. 6.1.2Continue to lead the Regional Vaping Coalition initiative working to reduce the uptake of vaping in young people. 6.1.3 Explore partnership opportunities to identify and promote smoke/vape-free areas within Greater Geelong.
6.2 Create supportive environments for health promoting behaviours	6.2.1 Actively support community or sporting clubs, groups, or organisations to divest themselves of Electronic Gaming Machines (EGMs). 6.2.2 Enforce tobacco legislation (e.g., test purchasing). 6.2.3 Enforce the City's Local Law in relation to alcohol and smoking (e.g. alcohol free and smoke free areas) to promote community safety. 6.2.4 Provide support for families to create smoke-free and safe home environments.

POLICY AND EVIDENCE-BASED GUIDANCE FOR TAKING ACTION:

National Alcohol Strategy 2019-28

National Drug Strategy 2017-26

National Tobacco Strategy 2023-30

Victorian Tobacco Act 1987

G21 2050 Regional Plan

CoGG Neighbourhood Amenity Local Law 2024

CoGG Community Safety Framework

CoGG Gambling Harm Minimisation Policy

Implementation, Evaluation, Governance

IMPLEMENTATION

Partnerships

We recognise that achieving our health and wellbeing goals requires strong partnerships. We will work closely with community groups, organisations, and other agencies to leverage their expertise and resources. Key partners include local health services, educational institutions, and non-profit organisations. We will continue to seek out new opportunities for collaboration to address our priority areas.

Our Health and Wellbeing Network offers essential guidance to help us achieve our shared objectives. Our current partners include Barwon Health, Barwon South West Local Public Health Unit, Bellarine Community Health, Cultura, Deakin University, Department of Education, Department of Health, Geelong Foodshare, Leisure Networks, Meli, Sexual Assault and Family Violence Centre, Wathaurong Aboriginal Co-operative, Western Victoria Primary Health Network, and Women's Health and Wellbeing Barwon South West.

Annual Action Plan

Each financial year, an annual action plan will highlight the projects and initiatives to be implemented over the next 12 months which make progress towards the strategic actions, objectives and health and wellbeing priority areas of this Strategy.

Staff will report on the progress of the annual action plan as part of the quarterly reporting cycle led by the Strategy and Performance team.

EVALUATION

Annual Review

Our health and wellbeing priorities will be reviewed annually with key staff and our partners. This will help ensure our priorities are relevant to emerging community needs.

An annual report will be prepared for Councillors and the community which provides an update on the progress of the annual action plan.

This will include data collected against our measures for each health and wellbeing priority area.

Mid-point review

The health and wellbeing profile will be updated with new data from the 2026 Census. The Strategy will be reviewed and any necessary changes made.

Final review

An evaluation of this Strategy will commence in 2028 to ensure our next Strategy is informed by our learnings.

GOVERNANCE

Health and Wellbeing Internal Governance Group

A group of key representatives from across the organisation will be established to monitor implementation of the Strategy and participate in the annual review process.

This group will enable information sharing and collaboration across different departments with responsibilities for community health and wellbeing outcomes.

This Governance Group will meet quarterly.

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Glossary

Co-benefits:

Co-benefits in health and wellbeing" refers to the positive impacts that a policy or intervention aimed at one health priority can have on other aspects of health and wellbeing, essentially creating a ripple effect where addressing one issue simultaneously improves multiple areas of wellbeing; while the "interrelationship between health priorities" highlights how various health concerns are interconnected and influence each other, meaning addressing one priority often requires considering and potentially impacting other health issues as well.

Community indicator:

The community indicators measure long term changes in the health and wellbeing of a population. These indicators are mostly outside the City's control. The City is one of many organisations contributing to change.

Environments for Health:

This is a strategic framework outlining the role of local government in community health and wellbeing.

GPHS:

The Geelong Preventative Health Survey.

Health:

The World Health Organisation's definition of health is: "health is a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity."

Goal:

The goals for the health and wellbeing priorities represent the desired outcome and provide a direction for our actions.

Measure:

Our measures reflect both qualitative and quantitative data the City can collect. Influencing these measures is within the City's direct control.

Priority Area

These are aligned with the Victorian Public Health and Wellbeing Plan 2023-27, and the six health and wellbeing priorities in this Strategy are issues of concern for the Greater Geelong community.

Social determinants of health:

The social determinants of health are the non-medical factors influencing health outcomes. They are the conditions in which people are born, grow, live, work and age such as education, housing, employment, social supports, early childhood development, access to services, transport and the natural and built environment.

DRAFT

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DRAFT

CITY OF GREATER GEELONG
WADAWURRUNG COUNTRY
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E: contactus@geelongcity.vic.gov.au
www.geelongaustralia.com.au

CUSTOMER SERVICE CENTRE
Wurriki Nyal
137-149 Mercer Street, Geelong
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CITY OF GREATER GEELONG

2.4. Draft Rainbow Action Plan

Source: **Corporate Services**
Executive Director: **Troy Edwards**

Purpose

1. To present to Council the Draft Rainbow Action Plan (2025-2029) (Attachment 1) for endorsement for Community Consultation.

Background

2. At the 27 February 2024 Council meeting, a petition containing approximately 116 signatures on behalf of Rainbow Local Government was tabled requesting Council develop a Rainbow Action Plan.

3. At the 28 May 2024 Council Meeting, Council unanimously passed the following resolution:

   3.1. That Council:

   3.1.1. Note the response to the Rainbow Local Government petition, which was tabled on 27 February 2024;

   3.1.2. Acknowledge the work completed to date by officers to assess the requirement for an LGBTIQA+ Action Plan in 2024; and

   3.1.3. Request the CEO to develop an LGBTQIA+ Action Plan for Council consideration no later than the April 2025 Council Meeting, with the aim to launch the plan at IDAHOBIT 2025.

4. Community engagement was conducted August and September 2024 to hear about how Council can make the LGBTQIA+ community feel more included in Greater Geelong.

5. Following community consultation feedback, the LGBTIQA+ Action Plan was renamed to Rainbow Action Plan to be more inclusive of all genders, sexual identities and sex characteristics.

6. The community engagement identified four (4) priority areas for action that closely align with the Rainbow Ready Roadmap themes:

   6.1. Understanding;

   6.2. Inclusion;

   6.3. Visibility; and

   6.4. Safety.

7. The community engagement process was open to all residents of Greater Geelong. A webpage was put on the Geelong Australia, Have Your Say website.

Key Matters

8. The City of Greater Geelong has been recognised as a leader in LGBTQIA+ inclusion.

9. The draft Rainbow Action Plan (2025–2029) sets out the steps that will be taken to create a more inclusive and supportive environment for our LGBTQIA+ community and people.

10. Everyone has the right to feel safe, included and valued. This means having equal access to resources, opportunities and a voice in all areas of life.

11. Engagement identified that LGBTIQA+ people face unique challenges and barriers that are often overlooked by general policy and inclusion efforts.

12. The Rainbow Action Plan (2025-2029) seeks to address identified barriers, address discrimination and inequality, safety and wellbeing and promote LGBTIQA+ inclusion and visibility in the City of Greater Geelong.

13. There is strong support from the LGBTIQA+ community for the City of Greater Geelong Council to have a standalone Rainbow action plan.

RESOLUTION - Item 2.4

Cr E Sinclair moved, Cr R Story seconded -

That Council endorse the Draft Rainbow Action Plan 2025-2029 (Attachment 1) for Community Consultation for a period of two weeks from 17 May to 31 May 2025.

Carried

DIVISION -
FOR: **Crs A Aitken, R Story,M Cadwell, C Burson, A Katos, E Kontelj, S Kontelj, R Nelson, E Wilkinson, E Sinclair.**
AGAINST: **Nil.**

Financial Sustainability

14. The Rainbow Action Plan (2025-2029) has been developed within current budget and resourcing allocations.

Community Engagement

15. To inform the development of this action plan, community engagement (round one) was conducted over August and September 2024. The community engagement process was open to all residents of Greater Geelong. A webpage was put on the City of Greater Geelong (the City) Have Your Say website and four consultation workshops were hosted.

16. The purpose of engagement was to hear from the LGBTQIA+ community about how the City can improve LGBTQIA+ inclusion. There were 220 survey responses and 39 workshop participants.

17. The engagement heard that key barriers to inclusion included a lack of safety, challenges finding connection and community, and experiences of discrimination.

18. Community consultation informed the drafting of the Rainbow Action Plan (2025-2029).

19. If approved by Council, community consultation (round two) is due to occur 17 May – 31 May 2025.

Social Equity and Sustainability

20. The Rainbow Action Plan (2025-2029) sets out the steps we will take to create a safe, fair and inclusive environment for our LGBTQIA+ community and City employees.

21. 9.6% of adults in Greater Geelong identify as LGBTQIA+ (Source: Victorian Population Health Survey 2023). This equates to more than 34,000 adults in Geelong identifying as LGBTQIA+. The City recognises the need for better data about the LGBTIQA+ community, acknowledging that some people may feel uncomfortable participating in surveys or sharing personal information, and that non-participation can impact the accuracy of results.

Relevant Law/Policy/Legal Implications

22. The City of Greater Geelong is, like all councils, subject to a number of legal and regulatory requirements in relation to human rights, discrimination, and equal opportunity.

23. The *Equal Opportunity Act (2010)* s15(2) stipulates that:

    23.1. A person must take reasonable and proportionate measures to eliminate ... discrimination, sexual harassment or victimisation as far as possible.

24. The *Charter of Human Rights and Responsibilities (2006)* s38(1) stipulates that:

    24.1. It is unlawful for a public authority to act in a way that is incompatible with a human right or, in making a decision, to fail to give proper consideration to a relevant human right.

25. The *Gender Equality Act (2020*) s7 stipulates that:

25.1. A defined entity must, in developing policies and programs and in delivering services that are to be provided to the public, or have a direct and significant impact on the public—

25.1.1. Consider and promote gender equality; and

25.1.2. Take necessary and proportionate action towards achieving gender equality [which means "equality of rights, opportunities, responsibilities and outcomes between persons of different genders" per s 3].

26. The *Local Government (Act 2020)* s28(2)(a) stipulates that:

26.1. In performing the role of a Councillor, a Councillor must consider the diversity of interests and needs of the municipal community.

Alignment to Community Plan and Vision

27. This report aligns with Our Community Plan 2021-2025 strategic priority:
Healthy, caring and inclusive community.

28. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
Creative and diverse culture.
People feel safe wherever they are.

Conflict of Interest

29. Council staff and contractors must disclose any conflict of interest before a report or advice is considered by Council or Committee (*Local Government Act 2020* and Governance Rules). Interest may be general or material and relates to the advice or report.

Risk Assessment

30. A risk assessment is completed prior to all community engagement.

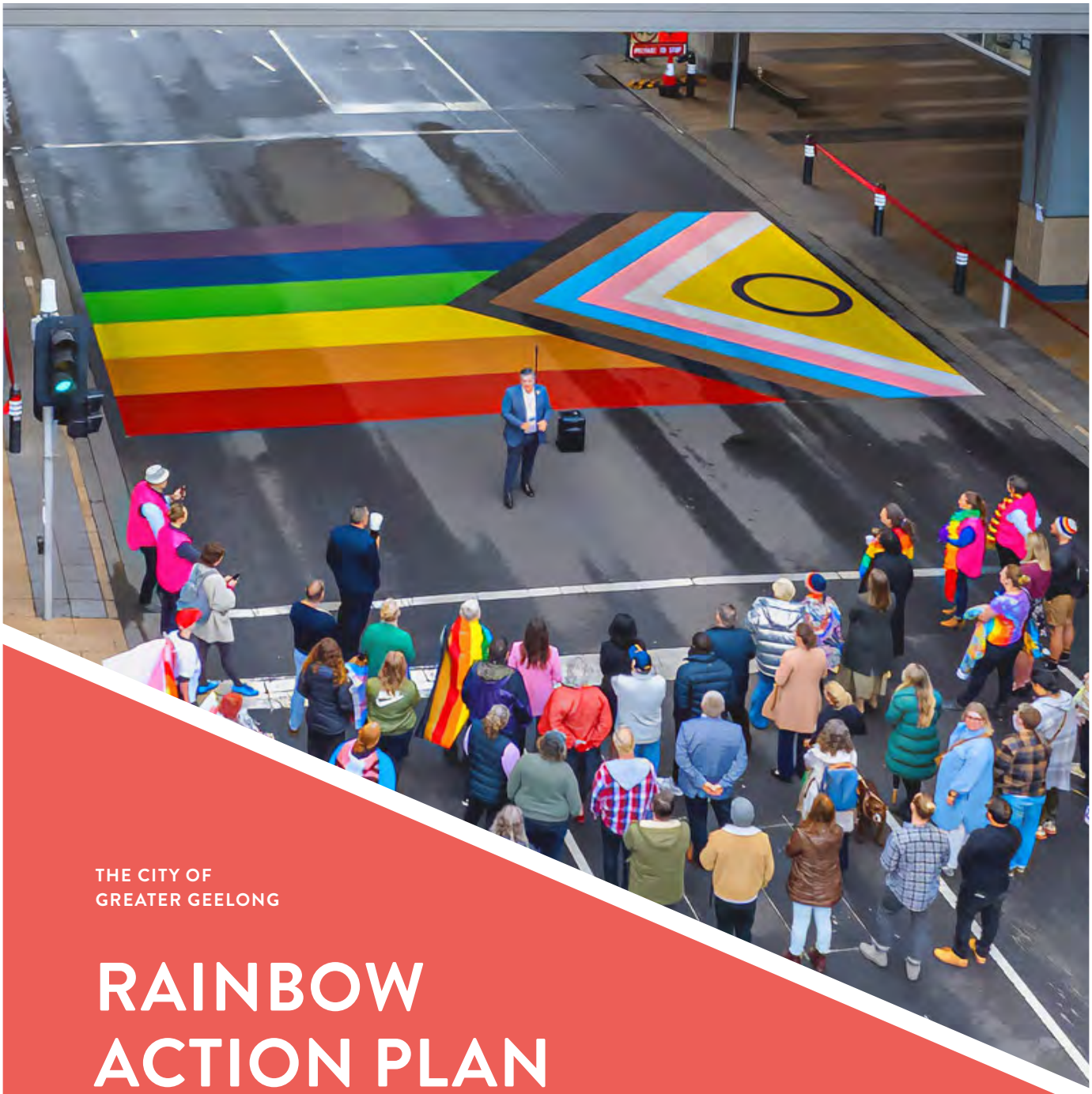
31. Like all Councils, the City of Greater Geelong is subject to legal and regulatory requirements in relation to human rights, discrimination and equal opportunity. These obligations, including the development of a Gender Impact Assessment was applied to the development of the draft action plan.

Environmental Sustainability

32. This report does not amplify climate change risks.

Attachments

1. Rainbow Action Plan 2025-29 Councillors 2 [**2.4.1** - 13 pages]



THE CITY OF
GREATER GEELONG

RAINBOW ACTION PLAN 2025-29

A MORE INCLUSIVE COMMUNITY
FOR EVERYONE

CITY OF GREATER GEELONG

We Acknowledge 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.

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Cover: Rainbow crossing unveiling 2023
Photo: Barwon River, Moonah Park Barwon Heads

DRAFT
MESSAGE FROM THE MAYOR/ COUNCILOR

The City of Greater Geelong is proud to present our inaugural Rainbow Action Plan 2025-2029.

As a City, we are committed to fostering an inclusive community for all. We recognise and celebrate our diversity, and we value the rich contributions this diversity brings to our region.

Almost 10% of adults in Greater Geelong identify as LGBTQIA+, which is 34,000 community members.

We strive to ensure all residents feel safe, respected and valued, while acknowledging the vital contributions of our LGBTQIA+ community make to the cultural and social fabric of our city.

Thank you to all who contributed through the consultation process at our workshops and through the Have Your Say survey. Your experiences and aspirations for the future of Greater Geelong are greatly appreciated and have been critical for building this action plan.

We encourage all Geelong residents to engage with this action plan and play your part in fostering an inclusive, diverse community.

I am excited for the implementation of our Rainbow Action Plan and look forward to seeing meaningful inclusion take place for our LGBTQIA+ community, families and allies.

TBC

City of Greater Geelong

DRAFT
MESSAGE FROM THE CEO

Our aspiration for an inclusive, diverse, healthy, and connected community workforce is reflected in the City's commitment to great people.

As demonstrated in our Organisational Strategy 2024-2029, we are committed to creating an inclusive organisation that supports and encourages its employees to do their best work, have equal access to opportunities and a fair working environment.

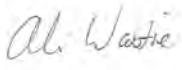
The Rainbow Action Plan 2025-2029 sets our organisational goals to ensure our LGBTQIA+ employees feel safe, valued, and supported.

I encourage all employees, leaders and the wider community to engage with the plan and participate in the initiatives and opportunities it outlines.

Our Rainbow Action Plan aligns with our Inclusion Principles of diversity, voice, access and participation.

The plan supports our vision as an employer, for the City to be a place where our diverse workforce can thrive, feel like they belong and work effectively together. Our employees reflect and harness the power of our diverse community.

Thank you to our staff for their commitment and effort into developing our inaugural Rainbow Action Plan. I am excited to see this plan progress and meaningful change take place.



Ali Wastie

CEO,

City of Greater Geelong

INTRODUCTION

LGBTQIA+ COMMUNITY INCLUSION STATEMENT

The City of Greater Geelong is committed to fostering inclusion for all. We recognise and celebrate the diversity of gender identities, sexual orientations, and lived experiences. We value the rich contributions this diversity brings to our region and our workplace.

BACKGROUND

The City of Greater Geelong has been recognised as a leader in LGBTQIA+ inclusion for many years, primarily due to work in the youth space, including the Gender and Sexuality Project (GASP) that began in 1996. In recent years, this work has progressed beyond the youth sector. Significant achievements include:

- Establishment of the LGBTQIA+ Advisory Committee in February 2023.
- Completion of the Rainbow Crossing in December 2023.
- Leadership of Geelong's annual high-profile partnership event for IDAHOBIT since 2019.
- Regular youth events and initiation of the Rainbow Youth Advisory Group.
- Flying the rainbow flag and/or transgender flag on days of significance.
- Attracting the National LGBTQIA + conference 'Better Together' to Geelong in 2024.
- Inclusive practice across Family Services.
- Range of LGBTQIA+ inclusive workplace practices, including e-learning modules for staff, email signatures and establishment of the Employee Pride Network.

RAINBOW ACTION PLAN

Our *Rainbow Action Plan 2025–29* sets out the steps we will take to create a more inclusive and supportive environment for our LGBTQIA+ community and people.

Contribution from our community has been critical to the development of this plan, with community members providing input through workshops and a survey. This input has formed the basis of the outlined actions.

Over the next four years, we will continue to engage with community as the plan is delivered.

Delivering on our Rainbow Action Plan contributes to the delivery of our community's 30-year vision, *Greater Geelong: A Clever and Creative Future* and our *Council Plan 2025–29*.

Achievements will be joint, as we work with the whole community; residents, businesses and community organisations. The achievements we aim to make together will foster genuine inclusion and support meaningful change for our LGBTQIA+ community.

LGBTQIA+ inclusion is critical to creating a safe, fair and inclusive workforce. This action plan also includes actions that will empower our organisation to become a safer, more inclusive workplace for LGBTQIA+ employees and allies. This action plan aligns to our organisational, Diversity, Equity and Inclusion Strategy. This strategy is used to demonstrate how we will continuously move towards our goal of a diverse workplace and safe and inclusive organisation.

THANK YOU

The City of Greater Geelong acknowledges the significant effort and enthusiasm of the community and allies who contributed to the development of this Action Plan. We appreciate the ideas and practical solutions that members of the Greater Geelong community contributed.

WHY A RAINBOW ACTION PLAN IS IMPORTANT

Photo: CEO Ali Wastie and executive leaders James Stirton and Troy Edwards at Geelong Rainbow Festival 2024.

LGBTQIA+ people face unique challenges and barriers that are often overlooked by general policies and inclusion efforts. A dedicated action plan ensures these needs are identified and addressed in a focused, effective way.

Local government has a legislated role in promoting health and wellbeing for all members of the community, which includes contributing to building social cohesion and improving community safety.

DISCRIMINATION AND INEQUITY

LGBTQIA+ people experience higher levels of harassment, exclusion, and discrimination compared to the broader population. For example, LGBTQIA+ workers in Australia are 50% more likely to face workplace discrimination than their non-LGBTQIA+ peers.[1]

Systemic barriers in areas such as healthcare, housing, education, and employment create significant inequities, making targeted solutions essential.

SAFETY AND WELLBEING

LGBTQIA+ people face a heightened risk of hate crimes, violence, and harassment, contributing to poorer mental health outcomes and increased social isolation. Discrimination and stigma can lead to anxiety, depression, and suicidal distress, with LGBTQIA+ individuals experiencing disproportionately high rates of these challenges. Social isolation is also prevalent, particularly in regional areas, where LGBTQIA+ people may have limited support networks.

Addressing these risks requires specific actions that improve safety and wellbeing. This includes strategies to reduce discrimination, foster inclusive communities, and provide accessible, culturally competent services.

REPRESENTATION AND VISIBILITY

LGBTQIA+ people are often excluded from decision-making processes and public life due to discrimination as well as historical, social, and structural barriers. This lack of representation limits the ability to influence policies and decisions that affect the lives of LGBTQIA+ people. Increasing representation and visibility is essential to ensure that LGBTQIA+ voices are heard and valued, fostering a more inclusive society.

HOW LGBTQIA+ INCLUSION MAKES US STRONGER

Everyone has the right to feel safe, included and valued. This means having equal access to resources, opportunities and a voice in all areas of life.

When LGBTQIA+ people are supported and included, they can fully participate in community life, contribute their skills and perspectives, and build strong social connections. This strengthens our entire community, making it fairer, safer, and more welcoming for everyone.

A MORE CAPABLE AND ACCESSIBLE SERVICE DELIVERY

We all take part in community life and use City services. There is a clear need for high-quality, inclusive and accessible services that meet the diverse needs of all community members. By removing barriers and fostering positive experiences for LGBTQIA+ people accessing City services, we not only improve the lives of individuals but also enhance the City's reputation, service delivery, and overall impact. Removing barriers for this group not only enhances their access but also simplifies access for all individuals.

HEALTHY AND CONNECTED COMMUNITIES

When people feel safe, respected, and included, they are healthier and happier. A welcoming community helps everyone connect, access healthcare, and live with less stress. On the other hand, discrimination, exclusion and violence harm both mental and physical health. By making sure our community is supportive and inclusive, we help everyone live better lives.

INCLUSIVE WORKPLACES

A truly inclusive workplace is one where everyone feels safe, valued, and able to be themselves. LGBTQIA+ employees who feel safe to be themselves at work experience greater wellbeing, job satisfaction, and connection with their colleagues. A supportive environment reduces the risk of discrimination and harassment, leading to a healthier and more productive workplace.

Inclusive workplaces also drive innovation and problem-solving. When people feel valued and respected, they are more engaged, creative, and willing to share ideas. Businesses and organisations that embrace diversity attract and retain top talent, including both LGBTQIA+ employees and allies who seek fair and inclusive work cultures.

By fostering a culture of respect and belonging, we create workplaces where everyone can thrive.

ECONOMIC BENEFITS

LGBTQIA+ inclusion is good for the economy. Discrimination and exclusion create barriers to employment, career progression, and entrepreneurship, leading to lost economic potential. By fostering inclusive policies and practices, we enable LGBTQIA+ people to fully participate in the workforce, contribute to local businesses, and drive economic growth. Furthermore, cities known for their inclusivity attract tourism, investment, and skilled workers, strengthening the local economy.

Supporting LGBTQIA+ inclusion isn't just the right thing to do—it's a smart economic strategy that benefits everyone.

LGBTQIA+ SNAPSHOT

The City recognises the need for better data about the LGBTQIA+ community, especially regarding health, demographics, and diversity. We also acknowledge that some people may feel uncomfortable participating in surveys or sharing personal information, and that non-participation can impact the accuracy of results.[2]

DEMOGRAPHICS

The 2021 Census counted 78,425 same-sex couples living together in Australia. One in three of these same-sex couples were married (30.0%).[3]

17.3% of these same-sex couples had children living with them[3].

OUR COMMUNITY

9.6% of adults in Greater Geelong identify as LGBTQIA+ (Source: Victorian Population Health Survey 2023). This equates to more than 34,000 adults in Geelong identifying as LGBTQIA+. [4]

HEALTH AND WELLBEING

Geelong Preventative Health Survey[5] found people identifying as LGBTQIA+ in Greater Geelong:

- 65% self-reported lower levels of health (good, fair or poor) (47% non-LGBTQIA+).
- 32% provided life satisfaction ratings of 0-6 out of 10 (20% non-LGBTQIA+).
- 33% classified as being in severe or moderate psychological distress (11% non-LGBTQIA+).
- 39% classified as lonely (25% non-LGBTQIA+).
- 15% less often member of a sports group (29% non-LGBTQIA+).
- 26% member of a professional group or academic society (14% non-LGBTQIA+).
- 43% walk continuously for more than 10 minutes 7+ times a week (32% non-LGBTQIA+).
- 10% less often sedentary (20% non-LGBTQIA+).
- 19% smoke (9% non-LGBTQIA+).
- Lower instance of having someone outside the household they can rely on in an emergency (75%, 86% non-LGBTQIA+).
- Lower instance of being able to raise $2,000 in a week in an emergency (71%, 82% non-LGBTQIA+).
- 17% had run out of food and couldn't afford to buy more (7% non-LGBTQIA+).
- 18% live in a home where the temperature is always uncomfortable (6% non-LGBTQIA+).
- 14% feel unsafe in the area where they live (5% non-LGBTQIA+).
- 22% rated the area where they live as more unsafe than other areas of Greater Geelong (8% non-LGBTQIA+).
- 32% had experienced discrimination (15% non-LGBTQIA+). Of these 29% said it was due to their sexual orientation.

38.1%

of LGBTQIA+ Victorians report having a disability or long-term health condition, including mental health, compared with 17.7% of the general Australian population.[6]

54.3%

of LGBTQIA+ Victorians report high or very high levels of psychological distress in the past four weeks compared with 13% of the general population.[7]

73.2%

of LGBTQIA+ Victorians have considered suicide compared with 13.2% of the general Australian population.[7]

KEY DEFINITIONS

DEFINING LGBTQIA+

LGBTQIA+ is an abbreviation for lesbian, gay, bisexual, trans and gender diverse, queer or questioning, intersex, asexual, and more. These terms are used to describe a person's sexual orientation or gender identity[8]. This is an inclusive umbrella abbreviation of diverse sexualities, genders and sex characteristics.

L	Lesbian
G	Gay
B	Bisexual
T	Trans and Gender diverse
Q	Queer
I	Intersex
A	Asexual and Aromantic
+	A plus sign represents the infinite variety of identities outside of, or not represented by, the acronym

This shows that people may identify with many different labels and identities that are not mentioned in the LGBTQIA+ acronym.

Everyone has a sex, gender and sexuality, which relate to our bodies, identities and how we express ourselves.

It is important to note that definitions and meanings of sexuality and gender continue to change over time.

Photo: The City of Greater Geelong Pride Network with CEO Ali Wastie and the Pride Progress Flag 2025.

PROGRESS PRIDE FLAG

The City of Greater Geelong uses the Progress Pride Flag as the most inclusive rainbow flag. It is used on Geelong's Rainbow Crossing and when flying flags on days of significance.

Created in 2018 by non-binary artist and designer Daniel Quasar, the Progress Pride Flag was based on the iconic rainbow flag from 1978 and is celebrated for honouring LGBTQIA+ diversity. The Progress Pride design incorporates an arrow with colours symbolising the intersex community, people who identify as transgender or gender diverse and people of colour, emphasizing the ongoing progress towards equality and intersectionality within the LGBTQIA+ movement.

Image: Progress Pride Flag by Daniel Quasar.

WHAT GUIDES US

RECOGNISING THE RIGHTS OF THE RAINBOW COMMUNITY

The City of Greater Geelong is, like all councils, subject to a number of legal and regulatory requirements in relation to human rights, discrimination, and equal opportunity.

The *Equal Opportunity Act 2010 s 15(2)* stipulates that:

- A person must take reasonable and proportionate measures to eliminate...discrimination, sexual harassment or victimisation as far as possible.

The *Charter of Human Rights and Responsibilities s 38(1)* stipulates that:

- It is unlawful for a public authority to act in a way that is incompatible with a human right or, in making a decision, to fail to give proper consideration to a relevant human right.

The *Gender Equality Act 2020 s 7* stipulates that:

- A defined entity must, in developing policies and programs and in delivering services that are to be provided to the public, or have a direct and significant impact on the public —

  (a) consider and promote gender equality; and

  (b) take necessary and proportionate action towards achieving gender equality [which means "equality of rights, opportunities, responsibilities and outcomes between persons of different genders" per s 3].

The Local Government Act 2020 s 28(2)(a) stipulates that:

- In performing the role of a Councillor, a Councillor must consider the diversity of interests and needs of the municipal community.

RAINBOW READY ROADMAP

We have committed to using the *Rainbow Ready roadmap* to guide our Rainbow actions.

The *roadmap* offers resources to help rural and regional communities in Victoria become more inclusive of lesbian, gay, bisexual, trans and gender diverse, intersex, and queer (LGBTQIA+) people. It supports the *Victorian Government's LGBTQIA+ Strategy 2022–32* by helping create safer and stronger communities. Developed through consultation with LGBTQIA+ communities, including feedback from the LGBTQIA+ Rural and Regional Roadshow, the roadmap aims to address challenges faced by LGBTQIA+ people in regional and rural areas.

The roadmap offers practical tools and resources to guide communities in making meaningful local changes to support and celebrate diversity and LGBTQIA+ people. It is designed to help plan, deliver, and evaluate Rainbow Ready activities, ensuring that initiatives are inclusive and impactful.

The final goal of the roadmap is for communities to earn Rainbow Ready status, which signals that a setting is safe, welcoming, and inclusive for LGBTQIA+ people. The City of Greater Geelong is using this roadmap to build this action plan for creating a more inclusive community for LGBTQIA+ people and their families.

CITY OF GREATER GEELONG SOCIAL EQUITY FRAMEWORK

The City of Greater Geelong's *Social Equity Framework 2022–25* underpins our work with a commitment to putting equity at the centre of everything we do. It identifies the way the City will consider its many diverse communities and their unique needs to support participation, inclusion and equal opportunity.

We recognise that individuals and groups can be impacted by multiple forms of discrimination and disadvantage, and that an intersectional approach is needed to identify and address this.

The Social Equity framework identifies the following priority populations: People with disability, Aboriginal and Torres Strait Islander peoples, women, LGBTQIA+ community, young people, older people, culturally and linguistically diverse communities, refugees and asylum seekers, rural and peri-rural residents and people facing socio-economic disadvantage.

DIVERSITY, EQUITY AND INCLUSION STRATEGY

The City of Greater Geelong's *Diversity, Equity and Inclusion Strategy* sets the framework for a strategically aligned, organisation-wide approach to inclusion and diversity. This framework demonstrates the pathway we will take to achieve our goal of a diverse workplace and safe and inclusive organisation.

This strategy sets the framework for our internal actions within our action plans. Regular action plans hold us accountable for achieving identified outcomes and commit the organisation to effect positive, sustainable change for our employees. We seek to build awareness and capability, monitor and track our progress, shape an inclusive environment and embed inclusion across all stages of the employee experience.

ORGANISATIONAL STRATEGY 2024–29

As demonstrated in our *Organisational Strategy 2024–29* we are committed to creating an inclusive organisation that supports and encourages its employees to do their best work, have equal access to opportunities and a fair working environment.

We make this commitment with our customers and community in mind knowing that our customers will be better understood and our services more innovative when we are a mature, inclusive and diverse organisation.

GENDER IMPACT ASSESSMENT

A Gender Impact Assessment (GIA) was conducted to inform the development of this plan. The purpose of gender impact assessments is to create better and fairer outcomes, and make sure all people have equal access to opportunities and resources. This ensures we are meeting our obligations under the Gender Equality Act 2020 (VIC).

WHAT WE HEARD

ENGAGING WITH THE GREATER GEELONG COMMUNITY

Community consultation was undertaken to gain a better understanding on how we can make the LGBTQIA+ community feel more included in Greater Geelong.

WHAT WE ASKED

The primary purpose of the community engagement was to hear from the LGBTQIA+ community and allies about how the City can improve LGBTQIA+ inclusion. This feedback guided the development of our first LGBTQIA+ Action Plan.

WHO RESPONDED

220
ONLINE SURVEYS COMPLETED

39
PEOPLE ATTENDED 4 WORKSHOPS

29
DAYS OF ENGAGEMENT

1
WRITTEN SUBMISSION

HAVE YOUR SAY SURVEY RESPONDENTS

- 220 responses
- 26% identified as being part of the LGBTQIA+ community
- 5% identified as being allies of the LGBTQIA+ community
- 38% were aged 35-49 years, 15% 50-59 years and 15% 25-34 years
- 4% were Aboriginal or Torres Strait Islander
- 46% were women, 34% were men, 3% non-binary, 5% self-described their gender and 12% preferred not to say
- 12% identified as people with disability
- 10% were migrants.

FINDINGS

WHAT THE CITY IS DOING WELL

The City sought feedback from the community to understand what it was doing well to support LGBTQIA+ inclusion. Key examples of positive initiatives highlighted included the installation of the rainbow crossing as a visible symbol of inclusion, the organisation of LGBTQIA+ events that celebrate diversity, and ongoing consultation with the LGBTQIA+ community to ensure their voices are heard. Additionally, the City's youth services and events were recognised as important contributors to fostering a sense of belonging and support for young LGBTQIA+ individuals. These efforts reflect the City's commitment to creating an inclusive and welcoming environment for all.

BARRIERS

Four key themes outline the challenges to inclusion faced by the LGBTQIA+ community:

- safety and visibility
- connection and community
- resources and leadership
- discrimination and access.

Safety and Visibility

Significant safety concerns were highlighted, both cultural and physical. A lack of cultural safety was reported, which involves not feeling accepted, respected or represented within the community. This was compounded by fears for physical safety, particularly among young people, trans and gender-diverse individuals, and those who did not conform to traditional appearance norms.

'In general, walking around Geelong as a visibly queer person can feel unsafe.'

Connection and Community

There was significant discussion among participants about the challenges of building community and finding connections. Many expressed feelings of social exclusion, struggling to find ways to engage with others and often feeling isolated. The search for connection and inclusion was a common theme throughout the discussions.

'I've lived here my whole life, and while things have improved, there's still a sense of isolation compared to places like Melbourne. The queer community here is small, and for people over 30, the resources are limited'

Resources and Leadership

Many community LGBTQIA+ initiatives are driven by a small number of dedicated volunteers and community leaders. This places an unsustainable burden on these individuals, often leading to burnout and significant mental and physical health challenges.

'I'd add that while we have organisations and individuals doing great work, there aren't enough allies stepping up. It's mostly the queer community doing the heavy lifting.'

Discrimination and Access

A key issue raised was discrimination and access, with participants highlighting numerous challenges in finding culturally safe and inclusive services, including healthcare, employment, businesses and community activities.

Many felt that general and mental health services were not culturally safe for queer individuals, particularly for trans and gender diverse people.

'I think we also need to address how services are accessed. Many families want to access mainstream services but face discrimination.'

ACTION PLAN 2025-29

Our understanding of community needs guided the development of this plan. Community needs were workshopped by multiple departments within the City of Greater Geelong to shape the actions included.

STRUCTURE OF THE ACTION PLAN

This Action Plan was developed in accordance with the guidelines outlined in the Victorian Government's *Rainbow Ready roadmap* for local governments.

To create an enabling environment in Greater Geelong for LGBTQIA+ people we will structure our actions around the four key principles:

- Principle 1: Understanding
- Principle 2: Inclusion
- Principle 3: Visibility
- Principle 4: Safety

ACTION PLAN TIMEFRAME

Year 1: 2025-26

Year 2: 2026-27

Year 3: 2027-28

Year 4: 2028-29

CONTINUING COMMITMENTS

COMMITMENTS

Before outlining the specific actions within the plan, it is important to acknowledge that the City of Greater Geelong has a number of ongoing commitments to LGBTQIA+ inclusion. These commitments form the foundation of our work and will continue to be upheld alongside the actions in this plan.

Maintaining and strengthening partnerships with LGBTQIA+ community organisations and advocacy groups

- Convening the LGBTQIA+ Advisory Committee.
- Creating safe and inclusive spaces for LGBTQIA+ young people that celebrate their diverse identities and experiences including the Gender and Sexuality Project (GASP).
- Providing LGBQTIA+ young people with opportunities for social connection and support them to participate in community activities that promote a sense of belonging and social inclusion.
- Empowering LGBTQIA+ young people to share their lived experience, actively participate in decision-making processes and have their voices heard.
- Connecting with other local governments.
- Youth Development Unit capacity building work with schools including the Standout Community of Practice.

Actively fostering a safe, respectful, and welcoming environment for LGBTQIA+ staff, residents, and visitors

- Maintaining the Rainbow Crossing
- Flying flags on days of significance.
- Convey that service is LGBTQIA+ friendly by creating a welcoming and inclusive environment through visual cues and signage.

Photo: Performance by 2Joocee at Geelong Rainbow Festival 2024.

PRINCIPLE 1: UNDERSTANDING

LGBTQIA+ inclusion is underpinned by education and understanding

Education to provide all communities with knowledge of LGBTQIA+ experiences, histories and challenges is key to widespread inclusion and meaningful allyship.[9]

Ref #	Action	Year	KPIs	Lead Unit(s)
1.1.1	Develop/source and deliver inclusive practice training for community members, including allyship and bystander action training.	Years 2-4	Priority setting identified. Training approach documented. Number trainings delivered to priority settings.	Community Inclusion
1.1.2	Identify and deliver public art projects that include LGBTQIA+ histories and experiences.	Year 2	Public Art Commission	Public Art and Culture

VOICES FROM OUR COMMUNITY

The below quotes were received in LGBTQIA+ community consultations for the Rainbow Action Plan.

A lot of people in the community struggle to go out in the evenings because they know they won't be welcomed in certain spaces. There's still a large sense of not being accepted, especially if someone presents differently.

It's a tough time for the community right now, with a lot of fear, especially for trans kids and their families. There's a sense that what's happening overseas could encroach on our local reality. Parents are scared.

It's also important for Council to make a positive public statement.

There does need to be a greater focus on social activities for the queer community. I think that's something that needs to be supported by local government. From social connections within the community, it leads to activity and positive outcomes.

We should not be stopping events because of keyboard warriors. We wouldn't be where we are today if we'd stopped because of attacks on social media.

The people hurt by such posts [negative comments on social media] are often the least privileged.

When I go out alone, I tend to overhear a lot of racist, homophobic, and (...) shaming conversations, which has made me want to shrink away. I've even driven home in tears before, thinking, "What am I doing here?"

I think we also need to address how services are accessed. Many families want to access mainstream services but face discrimination.

PRINCIPLE 2: INCLUSION

LGBTQIA+ people are included in the journey

Participation of LGBTQIA+ people in activities is critical to achieving and maintaining LGBTQIA+ inclusion. It is also critical for empowering of LGBTQIA+ people. [9]

Ref #	Action	Year	KPIs	Lead Unit(s)
2.1.1	Promote awareness of LGBTQIA+ initiatives and programs for all staff via communications and events including an employee IDAHOBIT event.	Year 1-4	Number of events attended. Percentage of Senior Leadership presence.	Inclusion & Diversity and Communications
2.1.2	Strengthen collaboration with LGBTQIA+ community groups and organisations, fostering relationships, shared understanding, and mutual support to advance inclusion and equity.	Year 1-4	Stakeholder analysis undertaken and documented.	Community Inclusion
2.1.3	Promote opportunities for LGBTQIA+ adults to connect with one another.	Year 1-4	Increase in City promotion of LGBTQIA+ connection opportunities on website. Need for newsletter assessed and documented.	Community Inclusion
2.1.4	All early years services to sign up to the Welcome Here project by Dec 2025. Annual review of all forms and administrative requirements for parents to ensure inclusive language is used. Commitment to annual training both internal or external for early years staff.	Year 1-4	Number of centres engaged in the Welcome here project. Annual review of forms completed. Number of staff attendances at training sessions	Family Services
2.1.5	Support local LGBTQIA+ events through partnerships, capacity building and promotion, while taking a leadership role to deliver an annual community based IDAHOBIT event and a Wear It Purple youth event.	Year 1-4	Annual community-based IDAHOBIT and Wear It Purple events held. Evidence of support for community organisations working on LGBTQIA+ events documented.	Community Inclusion

PRINCIPLE 3: VISIBILITY

LGBTQIA+ people and their culture are visible and celebrated

The visibility of LGBTQIA+ people and initiatives can indicate a shift towards LGBTQIA+ safety and equality. This is an important sign of hope for many LGBTQIA+ people. [9]

Ref #	Action	Year	KPIs	Lead Unit(s)
3.1.1	Enhance the visibility of LGBTQIA+ inclusion within organisational procedures by reviewing and embedding inclusive language and practices across new internal policies and processes.	Year 1-4	Percentage of existing procedures and policies reviewed for inclusive language and practices. Number of procedures updated to include explicit LGBTQIA+ inclusion measures.	Inclusion & Diversity
3.1.2	Identify a Rainbow champion at a senior level to lead the work of LGBTQIA+ inclusion.	Year 1	Rainbow champion appointed and onboarded.	Inclusion & Diversity
3.1.3	Embed LGBTQIA+ inclusive language and imagery across council documents and online content	Year 1-4	Number of documents reviewed and updated with inclusive content included.	Communications Marketing
3.1.4	Collaborate with community organisations and businesses to create welcoming and inclusive environments by promoting the use of visual cues and inclusive signage.	Year 3 or 4	Pre and post photographic evidence of public City spaces. Identifying visual cues. Priority settings identified.	Inclusion & Diversity Community Inclusion
3.1.5	Host annual diversity and inclusion workshops at the Geelong Small Business Festival to help businesses improve their ability to create more welcoming workplaces and customer environments, with a focus on LGBTQIA+ inclusion.	Year 1-4	Number of workshops delivered. Number of people who attended workshops.	Economic & Cultural Development
3.1.6	Strengthen LGBTQIA+ content on the Geelong Australia website and communications to enhance visibility, accessibility, and engagement with initiatives, events, and local resources.	Year 1 for review, then maintenance	Pre and post screen shots of website content. Percentage of new content aligned to highlighted community needs.	Community Inclusion

PRINCIPLE 4: SAFETY

LGBTQIA+ peoples' safety is a priority

Strategies are in place to identify and reduce risks to the safety of LGBTQIA+ people. Responses to LGBTQIA+-phobic incidents support LGBTQIA+ people and include actions to prevent reoccurrence. [9]

Ref #	Action	Year	KPIs	Lead Unit(s)
4.1.1	Employee rainbow lanyards will be made available to staff who complete the 'LGBTQ+ inclusion in the workplace training' to promote safety and visibility in the workplace.	Year 1-4	Number of staff who have completed training. Yearly increase in the number of employees joining the internal staff Pride Network. Number of employees attending Pride Network meetings, events, or activities.	Inclusion & Diversity Communications
4.1.2	Work with our People Partners to improve capability and response to workplace harm and LGBTQIA+-phobia via training and resource sharing.	Year 2	Training program established for People Partners.	Inclusion & Diversity
4.1.3	Develop and implement a robust framework for addressing LGBTQIA+-phobic incidents to ensure a strong and visible response that rejects all forms of LGBTQIA+-phobia.	Year 1 for messaging	Framework developed. Framework implemented.	Communications Community Inclusion
4.1.4	Work with local organisations (for example libraries, hospitality businesses) to identify and provide safe social spaces.	Year 2	Safe spaces documented. Promotional activities documented.	Community Inclusion
4.1.5	All new builds and upgrades will complete a Gender Impact Assessment (GIA) to explore implementing the recommendations of all gender facilities	Year 1	Number of GIAs completed that recommended inclusion of all gender facilities.	Inclusion & Diversity

MEASURING AND REPORTING

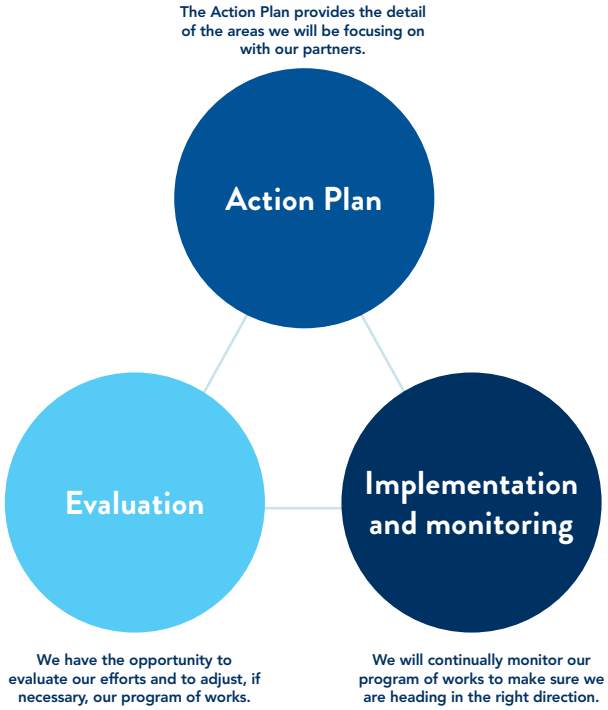
We recognise the importance of monitoring our progress over the life of the plan and reporting back to our community and organisation. The plan is accompanied by a monitoring, evaluation and learning framework which supports us to regularly track our progress and report on milestones and outcomes.

Progress will be supported by the City's Inclusion and Diversity governance structure. The organisational Rainbow Reference Group will provide quarterly reporting on actions to our Executive Leadership Team. This ensures transparency and accountability to support meaningful progress on the *Rainbow Action Plan 2025–29*.

We will also report on progress through:

- progress reporting on actions with our LGBTQIA+ Advisory Committee
- share case studies of implemented actions.

PLANNING, IMPLEMENTATION AND EVALUATION CYCLE



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This document contains important information about the City of Greater Geelong. Please contact us if you have any questions or would like to request a hard copy of the report.

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CITY OF GREATER GEELONG

2.5. Response to Petition - Lovely banks Playground & Pedestrian Crossing & Sound Barriers

Source: **City Infrastructure**
Executive Director: **James Stirton**

Purpose

1. To note the response to the petition: *"Safety concerns – road speed/modifications, safe access, child safe play areas in Lovely Banks" (the petition)*.

Background

2. At the 28 January 2025 Council meeting, the "*Safety concerns – road speed/modifications, safe access, child safe play areas in Lovely Banks"* petition with approximately 192 signatures, was tabled.

3. Council made the following resolution:

   3.1. That Council request the CEO prepare a written report on the content of the petition for presentation at a Council meeting no later than April 2025.

4. The petition requested need for a more child-friendly playground between Cox Road and Purnell Road and Ring Road and Princess Road.

5. The need for more child and family-friendly safe access/speed modification at the Cox Road/Anakie Road roundabout, and Matthews Road and Ring Road walking track between Bacchus Marsh Road and Coakley Crescent/Haugh Street, Lovely Banks.

Key Matters

6. Actions to support the need for a more child-friendly playground between Cox Road and Purnell Road and the ring Road and Princess Road**:**

   6.1. The City acknowledges the need for a more child-friendly playground between Cox Road, Purnell Ring Road, and Princes Road.

   6.2. While new subdivisions are required to include accessible public open spaces and playgrounds, past developments were not always subject to these higher standards.

   6.3. As a result, some areas lack adequate recreational facilities. To address this, the City is actively working on an Open Space Strategy, which will guide future investment in playgrounds and public open spaces.

   6.4. The strategy will include a review of the park network, identifying opportunities for acquiring land and upgrading playgrounds to improve accessibility and equity across the municipality.

   6.5. Community engagement is expected to begin in the first half of 2025, with opportunities for residents to provide input through the "Have Your Say" platform.

7. Actions to support the need for more child and family-friendly safe access/ speed modification at the Cox Road/Anakie Road roundabout and Matthews Road and Ring Road walking track between Bacchus Marsh Road and Coakley Crescent/Haugh Street, Lovely Banks:

7.1. The City is responsible for managing local pedestrian infrastructure, while arterial roads such as Cox Road and Anakie Road, fall under the responsibility of Transport Victoria.

7.2. Residents concerned about pedestrian safety measures on state-managed roads, such as crossings, guardrails, and modifications to traffic flow, are encouraged to contact Transport Victoria Road and Traffic enquiries on 133 778.

7.3. The City have tabled with Transport Victoria your petition for improved crossing connectivity and speed modifications for their consideration however we'd encourage you to do so as well.

7.4. We are unsure of the exact location you are referring to with respect to limitations on accessing the ring road walking track as we are aware of many footpath access points from local streets in the vicinity you have mentioned.

7.5. The City completed a Strategic Footpath Missing Links project in 2021 identifying and prioritising over 750 locations for new footpath connections in our municipality.

7.6. These locations were prioritised based on factors such as proximity to schools, shopping precincts, and recreational spaces.

7.7. The City remains committed to improving pedestrian safety and connectivity. Whilst budget has not been made available to construct any new footpaths by the City we will continue to explore opportunities for enhancing walkability in key areas.

RESOLUTION - Item 2.5

Cr A Aitken moved, Cr E Kontelj seconded -

That Council note the response to the petition: Safety concerns – road speed/modifications, safe access, child safe play areas in Lovely Banks.

Carried

Financial Sustainability

8. The matters outlined in this report do not propose financial commitments that require additional budget beyond already funded work programs.

Community Engagement

9. No community engagement is proposed in response to this report.

Social Equity and Sustainability

10. The City's footpath program aims to improve the accessibility throughout the municipality via sustainable transport means and reduce private vehicle reliance. The proposed Open Space Strategy will guide the City's investment in playgrounds and public open spaces promoting more open space access to more people.

Relevant Law/Policy/Legal Implications

11. There are no legal implications to the recommendations.

Alignment to Community Plan and Vision

12. This report aligns with Our Community Plan 2021-2025 strategic priority:
Healthy, caring and inclusive community.

13. 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

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

Risk Assessment

15. No new actions are proposed within this report that are not already progressing as part of the City's current work program; therefore, no risks are apparent from the matters contained within this report.

Environmental Sustainability

16. There are no environmental sustainability implications to the recommendations.

Attachments

Nil

2.6. Municipal Monitor's Report March 2025 and Action Plan

Source: **Corporate Services**
Executive Director: **Troy Edwards**

Purpose

1. To provide Council with a copy of the Municipal Monitors Report, March 2025 **(Attachment 1)**.

2. For Council to endorse the draft action plan in response to the findings and recommendations contained within the Municipal Monitor's Report, March 2025 **(Attachment 2).**

Background

3. Section 179(1) of the *Local Government Act 2020* (the Act) allows the Minister to appoint a person to be a Municipal Monitor to a Council.

4. Monitors were appointed to the City of Greater Geelong by the Minister in January 2023 in response to concerns raised by the Chief Municipal Inspector.

5. On delivery of the Monitors' Final Report in January 2024, the Minister reappointed Peter Dorling and appointed Mark Davies as a second monitor in April 2024. The term of appointment for the Monitors was to 31 December 2024.

6. The terms of reference of the appointment are provided in section 1.1 of the Municipal Monitor's Report, March 2025 (the Report).

Key Matters

7. The Report was published in March 2025 (Attachment 1).

8. The Report addressed and made recommendations to improve Council's governance, focusing on:

    8.1. Process Improvements from Municipal Monitor's Report January 2024;

    8.2. Council meeting procedures and decisions making, including adherence to Governance Rules and use of Notice of Motion provisions;

    8.3. Maintaining an effective working relationship between the CEO and Councillors;

    8.4. The relationship between Councillors and between Councillors and staff, including behaviour with respect to the Councillor Code of Conduct and dispute resolution process;

    8.5. The Councillors' understanding and performance of their statutory roles and responsibilities, including the adequacy of the Council's Councillor induction training program;

    8.6. The Council's financial management practices, including its ability to meet current and future infrastructure and asset needs of the community; and

8.7. Providing support in the lead up to and following the elections in October 2024.

9. A Draft Action Plan is provided (Attachment 2) as the Council's response to acquit the recommendations of the Report.

RESOLUTION - Item 2.6

Cr R Nelson moved, Cr A Katos seconded -

That Council:

1. **Note the Municipal Monitor's Report (Attachment 1); and**
2. **Endorse the Draft Action Plan to acquit the recommendations of the Municipal Monitor's Report (Attachment 2).**

Carried

Financial Sustainability

10. Recommendations from the Report address financial sustainability, and the Action Plan includes a commitment to report annually to the Minister of Local Government on implementation.

Community Engagement

11. No community engagement is proposed on the contents of this report. A copy of the Report is available on Local Government Victoria's website.

Social Equity and Sustainability

12. There are no social equity and sustainability implications associated with this report.

Relevant Law/Policy/Legal Implications

13. Division 3 of the Act outlines the appointment, function and powers of the Municipal Monitors.

Alignment to Community Plan and Vision

14. This report aligns with Our Community Plan 2021-2025 strategic priority: High-performing council and organisation.

Conflict of Interest

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

Risk Assessment

16. Acquittal of the recommendations by Council will ensure that good governance processes and practices are adhered to.

17. Regular reporting to the Minister promotes accountability and transparency.

Environmental Sustainability

18. There are no environmental sustainability implications associated with this report.

Attachments

1. Draft Municipal Monitor s Report Action Plan 2025 [**2.6.1** - 1 page]
2. Final Municipal Monitor Report Greater Geelong City Council March 2025 [**2.6.2** - 7 pages]

No.	Municipal Monitor Recommendation	Proposed Actions	Timelines
1.1	Limit its use of Notices of Motion to only those that are calling for an officer report and meet the criteria outlined in the Governance Rules	Ongoing review of Notice of Motion against Governance Rules. Review Governance Rules against Local Government Victoria's Model Governance Rules when released for dealing with Notice of Motions. Regular updates and reminders to Councillors.	Dec-25
1.2	The Council review its current Governance Rules once the model rules for the industry have been developed	Review Governance Rules against Local Government Victoria's Model Governance Rules when released. No changes to the governance rules to occur until Local Government Victoria has released the Model Governance Rules.	Dec-25
1.3	Improve long-term financial sustainability		
1.3.1	Set an upper threshold for community infrastructure grants to be provided to not-for-profits seeking funding for Council assets on council managed or owned land. Applications above the threshold should be referred to the capital budgeting process	Review of Community Infrastructure Grants Program, policy and associated guidelines for the 2025-26 grant round.	Dec-25
1.3.2	Set the budget within the adopted Financial Plan targets and where efficiency savings are identified, set them at achievable levels as part of a planned and systematic approach to service and asset planning. Setting management excessive budget savings targets to fund Councillor initiatives is not appropriate	The 2025/26 Budget is prepared with achievable and planned structural efficiencies through service planning, service reviews and benefit realisation from investment in specific projects.	Jun-25
1.3.3	Develop the budgeted capital works program based on the adopted Asset Plan (and associated asset management plans) for existing assets or prioritised business cases for new assets. Setting the capital budget based on a ward-by-ward basis is not appropriate	The 2025/26 Captial Program is aligned with Council Asset Plan and Asset Management Plans based on agreed service levels and asset condition data.	Jun-25
1.3.4	Ensure that when developing its Financial Plan for the 2025-2035 years in accordance with Section 91(3) of the *Local Government Act 2020*, the Council can fund its existing service and asset maintenance/renewal needs as well as new service provision and community infrastructure arising from growth. This will require Council to develop a number of key financial strategies including revenue generation, expenditure savings and debt reduction as well as implementing structural reform and fiscal restraint in the medium term	Review long-term financial plan for sustainability: 1. LTFP 2025/26-2034/35 will be incorporated in the 2025/26 Budget as per the Local Government Victoria model budget. 2.The LTFP and key financial strategies will be reviewed and set by Council at the beginning of every annual planning cycle and signed off by December each year. The 2026/27-2035/36 LTFP will be finalised by 31 October 2025.	1. Jun-25 2. Oct-25
1.3.5	Update its Financial Plan annually to keep in force a Plan of at least the next 10 financial years and use this to drive its annual budget process. This will ensure the Council complies fully with Section 93 of the *Local Government Act 2020*	Review long-term financial plan for sustainability: 1. LTFP 2025/26-2034/35 will be incorporated in the 2025/26 Budget as per the Local Government Victoria model budget. 2.The LTFP and key financial strategies will be reviewed and set by Council at the beginning of every annual planning cycle and signed off by December each year. The 2026/27-2035/36 LTFP will be finalised by 31 October 2025.	1. Jun-25 2. Oct-25
2	Ministerial Oversight - annual updates from Council		
2.1	Annual update on progress to address recommendations to the Council in the Report	Council to provide annual reports to the Minister	Dec-25
2.2	Annual update on councillor to councillor conduct and the number of disputes and complaints	Council to provide annual reports to the Minister	Dec-25
2.3	Annual update on the long-term financial sustainability outlook of the Council including actions put in place to meet current and future infrastructure and asset needs of the community	Council to provide annual reports to the Minister	Dec-25
3	Annual report CEO to Minister		
3.1	Annual update Councillor to staff relations including instances of threatening, intimidating and inappropriate behaviour by Councillors towards officers	CEO annual report to Minister on health and safety issues matters	Dec-25
3.2	Annual update The development of a positive workplace culture for the organisation as referred to in this report	CEO annual report to Minister on Employee survey results referencing processes and improvements in employee satisfaction and workplace culture	Dec-25

VICTORIA State Government | Government Services

Municipal Monitors appointed to Greater Geelong City Council

Report to the Minister for Local Government

1. Background

1.1 Appointment

1. On 9 April 2024, the Minister for Local Government appointed us, Peter Dorling and Mark Davies, to be municipal monitors at Greater Geelong City Council under Section 179(1) of the *Local Government Act 2020* (the Act) to monitor governance processes and practices at Greater Geelong City Council (the Council). The appointment was for the period ending 31 December 2024.

The Terms of Reference required us to monitor the Council in relation to the following areas:

a. Any processes and practices identified in the Municipal Monitor's Final Report – January 2024 requiring improvement
b. The Council's meeting procedures and decision making, including the use of Notices of Motion and Councillor adherence to the Governance Rules
c. The maintenance of an effective working relationship between the ongoing Chief Executive Officer and the Councillors
d. The relationships between Councillors and between Councillors and Council staff, including Councillor behaviour with respect to the Councillor Code of Conduct and processes for resolving disputes between Councillors
e. The Councillors' understanding and performance of their statutory roles and responsibilities, including the adequacy of the Council's Councillor induction training program
f. The Council's financial management practices, including its ability to meet current and future infrastructure and asset needs of the community
g. Any support needed in the lead up to and following the elections in October 2024 to ensure good governance at the Council
h. Any other Council governance policies, processes and practices.

1.2 Context for Geelong City Council

The City of Greater Geelong is the second largest city in Victoria. Located 75 kilometres south-west of Melbourne, the municipality covers an area of 1,252 square kilometres, comprising suburban, coastal and country areas.

Over the past decade, the population of Geelong has experienced significant growth in the western and eastern corridors and the demographic profile, including its diversity, continues to shift and change. Across the municipality there is significant disparity between more advantaged and less advantaged suburbs with the 2021 SocioEconomic Index for Areas (SEIFA) index identifying some of

Geelong's suburbs as being amongst the most disadvantaged in Victoria. Geelong is experiencing the fastest employment growth of all large regional cities in Australia. The largest job increases were in healthcare and social assistance, construction and professional, scientific and technical services. The economy is evolving with developments in advanced manufacturing, research and innovation, professional services, creative industries, major events and the visitor economy.

For the 2023-24 year, the Council had operating revenue of $537 million and operating expenditure of $455 million delivering an operating surplus of $82 million. Total capital expenditure was $140 million.

The City of Greater Geelong comprises 11 Councillors elected from 11 single Councillor wards. The following Councillors were sworn in on Monday 18th November 2024.

City of Greater Geelong Councillors

Ward	**Councillor**
Barrabool Hills	Deputy Mayor Ron Nelson
Charlemont	Councillor Emma Sinclair
Cheetham	Councillor Melissa Cadwell
Connewarre	Councillor Elise Wilkinson
Corio	Councillor Anthony Aitken
Deakin	Councillor Andrew Katos
Hamlyn Heights	Councillor Eddy Kontelj
Kardinia	Mayor Stretch Kontelj OAM
Leopold	Councillor Trent Sullivan
Murradoc	Councillor Rowan D Story AM, RFD
You Yangs	Councillor Chris Burson

2. Governance at the Council

Any processes and practices identified in the Municipal Monitor's Final Report – January 2024 requiring improvement

Workplace Culture

Workplace culture is an obvious area that needs to be continually monitored. In the past this area has been problematic for the Council. We are confident that the Chief Executive Officer (CEO) and the Executive Leadership Team (ELT) have the right values and as a general observation, the organisation appears to be responding to those values. A recent external Employee Experience survey conducted by a reputable provider was comprehensive and encouraging. The survey was carried out not long after the ELT commenced, so we are confident that future employee engagement will show improvements. ELT has dissected the survey results, and we note that they are pursuing areas that require their attention. We are confident that there is a clear intent on enhancing workplace culture at the Council.

We have observed the organisation's ongoing investment in positive workplace culture through activities such as:

- Commencing the organisational values refresh project to determine new organisational values through evidence-based research and substantial consultation with employees across the Council
- Developing a comprehensive Psychosocial Framework to meet Workplace Health and Safety legislation
- Continuing facilitation of small group leadership development programs for the Council's frontline People Leaders and Joint Coordinator Group throughout 2024 and 2025
- Delivering tailored capability sessions, such as Cranlana Ethical Leadership, for the Executive and Senior Leadership cohorts to support priority strategic initiatives and needs
- Delivering regular Leaders Forums at key points in the calendar year. These events provide an opportunity to gather all People Leaders across the Council together face-to-face to share information, facilitate discussions, inform decision making, and facilitate collaboration and connections
- Facilitating opportunities and empowering the Joint Coordinator Group to develop 'big ideas' to drive process improvement at a local and organisational level
- Reviewing internal Reward and Recognition Programs to improve processes and outcomes to increase effective recognition.

As monitors we are recommending that the CEO continue to report annually to the Minister on survey results both internal and external, referencing processes and improvements in employee satisfaction and workplace culture.

The Council's meeting procedures and decision making, including the use of Notices of Motion and Councillor adherence to the Governance Rules

The use by Councillors of Notices of Motion (NoMs) has been a sector-wide concern that has been raised by the Chief Municipal Inspector on multiple occasions. We have observed that the CEO and Executive display a genuine willingness to work with Councillors on various initiatives thus avoiding the need for NoMs. Councillors' attempt to use NoMs to change or modify a Council decision going forward or promote an initiative that was not previously supported, can be divisive and significantly diverts resources. Councillor time and effort that goes into discussing and negotiating positions on NoMs is disproportionate to the time that is spent on Council agenda items. It will remain to be seen if the Council applies the use of NoMs in a prudent manner. It would be a concern if NoMs become a regular fixture at Council Meetings. As monitors we have raised the issue of NoMs with the new Council.

Our observation is that the Council's governance rules including those applying to the use of NoMs be reviewed by the new Council as a matter of course. However, it is noted that Local Government Victoria is in the process of developing a model set of Governance Rules for the local government sector. We would therefore recommend the new Council to hold back the review of the current governance rules until the draft model rules are available and understood.

The maintenance of an effective working relationship between the ongoing Chief Executive Officer and the Councillors

The CEO has developed an effective working relationship with the Councillor group and puts time and effort into ensuring the Councillors are supported in their decision making. On appointment the CEO immediately reviewed and strengthened the Governance Team. That Team set about putting in place policies and practices, that were clearly lacking in the previous administration. Councillors

regularly receive in person briefings from Executive Directors and Senior Managers on items of strategic importance. Executive Directors also prepare briefing papers on emerging issues or "hot topics" and these are uploaded into the Councillor portal for all Councillors to view.

The relationships between Councillors and between Councillors and Council staff, including Councillor behaviour with respect to the Councillor Code of Conduct and processes for resolving disputes between Councillors

The importance of the relationship between Councillors cannot be overemphasised. It has been problematic in the past and has been a major focus of monitors appointed to Council since 2017. The outgoing Council certainly had their issues and as reported by the last set of monitors in their 2024 report that council recorded an unusually high number of complaints between Councillors.

The new Council group has only just started its journey and at the time of writing this report they had participated in one Council meeting. The Council has five new councillors and six returning Councillors. How they interact and work together is yet to be seen. However, through their understanding of the Model Councillor Code of Conduct (and mandatory training) they are acutely aware of the importance of integrity and respect for each other. They are also aware of the dispute resolution pathways and obligations.

The new Mayor will be responsible for keeping the Councillors focused and avoiding unnecessary conflict. The Mayor's skill in moderating and in many cases mediating Councillor disputes is a key element in this Council group's success. We have spoken to the new Mayor about the role he must play.

The relationship between Councillors and Council staff is critical. It must be said that this is a two-way obligation – respect and goodwill from both sides. The Council has a relatively new CEO and Executive team as well as a newly elected Council group. This provides an excellent opportunity to set the basis for a professional and respectful relationship. Having said that the reality is much will depend upon the working relationship between the Mayor and the CEO. Regular dialogue, agenda setting and solving day to day problems is the key. As monitors we have no reason to believe this is not achievable with the current incumbents.

It's worth noting in this report, a letter sent to all recently elected Councillors by the previous Minister for Local Government. In the letter, the Minister could not have been any clearer to Councillors about their obligations to staff welfare under the *Occupational Health and Safety Act 2004* (OHS Act). We emphasise this important obligation.

It is a matter of public record (Geelong Advertiser article) that one recently returned councillor was "disciplined over his ongoing 'problematic behaviour' following a string of complaints from staff". These actions were taken in accordance with the employer's duties under the OHS Act. In this instance the new Mayor has been briefed accordingly.

It is a key recommendation of this report that the Minister take an ongoing watching brief on this vital relationship.

The Councillors' understanding and performance of their statutory roles and responsibilities, including the adequacy of the Council's Councillor induction training program

It is our opinion that the Councillor Induction training program offered to the Mayor and Councillors was extensive and well received. In summary the program comprised four key themes:

- *Theme One Relationships*: Objective is to build a cohesive team and improve Councillor relationships (between each other and staff)

- *Theme Two Strategy*: Objective is to support strategic decision making and having council commit early to key strategic principles to underpin the development of the Council Plan
- *Theme Three Finance:* Improving Financial literacy, agreeing to financial principles and understanding the key financial planning and reporting documents to be adopted by Council.
- *Theme Four Council Member Role*: Mandatory training around legislated roles and responsibilities, meeting procedures and member conduct.

The induction training program is in line with the recent changes to the Act for mandatory Councillor training and commenced in the week beginning 18 November 2024. It also included a session with the Municipal Monitors.

The Council's financial management practices, including its ability to meet current and future infrastructure and asset needs of the community

Community Grants

The Council operates a community grants program with the 2024-25 program allocating up to $4.5 million to local community clubs, groups and organisations. Of this amount, $3.0 million has been allocated to community infrastructure for asset renewal and upgrade projects, which includes funding up to $400,000 for planning for and/or construction of capital works by:

- Not-for-profits on public land (managed or owned by council)
- Not-for-profits not on public land (managed or owned by council)
- Unincorporated bodies with auspice
- Schools and learning institutions (non-curriculum based and benefit the wider community).

There is an independent evaluation process run by officers, including a community panel which make recommendations to the Council for allocating the grants. It is our observation that the Community Infrastructure grants substantially overwhelm the operating grants component with 76 community infrastructure applications totalling $12.2 million being received for the 2024-25 application process. This is compared to 248 applications totalling just $2.5 million being received for operating grants.

Council endorsed the recommendations of the community panel which recommended that 155 applications be funded totalling $4.0 million including $3.0 million for community infrastructure grants. Of the $3.0 million, $1.5 million related to sports field lighting. Most of the infrastructure grants are from not-for-profits seeking funding for Council assets on Council managed or owned land and in our opinion would be better dealt with through the capital budgeting process.

Annual Budgeting Process

The Council has budgeted for an underlying surplus of $1.5 million (excluding capital grants and contributions) for the 2024-25 year but must make operating savings of $9.8 million to achieve this result, as well as fund additional Councillor priorities. At the time of this report around half of the savings have been identified but most of these are due to timing and technical adjustments rather than ongoing cash savings and so will not contribute significantly to the ongoing financial sustainability of the Council.

The Council has approved a capital work program for the 2024-25 year totalling $180.2 million. As Monitors, we were concerned that the development of the program was based mostly on discussions with and direction from Councillors on a ward-by-ward basis rather than on a planned and prioritised basis which aims to meet the infrastructure and asset needs of the community as a whole.

Long Term Financial Planning

As required by Section 91(3) of the Act, the Council developed a Long Term Financial Plan (Financial Plan) for the 2021-2031 years and adopted the Financial Plan by 31 October 21 in the year following the general election. However, the Council has not reviewed and updated the Financial Plan since that date and therefore has not complied fully with Section 93 of the Act which requires it to develop, adopt and keep in force a Financial Plan of at least the next 10 financial years. This has prevented them from adopting their Annual Budgets within a long term framework. Furthermore, until recently it did not have a financial modelling tool which would allow them to develop financial projections for more than four years.

The Council has now developed a financial modelling tool that will allow them to develop financial projections for at least 10 years and has commenced a program to update the current Financial Plan including the assumptions and required resource requirements to ensure the Council remains financially sustainable over at least the next ten years in accordance with the Act. The latest modelling indicates that while the Council can meet its current service and asset maintenance/ renewal needs, it faces significant challenges in funding community infrastructure arising from growth, due to its high level of debt. This will require the Council to undertake structural reform and put in place fiscal constraint in the medium term as a minimum.

Any support needed in the lead up to and following the elections in October 2024 to ensure good governance at the Council

In addition to the Councillor Induction Program, Councillors have been encouraged to participate in learning and development sessions offered by peak industry bodies including the Municipal Association of Victoria (MAV) and the Victorian Local Governance Association. The MAV Mayoral Leadership group is also a recent initiative that has offered a significant opportunity for professional development and networking.

In addition to weekly briefings and workshops to support Councillors to make informed and good decisions on items before them in the Council Chamber, Councillors have been offered briefings on items of relevance, including but not limited to the Victorian Auditor General's Office reporting requirements, Victorian integrity agencies and their policies and other peak bodies and government entities.

A Lead Integrity and Review Officer has recently been appointed and the Chief Legal Officer's role has been expanded to include an integrity function. We are confident that the Council can fulfil its functions and obligations and deliver for the community.

The ability for the new Councillor group to work together in a constructive, professional and respectful manner will be key to ensuring it can deliver and serve for the betterment of the City of Greater Geelong community.

3. Recommendations for the Council and the Minister for Local Government

1. We recommend that the Council:
   - 1.1. Limit its use of Notices of Motion to only those that are calling for an officer report and meet the criteria outlined in the Governance Rules
   - 1.2. The Council review its current Governance Rules once the model rules for the industry have been developed
   - 1.3. Make the following changes to improve its long-term financial sustainability:
     - Set an upper threshold for community infrastructure grants to be provided to not-for-profits seeking funding for Council assets on council managed or owned land. Applications above the threshold should be referred to the capital budgeting process

- Set the budget within the adopted Financial Plan targets and where efficiency savings are identified, set them at achievable levels as part of a planned and systematic approach to service and asset planning. Setting management excessive budget savings targets to fund Councillor initiatives is not appropriate
- Develop the budgeted capital works program based on the adopted Asset Plan (and associated asset management plans) for existing assets or prioritised business cases for new assets. Setting the capital budget based on a ward-by-ward basis is not appropriate
- Ensure that when developing its Financial Plan for the 2025-2035 years in accordance with Section 91(3) of the *Local Government Act 2020*, the Council can fund its existing service and asset maintenance/renewal needs as well as new service provision and community infrastructure arising from growth. This will require Council to develop a number of key financial strategies including revenue generation, expenditure savings and debt reduction as well as implementing structural reform and fiscal restraint in the medium term
- Update its Financial Plan annually to keep in force a Plan of at least the next 10 financial years and use this to drive its annual budget process. This will ensure the Council complies fully with Section 93 of the *Local Government Act 2020*

2. We recommend that the Minister continue to have oversight of the following matters by requesting annual updates from the Council:
   2.1 The Council's progress to address our recommendations to the Council in this report
   2.2 Councillor to Councillor conduct and the number of disputes and complaints
   2.3 The long-term financial sustainability outlook of the Council including actions put in place to meet current and future infrastructure and asset needs of the community

3. We recommend that the CEO provide annual updates to the Minister on:
   3.1 Councillor to staff relations including instances of threatening, intimidating and inappropriate behaviour by Councillors towards officers
   3.2 The development of a positive workplace culture for the organisation as referred to in this report

Peter Dorling

Municipal Monitor

Mark Davies

Municipal Monitor

2.7. Council Meeting 10 April 2025 Cancellation

Source: **Office of the Chief Executive**
Chief Executive Officer: **Ali Wastie**

Purpose

1. To report to Council on the exercise of the Chief Executive Officer's powers for the cancellation of the 10 April 2025 Council meeting.

Background

2. The meeting was called to consider a Service Review in accordance with section 3.5 of Council's Governance Rules.

Key Matters

3. Section 3.9 of the Governance Rules provides for the Chief Executive Officer to cancel or postpone a meeting in the case of an emergency and provide a report to Council at the following meeting on the exercising of this power.

4. The decision to postpone the meeting was made in line with agreements made at the Fair Work Commission to allow for further consultation with the Australian Services Union and staff on the future of in-home community care service.

5. Following the consultation a report on this matter will be presented to Council for consideration.

RESOLUTION - Item 2.7

Cr R Nelson moved, Cr A Katos seconded -

That Council receive the report on cancellation of the 10 April 2025 Council meeting.

Carried

2.8. State Government Kinder Grant - Co-Contribution (Bloinks Hub, Armstrong Creek)

Source: **Placemaking**
Executive Director: **Tennille Bradley**

Purpose

1. The Minister for Children has approved a Building Blocks Capacity Grant for a modular kindergarten building, valued at $4.2 million on Council land in Armstrong Creek (located at 2119A Warralilly Boulevard).

2. This report seeks Council to approve a co-contribution to this grant, to a maximum value of up to $3.5 million. The co-contribution is already funded through the adopted Council budget, as the 2025/6 - 2028/9 budget includes approximately $18 million to design and deliver a Community Hub in Warralilly Boulevard (referred to in the adopted budget as '*Armstrong Creek East Precinct Local Activity Centre – Community complex construction*).

3. Approval of this co-contribution from the existing project budget would significantly reduce the total cost to Council to deliver a full Community Hub in this location (including kinder). Total costs are still to be confirmed, but it is anticipated that the total cost to design and deliver the Community Hub would be reduced by approximately $13 million to $5 million. The Community Hub would also be delivered three years earlier than scheduled.

Background

4. New kindergarten facilities are required throughout Victoria to ensure the State Government can deliver on its '*Best Start, Best Life'* reforms, which have introduced free kinder and additional hours at kinder for every child.

5. A Community Hub at 2119A Warralily Boulevard was identified in the Precinct Structure Plan for Armstrong Creek, to provide Kinder, allied health and multipurpose space to service the growing community. The Community Hub will be located next door to the Warralily Park Primary School (to open in 2026), and has the interim name, 'Bloinks Community Hub.'

6. Delivery of the Community Hub by the VSBA using a templated/modular construction method will substantially reduce Council's budget liability for design and delivery.

Key Matters

7. The Building Blocks Capacity Grant from the VSBA will fund the design and delivery of a modular building valued at $4.2 million. The VSBA funded kinder includes 3 kinder rooms, offices and ancillary spaces, and outdoor kinder play areas.

8. The VSBA have recommended to the Minister for Children that the building be assigned to the City rather than leased, given the City's significant financial contribution. The assignment to the City is on the basis that it is to be operated as an Early Years facility for a minimum of 20 years.

9. Council's co-contribution will fund additional items in the modular building and outdoor areas, including a multipurpose community room, additional consulting and ancillary spaces, ESD components, larger kinder outdoor play areas, 17 additional carparks, and other amenities. The co-contribution will mean that rather than just receiving a kinder from the VSBA, Council will receive the full Community Hub required by the Precinct Structure Plan.

10. Council is working with the VSBA as part of a Project Control Group to design the Hub. The value of Council's co-contribution will be identified in the 2024/25 year once the VSBA's detailed design and procurement process is more advanced. It is not expected that Council's co-contribution will exceed $3.5 million (including contingency).

11. This report seeks Council to resolve a maximum co-contribution of $3.5 million including contingency, to enable the arrangements between Council and the VSBA to be formalised, and to allow City officers to continue to work with the VSBA to deliver a fit for purpose community facility via this alternate delivery model.

RESOLUTION - Item 2.8

Cr A Katos moved, Cr E Sinclair seconded -

That Council:

1. **Approve a co-contribution to a maximum value of up to $3.5 million to be paid to the VSBA for the Building Blocks Capacity Grant to deliver the Bloinks Community Hub; and**

2. **Authorise the Chief Executive Officer to execute agreements with the VSBA to deliver the Bloinks Community Hub.**

Carried

Financial Sustainability

12. Approximately $18 million was budgeted for the Community Hub in the 2025/6 - 2028/9 budget.

13. In addition to the co-contribution, Council will be required to fund and construct improvements to the open space areas surrounding the hub, and other aspects not undertaken by the VSBA. Total Council expenditure in addition to the co-contribution will be confirmed through detailed design and procurement process.

14. VSBA delivery of the Hub reduces the cost to Council significantly. The total reduction from the $18 million currently budgeted is not yet confirmed, as detailed design is not complete. It is anticipated however that the total cost to Council to deliver the hub would be reduced from approximately $18 million to $5 million, reducing Councils budget liability by approximately $13 million.

15. The annual operation and maintenance cost of the building is estimated at $193,400.

16. Council will seek an external service provider to manage the Hub and provide early years services. As Maternal and Child Health services are already available to the local community (at Armstrong Creek East Community Hub, Poa Banyul Community Hub and from 2027 at the Horseshoe Bend Community Hub) a Maternal and Child Health service is not anticipated to operate from the Hub. The suites will be utilised for early years allied health services.

Community Engagement

17. Whilst engagement with the community cannot occur regarding the design of the modular hub (due to the modular building being a templated design) community engagement may occur at a later stage, for example to inform the delivery of programs from the hub.

18. The Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC) have been engaged by the City in relation to providing a potential name for the Hub. The VSBA will also engage with the WTOAC as part of project planning and design.

19. A community information campaign will commence in mid-2025 regarding kinder and early years service provision from the Hub.

Social Equity and Sustainability

20. Community Hubs throughout the municipality offer many benefits to local communities including providing social connectivity, improved health and wellbeing and bringing enhanced inclusive access to our communities.

21. Delivery of this Hub three years ahead of schedule will provide kinder and early years services to a growing community. It will also provide a ‘single drop off’ point and allied health services for families attending the adjacent Warralily Park Primary School.

Relevant Law/Policy/Legal Implications

22. The State Government ‘Best Start, Best Life’ reforms have significantly increased the need for kinder infrastructure across the State. The State Government sought Council to deliver the Hub earlier than scheduled (2026 rather than 2029) and encouraged Council to seek a Building Blocks Capacity Grant to achieve early delivery.

Alignment to Community Plan and Vision

23. This report aligns with Our Community Plan 2021-2025 strategic priority:
    Healthy, caring and inclusive community.
    Sustainable growth and environment.

24. 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.
    An inclusive, diverse, healthy and socially connected community.
    Creative and diverse culture.
    Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment

26. As the planning and delivery of the kinder and community hub will be led by the VSBA, the majority of project delivery risks are mitigated.

27. If the co-contribution is not approved, it will result in Council needing to expend the originally budgeted $18 million to deliver a Community Hub. It would be delivered three years later, and at a much higher cost to Council.

Environmental Sustainability

28. The modular, prefabricated nature of the Hub allows for reduced waste as the process involves manufacturing components in a factory environment where materials can be optimised and waste minimised.

29. The VSBA has been provided with Council’s Sustainable Building Policy and will seek to comply with this Policy where practicable. The templated form of construction allows minimal opportunity for changes to be made to the construction method and design.

30. Council’s co-contribution will fund additional ESD features for the building including a large PV array for energy generation which will significantly reduce energy consumption and costs from the grid.

Attachments

Nil

2.9. Proposed lease of land - 116 - 120 Purnell Rd, Corio

Source: **Corporate Services**
Executive Director: **Troy Edwards**

Purpose

1. To advise Council of the outcome of community engagement relating to the proposed lease of land at 116-120 Purnell Road, Corio for social housing.

2. To recommend that Council approve the granting of a lease for the use of the land for social housing. The lease will be entered into with a Registered Housing Association (RHA), who will be selected following a request for proposal process.

Background

3. In 2022, Council undertook community engagement on the proposed use of three sites for social housing. These sites were 2-14 Rollins Rd, Bell Post Hill, 116-120 Purnell Rd, Corio and 5a Dean Street, Belmont.

4. The site at 116-120 Purnell Rd received strong support for use as social housing, with 78% of respondents supporting the use of the land for social housing.

5. In April 2024, Council resolved to seek a Registered Housing Association (RHA) partner to develop social housing on the land at 116-120 Purnell Rd, Corio. The resolution requires the land to remain the property of the City of Greater Geelong.

6. A lease of the land is the most appropriate way to retain the land in Council ownership and facilitate social housing on this site.

7. The *Local Government Act 2020* requires the City to undertake community engagement prior to entering into a lease of 10 years or more.

8. A decision on the lease is separate to the development of the land for social housing. A further process is required to seek requests for proposals from RHA's to deliver social housing at this site. A lease would be entered into when an agreement is reached with a RHA.

9. Utilising Council land to increase the supply of social and affordable housing provides the community with much needed access to housing, particularly lower income households. The need for social housing is high - in 2019, an estimated 7,200 households needed social housing across the City with only 3,300 social housing properties available.

Key Matters

10. The *Local Government Act* 2020, section 115 gives Council the power to lease land for up to 50 years. A lease would enable a RHA to have long term, secure tenure for the development and ongoing management of the housing.

11. Community engagement for a lease of the land to facilitate social housing was conducted in August and September 2024.

12. A Submissions Review Panel was held on 12 March 2025 and 5 submitters presented their submission to the panel.

RESOLUTION - Item 2.9

Cr A Katos moved, Cr A Aitken seconded -

That the Council:

1. **Note the submissions and the minutes of the Submission Review Panel, held on 12 March 2025;**
2. **Approve the granting of a Lease for the land at 116-120 Purnell Road, Corio for a term of up to 50 years for social housing; and**
3. **Note that officers will undertake a request for proposal process to seek a Registered Housing Association to lease the land and deliver social housing.**

Carried

Financial Sustainability

13. Retaining ownership of the land with a lease for the purpose of social housing development supports the City's commitment to deliver social housing with minimal financial contribution.

14. Funding for social housing developments will drive economic activity and construction jobs through project delivery.

Community Engagement

15. The Council has undertaken community engagement on the proposal to lease the land to a RHA, and invited submissions via its Have Your Say page.

16. The engagement received 532 views and 23 submissions, with 6 responders requesting to appear in person before the Submissions Review Panel.

17. A copy of all submissions in full has been provided to Council. A summary is provided below.

Submissions summary	**Key themes**	**Officers Comments**
Ten submissions were supportive of the lease of the land, acknowledge the need for social housing and support social housing being developed at this site.	Will provide an overall community benefit (3) Will assist with social housing shortage (5) Land is well located to services (1) No reason given (1)	The support for social housing at this site aligns with the proposal to lease the land for this purpose.
Eleven submissions were not supportive of the lease of the land for social housing.	Seeking alternate location for social housing within the City of Greater Geelong (3) Seeking information on carparking impacts (1) Concerns regarding anti-social behaviours of future residents, some submissions requesting to understand more about future occupants (6) No reason provided (1)	Information on future occupants and design would be confirmed following the invitation to a Registered Housing Association to design and deliver a Social Housing development of the site. At this time, the consideration is only whether the land should be leased for a social housing purpose. Additional social and affordable housing is needed in all areas of the City of Greater Geelong, including Corio.

		The project will provide the opportunity for new social housing built to a higher standard than the older social housing stock and provide security of tenure for lower income households.
Two submissions were from housing related organisations	Expressing interest in the opportunity regarding future use of the site.	Conversations with housing organisations regarding future use of the site will be undertaken via a separate process.

18. Community engagement will take place upon successful selection of an RHA partner in relation to future development of the land.

Social Equity and Sustainability

19. Utilising Council land to increase the supply of social and affordable housing provides the community with much needed access to housing, particularly lower income households.

Relevant Law/Policy/Legal Implications

20. The Council will comply with section 115, *Local Government Act* 2020 in granting a lease.

21. This is a deliverable of the Council's Social Housing Plan 2020 – 2041 to increase the supply of social housing through the provision of the City-owned land for social housing developments.

Alignment to Community Plan and Vision

22. This report aligns with Our Community Plan 2021-2025 strategic priority: High-performing council and organisation.

23. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration.

Conflict of Interest

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

Risk Assessment

25. The Lease will establish obligations for both the Lessee and the City to manage risks, including requirements at the end of the lease, to ensure the ownership of aged and deteriorated buildings does not revert to the City of Greater Geelong, and addressing future management of the housing, as the City is not a RHA.

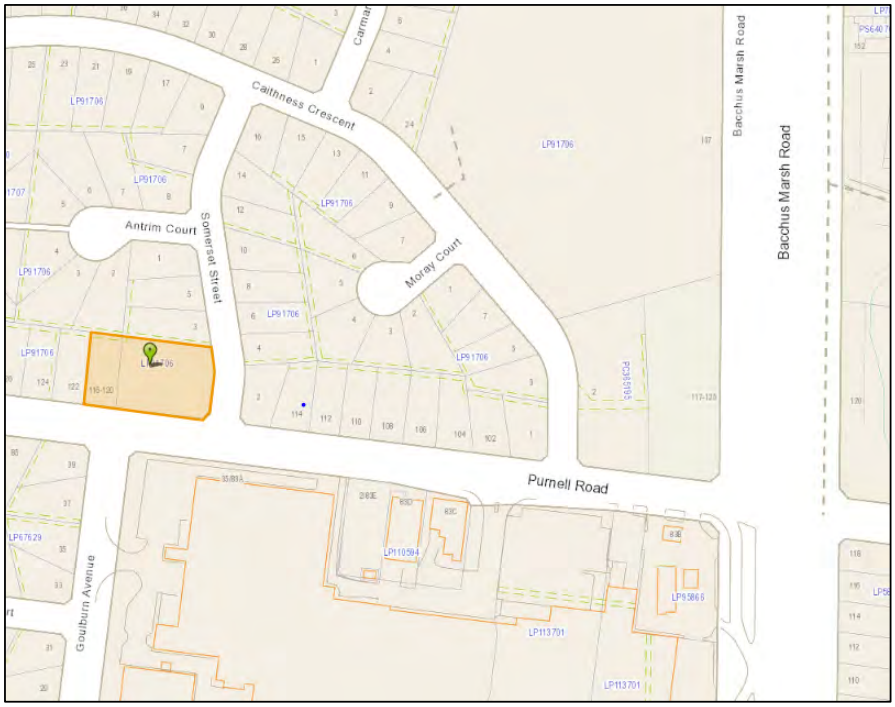
Environmental Sustainability

26. Delivering new social housing stock would allow opportunities for the new social housing development to plan and incorporate environmentally sustainable design measures.

Attachments

1. Site Plan 116 120 Purnell Road Corio [**2.9.1** - 1 page]
2. Minutes Submission Review Panel Proposed Lease of Land 116 120 Purnell Road C [**2.9.2** - 8 pages]

SITE PLAN – 116-120 PURNELL RD, CORIO



MINUTES

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SUBMISSIONS REVIEW PANEL HEARING

Proposed Lease Of Land At 116-120 Purnell Road
Wednesday 12 March 2025
5:30 pm

City Hall
57 Little Malop Street, Geelong 3220

COUNCIL:

Cr S Kontelj (Kardinia Ward) – Mayor
Cr R Nelson (Barrabool Hills Ward) – Deputy Mayor
Cr E Sinclair (Charlemont Ward)
Cr M Cadwell (Cheetham Ward)
Cr E Wilkinson (Connewarre Ward)
Cr A Aitken (Corio Ward)
Cr A Katos (Deakin Ward)
Cr E Kontelj (Hamlyn Heights Ward)
Cr T Sullivan (Leopold Ward)
Cr R Story (Murradoc Ward)
Cr C Burson (You Yangs Ward)

CITY OF GREATER GEELONG

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Present: Mayor S Kontelj, Cr E Sinclair, Cr E Wilkinson, Cr A Aitken, Cr C Burson, Cr R Story

Also Present: Leeanne Higgins, Kate Shearer, Jacquilyn Douglas, Emily Ryan

Opening: The Chair declared the meeting open at 5.45pm.

1. PROCEDURAL MATTERS

1.1. Acknowledgement of Country

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

1.2. Apologies

1.3. Declarations of Conflicts of Interest

1.4. Procedure for Hearing Submissions

The procedure for hearing items will be:

- The Chairperson will present a brief summary of the topic being discussed at this Submission Review Panel hearing.
- The Objectors/submitters will be called upon to present their submissions and detail their concerns to the Panel (3-minute time limit for each submitter).
- No questions or debate are permitted during the hearing.
- No formal decision will be formed at a Submission Panel hearing.
- The Panel minutes will form part of the final report to Council.

Any outcomes are to be determined through resolution of Council at a future Council meeting.

An update on the outcome to all impacted parties and submitters will be provided.

2. ORDER OF SUBMISSIONS

SUBMISSIONS FOR PROPOSED LEASE OF LAND AT 116-120 PURNELL ROAD FOR THE USE OF SOCIAL HOUSING.

Community engagement was undertaken on the proposal to provide a lease of the land for up to 50 years for the social housing.

The following submitters requested to be heard by the Submissions Review Panel.

Submitters name	Contact information	Summary of Verbal Submission
1. Name Removed	Personal Details Removed	• Supportive of the proposal • Spoke to written submission • Presented examples of acquaintances that had experienced negative impacts of the social housing shortage.
2. Name Removed	Personal Details Removed	• Supportive of the proposal • Spoke to written submission • Advocating for social housing in Greater Geelong

Submitters name	Contact information	Summary of Verbal Submission
		• Encouraged the sharing of good news stories • Supports the ground lease model for social housing
3. Name Removed	Personal Details Removed	• Not supportive of the proposal • Spoke to written submission • Would like more information on the proposed occupants • Has concerns about social issues the use of the land for social housing may cause • Seeks confirmation that there will be proactive management of social issues that may arise • Would prefer the land be used for aged care or respite services
4. Name Removed	Personal Details Removed	Not in attendance
5. Name Removed	Personal Details Removed	• Not supportive of the proposal • Spoke to written submission • Long time resident of the area • Concerned about safety and privacy
6. Name Removed	Personal Details Removed	• Not supportive of the proposal • Spoke to written submission • Social housing may impact on the neighbourhood, which is currently peaceful • Supports social housing, however does not agree that the Purnell Rd site is the right location, as it will have a negative impact on local businesses and depreciate property values

3. REPORTS

3.1. Panel Consideration of Submissions made to Proposed Lease Of Land - 116-120 Purnell Road Corio

Source: **Corporate Services**
Executive Director: **Troy Edwards**

Purpose

1. The purpose for the Submissions Review Panel to consider all submissions received for the Proposed Lease Of Land - 116-120 Purnell Road Corio.

Background

2. Council endorsed to seek to enter into an arrangement with a Registered Housing Association (RHA) for the delivery of Social Housing at 120 Purnell Road (Attachment 1).

Key Matters

3. Council will receive a report from the Submissions Review Panel and consider the recommendations when the reports for each item are presented to the council in April 2025.

4. A full copy of all submissions have been provided to Councillors.

5. All submitters have received acknowledgement of their submissions.

RESOLUTION

Cr Aitken moved, Cr Wilkinson seconded -

That the Submissions Review Panel:

1. **Acknowledge the submissions received;**
2. **Thank the submitters for their submissions; and**
3. **Having heard all persons wishing to speak to their submissions recommends that Council consider the submissions at a Council meeting to be held on 22 April 2025**

Carried

Attachments

1. Council report 23 April 2024 - use of 116 - 120 Purnell Rd Corio [**3.1.1** - 6 pages]

4. CLOSE OF MEETING

As there was no further business the meeting closed at 6.15pm on Tuesday 12 March 2025.

Signed: _____

Cr Stretch Kontelj (Mayor)

Date: _____

2.10. Proposed Road Discontinuance and Sale of Land - De Stefano Drive, North Geelong

Source: **Corporate Services**
Executive Director: **Troy Edwards**

Purpose

1. To seek Council approval to initiate the statutory process for the proposed road discontinuance of De Stefano Drive, North Geelong and the sale of the land within the road reserve measuring approximately 1,856m^2 and adjacent land measuring approximately 2,876m^2.

Background

2. Multicultural Aged Care Services (MACS) is an integrated aged care facility in Weddell Road, North Geelong. It provides supported care, community care and independent living.

3. The City agreed to sell land to MACS, commencing the statutory process with a Council resolution at a meeting on 13 December 2011.

   3.1. The first stage of the transactions included a road discontinuance of part De Stefano Drive, and the subdivision of part of the abutting reserve.

   3.2. The second stage involved the discontinuance of the balance of De Stefano Drive.

4. MACS were provided an occupancy agreement to authorise development across the land while the subdivision was completed. No contracts of sale were executed.

Key Matters

5. While the road discontinuance and land sale transactions commenced in 2011, the statutory processes do not appear to have been finalised for both stages.

6. As there have been changes to the *Local Government Act* 1989 & 2020, during this time, it is recommended that the statutory process is recommenced.

RESOLUTION - Item 2.10

Cr A Katos moved, Cr A Aitken seconded -

That Council:

1. **Endorse community engagement and invite submissions in accordance with section 223 of the Local Government Act 1989, section 114 of the Local Government Act 2020, and the Council's Community Engagement Policy, of its intention to discontinue De Stefano Drive, North Geelong and sell the land within the discontinued road reserve measuring approximately 856m2 and adjacent land measuring approximately 2,876m2.**

2. **Appoint a Submissions Review Panel to hear any submissions if any person wishes to appear in person in support of a submission; and**

3. **Note a further report will be presented to Council to consider the outcome of the community engagement.**

Carried

Financial Sustainability

6. The City will be reimbursed for all costs incurred for the road discontinuance and the sale of the land by the purchaser.

7. The land will be sold on terms negotiated with consideration this agreement commenced in 2011.

Community Engagement

8. Community engagement will be undertaken on the Have Your Say page and a notice published in the Geelong Advertiser.

9. Any person will have an opportunity to make a written submission on the proposed road discontinuance and sale of the land. A submitter is entitled to request in the submission, the person wishes to appear or be represented by a person specified in the submission, at a meeting to be heard in support of their submission.

Social Equity and Sustainability

10. There are no adverse social equity issues created as a result of this proposed road discontinuance and sale of land.

Relevant Law/Policy/Legal Implications

11. Council has the authority to discontinue a road under Clause 3 of Schedule 10 of the *Local Government Act 1989* by notice published in the Government Gazette.

12. A person may make a submission in accordance with Section 223 of the *Local Government Act 1989* on the proposed exercise of power to discontinue a road.

13. Section 114 of the *Local Government Act 2020* applies to the sale of land.

Alignment to Community Plan and Vision

14. This report aligns with Our Community Plan 2021-2025 strategic priority:
High-performing council and organisation.

15. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
Development and implementation of sustainable solutions.

Conflict of Interest

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

Risk Assessment

17. There are no risks associated with implementing the recommendation.

Environmental Sustainability

18. There are no environmental sustainability implications to the recommendation.

Attachments

1. Attachment 1 Location Plan [**2.10.1** - 1 page]

Attachment 1: Location Plan

De Stefano Drive – road discontinuance area

Additional land to be sold

2.11. Amendment C432ggee South Geelong Urban Design Framework - Consideration of Panel Report and Adoption of Amendment

Source: **Placemaking**
Executive Director: **Tennille Bradley**

Purpose

1. To consider the Amendment C432ggee Panel Report and adopt the Amendment.

2. To adopt the amended South Geelong Urban Design Framework, April 2025.

Background

3. On 27 September 2022, Council adopted the South Geelong Urban Design Framework (UDF) and resolved to prepare and exhibit Amendment C432ggee to the Greater Geelong Planning Scheme. The amendment implements the key planning elements of the UDF.

4. The amendment applies to land bound by Latrobe Terrace to the west, Fyans Street to the south, Garden Street to the east and McKillop Street to the north and includes two 'Key Development Areas': Moorabool Street and Barwon Water Site (40-44 Lonsdale Street South Geelong). See **Attachment 1** for map of UDF area and 'Key Development Areas'.

5. The amendment implements the UDF into the Planning Scheme by introducing new planning policy, rezoning land to apply new Residential Zone Schedules and the Mixed Use Zone, and applying the Design and Development Overlay, Heritage Overlay and Environmental Audit Overlay to nominated properties.

6. Public exhibition of the amendment occurred in April-May 2024. 51 submissions were received. Of the 51 submissions, 19 were accepting or provided comments only and 32 objected or requested changes to the amendment.

7. On 27 August 2024, after considering submissions, Council resolved to refer all the submissions to an Independent Panel appointed by the Minister for Planning.

8. A Panel Hearing was held over one and a half days on 12 and 13 November 2024. Council engaged with some submitters prior to the hearing to resolve concerns expressed in submissions. This approach managed to resolve some, but not all concerns. There were 5 submitters in total, including Council, to the Panel Hearing.

Key Matters

9. Key panel hearing issues included changes to Local Planning Policy, application of the Public Acquisition Overlay Schedule 4 to the rear of properties fronting Moorabool Street to facilitate the widening of Lambs Place, application of the Heritage Overlay, rezoning of residential land to the General Residential Zone or Residential Growth Zone, requested changes to the Design and Development Overlays for 'Key Development Areas', and requested changes to the UDF.

10. Council also proposed several changes to the amendment at the Hearing. Changes included removing the proposed Public Acquisition Overlay, changes to the Design and Development Overlays, removal of three properties from the Heritage Overlay, amending the street setback requirement in the Residential Growth Zone Schedule and changes to local planning policy. A summary of the key issues, Panel conclusions and recommendations can be viewed at **Attachment 2** to this report.

11. The Panel Report was then received on 15 January 2025. Under the *Planning and Environment Act 1987* the Planning Authority (i.e. Council) must consider the Panel's report before deciding whether or not to adopt the Amendment.

12. The Panel supported all post exhibition changes submitted by Council and did not recommend any further changes.

13. The Panel found the amendment to be strategically justified and recommends the amendment be adopted subject to the changes listed in the Panel Report Executive Summary, which can be viewed at **Attachment 3** to this report.

14. The Panel also recommended that the UDF be corrected to address minor errors that were identified by Council and the Panel. The final UDF document with the changes made and dated April 2025 can be viewed at **Attachment 6.**

15. It is recommended that the amendment be adopted in the form shown in **Attachment 4** and submitted to the Minister for Planning requesting approval. It is also recommended that the final UDF be adopted.

16. The Section 173 Agreement accompanying the amendment will be signed by the landowner and Council's delegate to provide for public realm improvement works within The South Geelong Station Precinct by future developers.

RESOLUTION - Item 2.11

Cr M Cadwell moved, Cr A Katos seconded –

That Council:

1. **Adopt Amendment C432ggee - South Geelong Urban Design Framework - in the form shown in Attachment 4 of this report;**

2. **Submit the adopted Amendment and prescribed information to the Minister for Planning requesting approval; and**

3. **Adopt the South Geelong Urban Design Framework (City of Greater Geelong, April 2025).**

Carried

Financial Sustainability

17. There are no adverse financial implications associated with the Amendment.

18. A signed Section 173 agreement with Barwon Water for land at 40-44 Lonsdale Street will facilitate the improvement of the public realm to the 'Station Precinct'. The works required by the Section 173 Agreement include realign Amphlett Way, previously known as Carr Street, with Bellerine Street, a round about to be constructed at the new Bellerine/Lonsdale Street intersection, reconfigured centre median car parking and a public plaza facing the station forecourt. See **Attachment 5** for the South Geelong UDF – Public Realm Improvement Works Plan. Council has already funded the design and costing for this project estimated at $30,000 and will fund the road deviation process, estimated to be between $5,000-6,000. All other costs associated with this project including the preparation of the Section 173 agreement and all civil works will be funded by a future developer, estimated to cost $4.7 million.

19. The Public Acquisition Overlay proposed to apply to properties fronting Moorabool Street, adjacent to Lamb Place to facilitate the widening of the laneway, is no longer recommended and its removal from the amendment documents is supported by the Panel.

Community Engagement

20. Amendment C432ggee was exhibited in accordance with the requirements of the Planning and Environment Act 1987.

21. 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.

22. 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

23. The amendment will provide social benefits by facilitating urban infill development near public transport and community services increasing housing supply for Greater Geelong.

24. Local Policy will be updated to encourage affordable and social housing contributions in the two 'Key Development Areas' for South Geelong consistent with the Council's Social Housing Plan 2020-2042 and State Government policy.

25. The amendment will facilitate improvements to the public realm of South Geelong Station creating a vibrant and sustainable precinct for locals and visitors to the area.

Relevant Law/Policy/Legal Implications

26. Council's 2020 Settlement Strategy outlines the need to provide infill housing opportunities to support population growth. The Settlement Strategy recommended the preparation of the UDF which included an Increased Housing Diversity Area review and nomination of possible 'Key Development Areas'.

27. Victoria's Housing Statement 2024-2034 recognises housing as one of the nation's biggest challenges and provides a long-term housing plan directing more housing in established suburbs close to existing infrastructure and transport.

Alignment to Community Plan and Vision

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

29. 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

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

Risk Assessment

31. The UDF reviews the Increased Housing Diversity Area for South Geelong and aims to increase housing densities in well serviced, appropriate locations. Failure to implement these recommendations may lead to increased pressure on outer growth areas, which lack sufficient infrastructure and could negatively impact Geelong’s environment and biodiversity

Environmental Sustainability

32. The amendment has a positive environmental impact by directing development within proximity to public transport and provides for best practice environmentally sustainable design. The amendment appropriately manages negative environmental effects through the application of an Environmental Audit Overlay on potentially contaminated land.

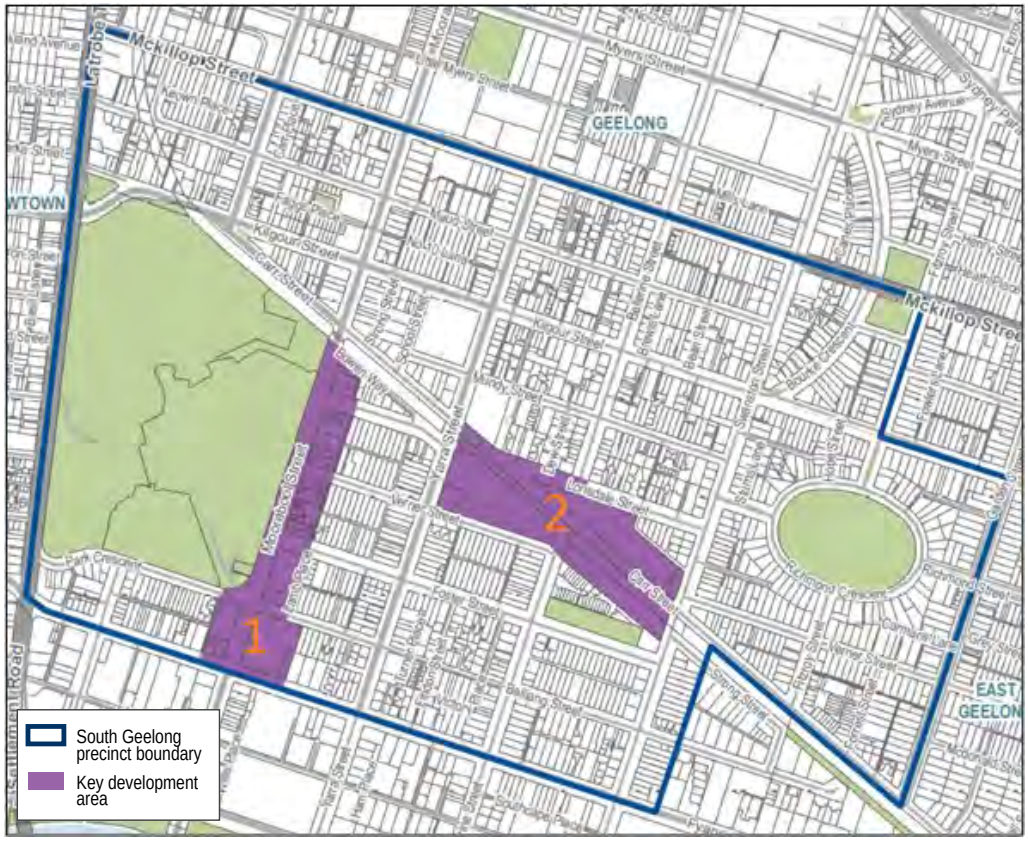
Attachments

Attachment 1 – South Geelong UDF Area and Key Development Areas Map
Attachment 2 – Key Issues raised in submissions, Conclusion and Recommendation
Attachment 3 – Panel Report Executive Summary
Attachment 4 – Amendment Documents
Attachment 5 – South Geelong UDF – Public Realm Improvement Works Plan
Attachment 6 – Final South Geelong Urban Design Framework, April 2025 to be adopted

Attachment 01

GREATER GEELONG PLANNING SCHEME

South Geelong Urban Design Framework Area and Key Development Areas Map



Key Development Areas

1. Moorabool Street
2. Station Hub

Attachment 2 - Key Issues raised in submissions and the Planning Panel's Conclusion and Recommendation

Issue	Discussion/Conclusion	Recommendation	Council's Response
1. South Geelong Urban Design Framework (UDF)			
Several submitters requested changes to the UDF. The Panel considered whether the changes to the UDF recommended in submissions are appropriate.	The Panel accepts Councils submission that the UDF has undergone extensive consultation and has provided ample opportunity for input from the community. The panel concluded that the UDF is well founded as a basis for the amendment and is an appropriate strategic background document.	The Panel recommended that the UDF be amended to correct the anomalies identified by Council and the Panel listed in Attachment 2 to this report.	Council accepts the Panel's recommendations and has made the necessary corrections to the UDF. The amended document ready for adoption can be viewed at Attachment 6.
2. Policy changes			
Amendment C432ggee inserts new planning policy at Clause 11.03-6L-05 (South Geelong) to give effect to the objectives and strategies for South Geelong and the 'Key Development Areas'. The Panel considered whether the proposed changes to Clause 11.03-6L-05 are appropriate.	In response to submissions, Council reviewed the planning policy and agreed to remove or reword several strategies in Clause 11.03-6L-05. The Panel acknowledged Council's attempt to deal with submissions by agreeing to changes in the exhibited policy and supports the post exhibition changes proposed by Council.	The Panel recommends Clause 11.03 be amended with the changes identified by Council and no further changes are required.	Council accepts the Panel's recommendation and has updated Clause 11.03 with the "Panel preferred version" which can be viewed in the Panel Report from 15 January 2025.
3. Public Acquisition Overlay (PAO)			
The exhibited amendment proposed to apply the Public Acquisition Overlay (PAO4) to the rear of properties fronting Moorabool Street to facilitate the widening of Lambs Place. Submitters expressed concern regarding the application and implementation of the	Council further reviewed the PAO4 and concluded that it would be difficult to implement given the current development on the land and agreed that the application of the PAO4 was premature acknowledging there were no plans or budget to undertake the acquisition. Council no longer supports the PAO4 as exhibited.	The Panel recommends deleting the application of the Public Acquisition Overlay (PAO4).	Council accepts the Panel's recommendation and has removed the application of the PAO4 from the amendment.

PAO. The Panel considered whether the application of the PAO is appropriate.	The Panel noted, while reasonable in concept, the PAO4 was not supported by an appropriate level of detail/documentation and supports the removal of the PAO4 from the amendment.		
4. Heritage Overlay (HO)			
The amendment proposes to apply the Heritage Overlay (HO) to an additional 193 properties in the City South Heritage Area, apply the HO to three individually significant properties and make several corrections to existing HO's that was discovered in the amendment process. Some submitter's objected to the proposed application of the HO while other submitters requested additional properties be included in the HO. The Panel considered whether the application of the HO is appropriate.	Council submitted that the application of the HO was informed by the *South Geelong UDF Heritage Review*. In response to submissions, Council recommended that 263 Yarra Street and 262 Bellerine Street, South Geelong be removed from the HO and recommended the Statements of Significance be amended to correctly reference primary sources. Council also called expert heritage witness, Helen Lardner, to provide a statement. Ms Lardner gave evidence that the Heritage Review was based on the best practice Australia ICOMOS Burra Charter and met the requirements of Planning Practice Note 1: Applying the Heritage Overlay. Ms Lardner considered all submissions relevant to the HO and made the following recommendations: • 262 Bellerine Street South Geelong should not be included in the HO. • 264 Bellerine Street South Geelong should not be included in the HO. • The properties at 65, 67, 69, 71 and 73 Kilgour Street should be considered as part of a future amendment as they meet the threshold to be contributory to HO1641. • the north side of Kilgour Street between Moorabool Street and Swanston Street, except for the properties in the proposed RGZ4 facing Moorabool Street, should be zoned GRZ5. This means that 65, 67, 69, 71 and 73 Kilgour Street would be zoned GRZ5 not RGZ4.	The Panel recommends Council amends the Statements of Significance and the Heritage Guidelines to correctly reference primary sources and to remove 262 Bellerine Street, 264 Bellerine Street and 263 Yarra Street, South Geelong from the HO.	Council accepts the Panel's recommendation and has updated the Statements of Significance and Heritage Guidelines and removed the three properties from the HO. The *South Geelong UDF Heritage Review* (City of Greater Geelong, 2025) will be uploaded as a Background Document to the Planning Scheme.

	The Panel accepts the evidence of Ms Lardner except for her recommendation with respect to Kilgour Street properties. The Panel supports the post exhibition changes to the Statements of Significance and the removal of 262 Bellerine Street, 264 Bellerine Street and 263 Yarra Street, South Geelong from the HO.		
5. Zoning changes			
The amendment proposes to rezone the land in South Geelong to General Residential Zone 5 (GRZ5), Residential Growth Zone 4 (RGZ4) and the Mixed Use Zone (MUZ) to facilitate the development of these sites for higher density residential and associated ancillary uses. Several submitters objected to the zoning changes. Panels considered whether the proposed zoning changes are strategically justified and appropriate and whether the spatial extent of zone changes are appropriate.	The Panel accepts Councils submission: • that the application of the RGZ4 on 'Substantial' change areas is consistent with Planning Practice Note 91-Using the Residential Zones (PPN91). • That the application of the GRZ5 to 'Minimal' and 'Incremental' change areas is not strictly aligning with PPN91, however agrees with Council's submission that this zoning and its purpose is appropriate given the proximity to South Geelong train station. The Panel concludes the proposed rezoning of land has strategic merit is appropriate and supports Council's recommendation to amend the minimum setback requirement in Schedule 4 to the RGZ in response to submissions.	The Panel recommends amending Clause 2.0 of Schedule 4 to Clause 32.07 Residential Growth Zone to replace the text of the requirement of the minimum street setback with the following: "Setback a minimum of 6m to Latrobe Terrace and 3m to all other streets."	Council accepts the Panel's recommendation and has updated Schedule 4 to the Residential Growth Zone.
6. Design and Development Overlay			
Amendment C432ggee inserts two new Schedules to the Design and Development Overlay (DDO50 and DDO54) and applies them to the 'Key Development Areas'. Several submitters requested changes to the	DDO50 provides built form controls for the South Geelong Station Hub. DDO54 provides built form controls for development along Moorabool Street. Council met with some submitters and as a result agreed to make changes to the exhibited DDO50 and DDO54.	The Panel recommends replacing both the Design and Development Schedule 50 and 54 with the Panel preferred version which can	Council accepts the Panels recommendation and has updated Schedule 50 and 54 to the Design and Development Overlay as

DDO's. Panels considers whether the proposed DDO50 and DDO54 controls are appropriate and if the post exhibition changes proposed by Council are appropriate.	Council submitted and Panels agrees that the two DDO schedules strike an appropriate balance between encouraging development and respecting the existing surrounding land use and development. Council also submitted that all provisions are discretionary, providing flexibility when assessed at the planning permit stage. The Panel concludes that the proposed DDO50 and DDO54 controls are appropriate and all post exhibition changes to DDO50 and DDO54 are supported.	be viewed in the Panel Report from 15 January 2025.	per the preferred Panel version.

Executive summary

Greater Geelong Planning Scheme Amendment C432ggee (the Amendment) seeks to implement the South Geelong Urban Design Framework (SGUDF) into the Greater Geelong Planning Scheme (Planning Scheme) by introducing new planning policy, rezoning land to new residential zones and the Mixed Use Zone (MUZ) and applying the Design and Development Overlay (DDO), Heritage Overlay, Public Acquisition Overlay (PAO) and Environmental Audit Overlay (EAO) to nominated properties.

The Amendment proposes significant changes to the Planning Scheme as it applies to South Geelong and it attracted just over 50 submissions on a variety of maters. Key issues raised in submissions included:

- Proposed changes to Planning Policy in Clause 11.03-6L-05.
- The application of proposed Public Acquisition Overlay Schedule 4 (PAO4) to the rear of properties fronting Moorabool Street to facilitate the widening of Lambs Place.
- The application of the Heritage Overlay.
- The proposed rezoning of residential land to the General Residential Zone Schedule 5 (GRZ5) or Residential Growth Zone Schedule 4 (RGZ4).
- Requested changes to the proposed Design and Development Overlay Schedule 50 (DDO50) and Design and Development Overlay Schedule 54 (DDO54) for key land parcels.
- Requested changes to the SGUDF.

While there were a large number of submissions only three submitters to the Amendment made submissions to the Panel. The Panel notes that post exhibition, Council engaged with submitters in an attempt to resolve concerns expressed in submissions. This approach managed to resolve some, but not all, concerns. The Panel is satisfied that the SGUDF has been through an extensive community engagement program and provides the appropriate strategic justification for the Amendment. In reaching its conclusion the Panel has considered the submissions made to the Amendment, the Council's response and its post exhibition changes.

The Panel concludes:

- The Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework and strategically justified and should proceed subject to the changes identified by Council and recommended by the Panel.
- The South Geelong Urban Design Framework is well founded as a basis for the Amendment and is an appropriate background document.
- The application of the Heritage Overlay (HO1641) is appropriate subject to the deletion of of 263 Yarra Street South Geelong, 262 and 264 Bellerine Street South Geelong.
- The post exhibition changes to the Statements of Significance proposed by Council are appropriate and supported by the Panel.
- The proposed DDO50 and DDO54 controls are appropriate and supported by the Panel.
- The post exhibition changes to DDO50 and DDO54 proposed by Council are appropriate and supported by the Panel.

Recommendations

Based on the reasons set out in this report, the Panel recommends that Greater Geelong Planning Scheme Amendment C432ggee be adopted as exhibited subject to the following:

1. Amend the South Geelong Urban Design Framework to:
   a) correct the study area boundary in Figure 11
   b) remove the duplicated reference to 'Development Feasibility Study – Barwon Water site' in line one
   c) correct the title of Figure 42 so that it relates to the sustainable change area
   d) amend the Station Hub Staging Plan – Key item 5 'Verner Street and Bellerine Street public realm upgrades by State Government of Victoria' text to include "subject to future funding approval"
   e) remove the irrelevant second sentence of the Concept Plan for Station Precinct – Item 7
   f) correct the boundary description of the study area consistent with the descriptive dot points on page 9.
2. Replace Clause 11.03 with the Panel preferred version in Appendix E.
3. Delete the application of Public Aquisition Overlay 4 (PAO4).
4. Amend the Statements of Significance for the three individual significant properties (HO2023, HO2024, HO2025) and the Statements of Significance and Heritage Design Guidelines for the City South Heritage Area to amend the 'Primary sources' as follows:
   a) add 'City of Greater Geelong, South Geelong UDF Heritage Review, (City of Greater Geelong 2023)'
   b) add 'Bantow, J., Stage 3 Submission, South Geelong Interim Final Urban Design Framework, 10 April 2022'
   c) delete 'Ecology & Heritage Partners Pty Ltd, *South Geelong Heritage Precinct HO1641, Peer Review,* August 2022'
   d) delete 'South Geelong Urban Design Framework - Heritage Character Study (Authentic Heritage Services, June 2020)'
   e) delete South Geelong Urban Design Framework - Proposed Revision to HO1641 City South Heritage Area (City of Greater Geelong, October 2021).
5. Delete the application of the Heritage Overlay (HO1641) to 263 Yarra Street South Geelong ,262 Bellerine Street South Geelong and 264 Bellerine Street South Geelong.
6. Amend Clause 2.0 of the Residential Growth Zone Schedule 4 to replace the text of the minimum street setback requirement with the following:
   a) Setback a minimum of 6m to Latrobe Terrace and 3m to all other streets.
7. Replace the Design and Development Overlay Schedule 50 with the Panel preferred version in Appendix F.
8. Replace the Design and Development Overlay Schedule 54 with the Panel preferred version in Appendix G.

Attachment 04

Planning and Environment Act 1987

Greater Geelong Planning Scheme

Amendment C432ggee

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 6 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 49 and 50 in the manner shown on the 1 attached map marked “Greater Geelong Planning Scheme, Amendment C432ggee”.

Overlay Maps

2. Amend Planning Scheme Map Nos. 49HO and 50HO in the manner shown on the 3 attached maps marked “Greater Geelong Planning Scheme, Amendment C432ggee”.

3. Amend Planning Scheme Map No. 50DDO in the manner shown on the 1 attached map marked “Greater Geelong Planning Scheme, Amendment C432ggee”.

4. Amend Planning Scheme Map No. 50EAO in the manner shown on the 1 attached map marked “Greater Geelong Planning Scheme, Amendment C432ggee”.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

5. In **Planning Policy Framework** – replace Clause 11.03 with a new Clause 11.03 in the form of the attached document.

6. In **Planning Policy Framework** – replace Clause 16.01 with a new Clause 16.01 in the form of the attached document.

7. In **Zones** – Clause 32.07, insert a new Schedule 4 in the form of the attached document.

8. In **Zones** – Clause 32.08, insert a new Schedule 5 in the form of the attached document.

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

10. In **Overlays** – Clause 43.02, insert a new Schedule 50 in the form of the attached document.

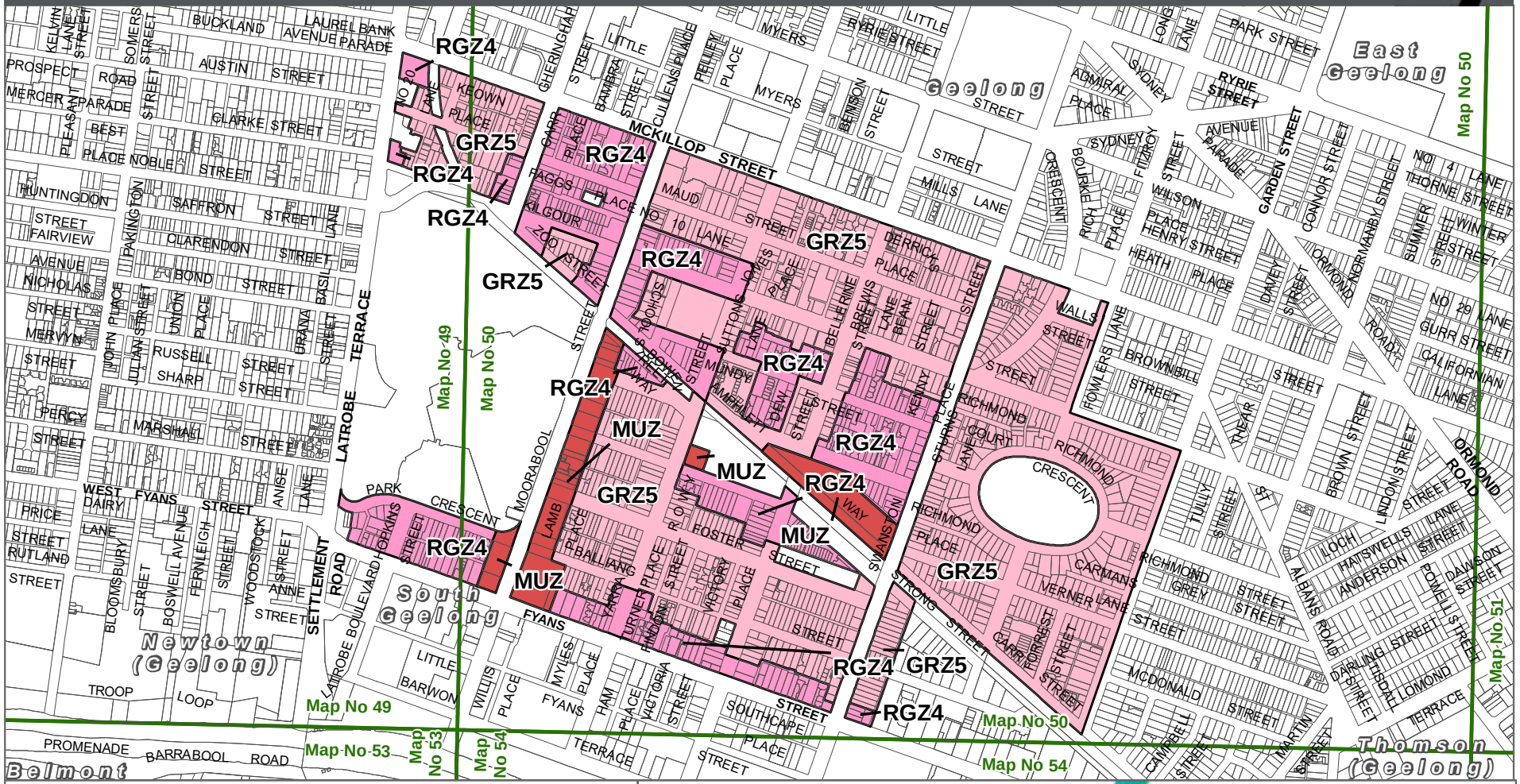
11. In **Overlays** – Clause 43.02, insert a new Schedule 54 in the form of the attached document.

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

13. 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 C432ggee



LEGEND

ZONE_CODE

- GRZ - General Residential Zone
- MUZ - Mixed Use Zone
- RGZ - Residential Growth Zone
- Local Government Area

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Amendment Version: 5

Part of Planning Scheme Maps 49 & 50

0 170 340
Metres

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004

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C432ggee

LEGEND

- DDO50 - Design and Development Overlay - Schedule 50
- DDO54 - Design and Development Overlay - Schedule 54
- Local Government Area

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Part of Planning Scheme Map 50DDO

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Metres

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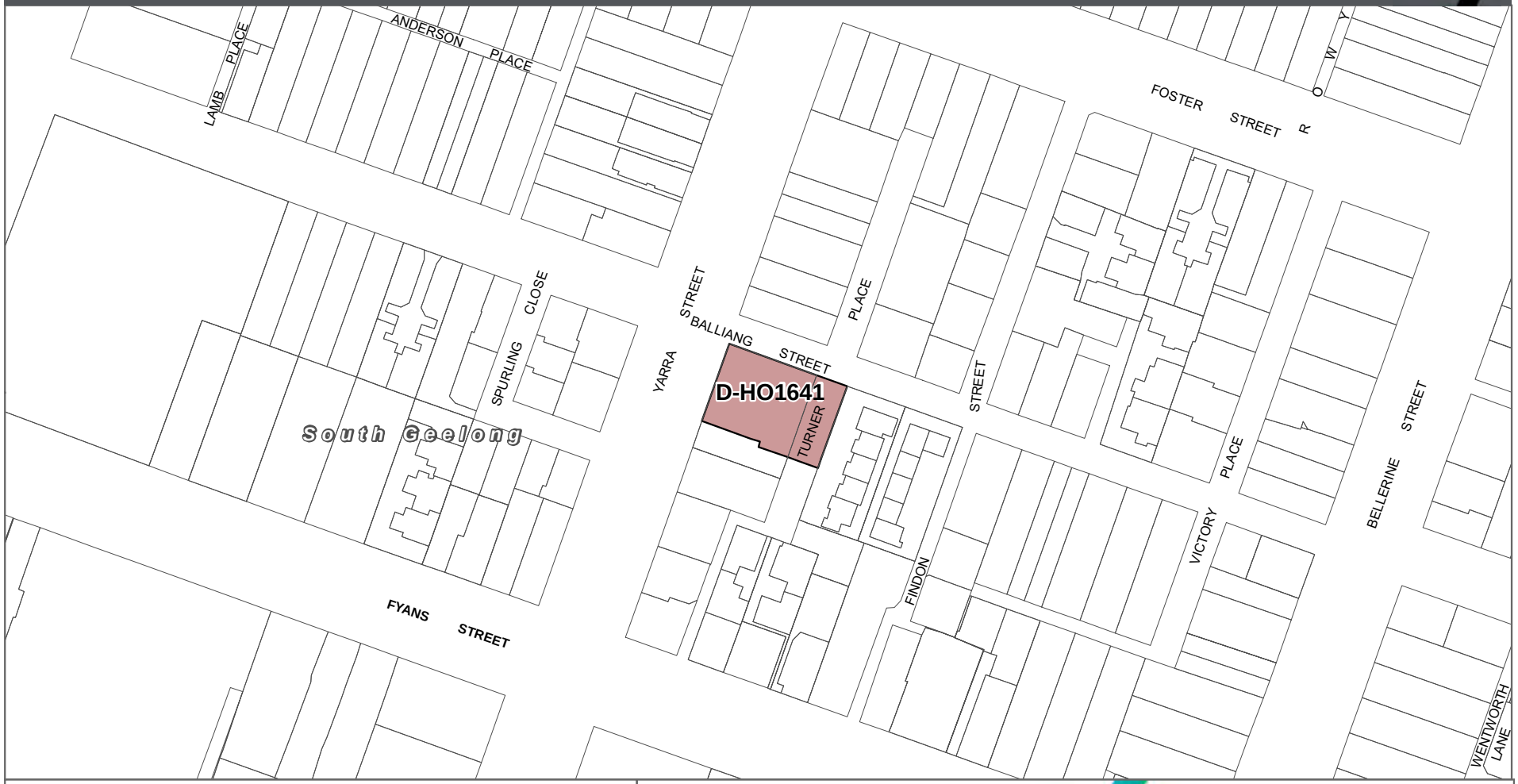
001

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C432ggee



LEGEND

D-HO - Area to be deleted from a Heritage Overlay

Local Government Area

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0 25 50
Metres

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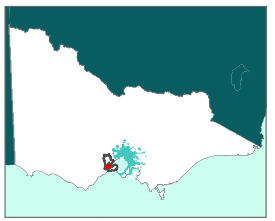
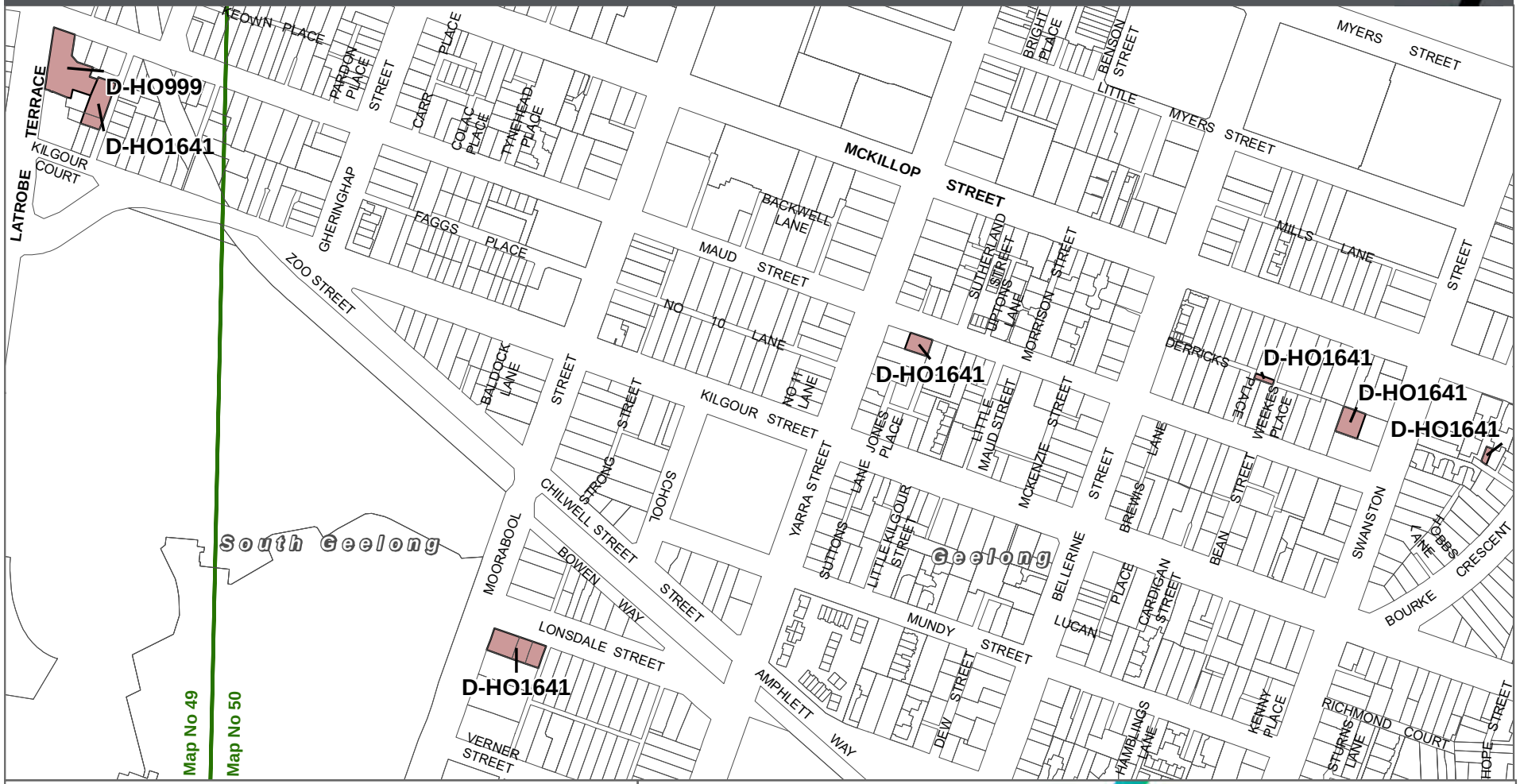
Part of Planning Scheme Map 50HO



006

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C432ggee



LEGEND

D-HO - Area to be deleted from a Heritage Overlay

Local Government Area

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Amendment Version: 5

Part of Planning Scheme Maps 49HO & 50HO

0 75 150
Metres

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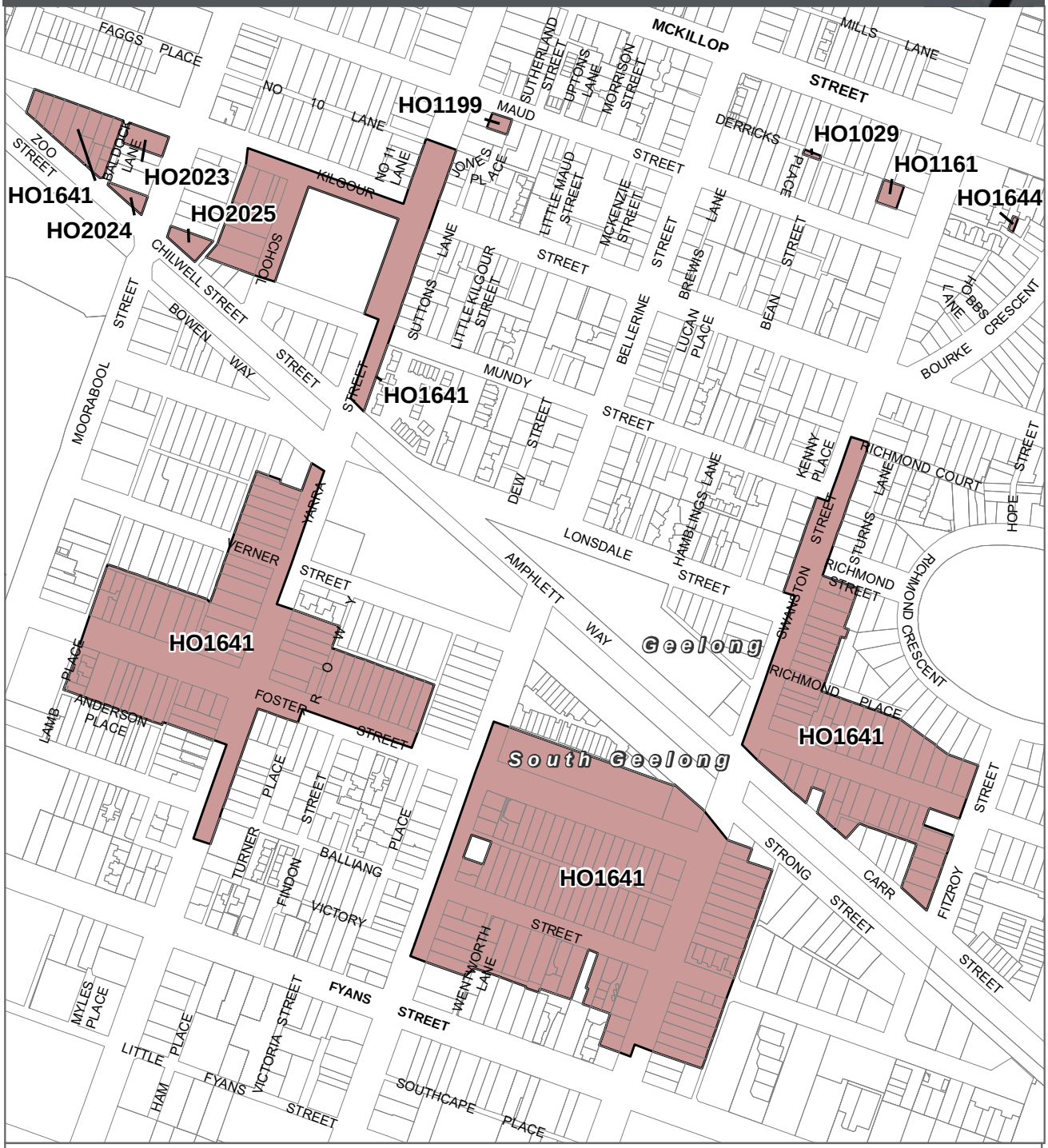
002

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C432ggee



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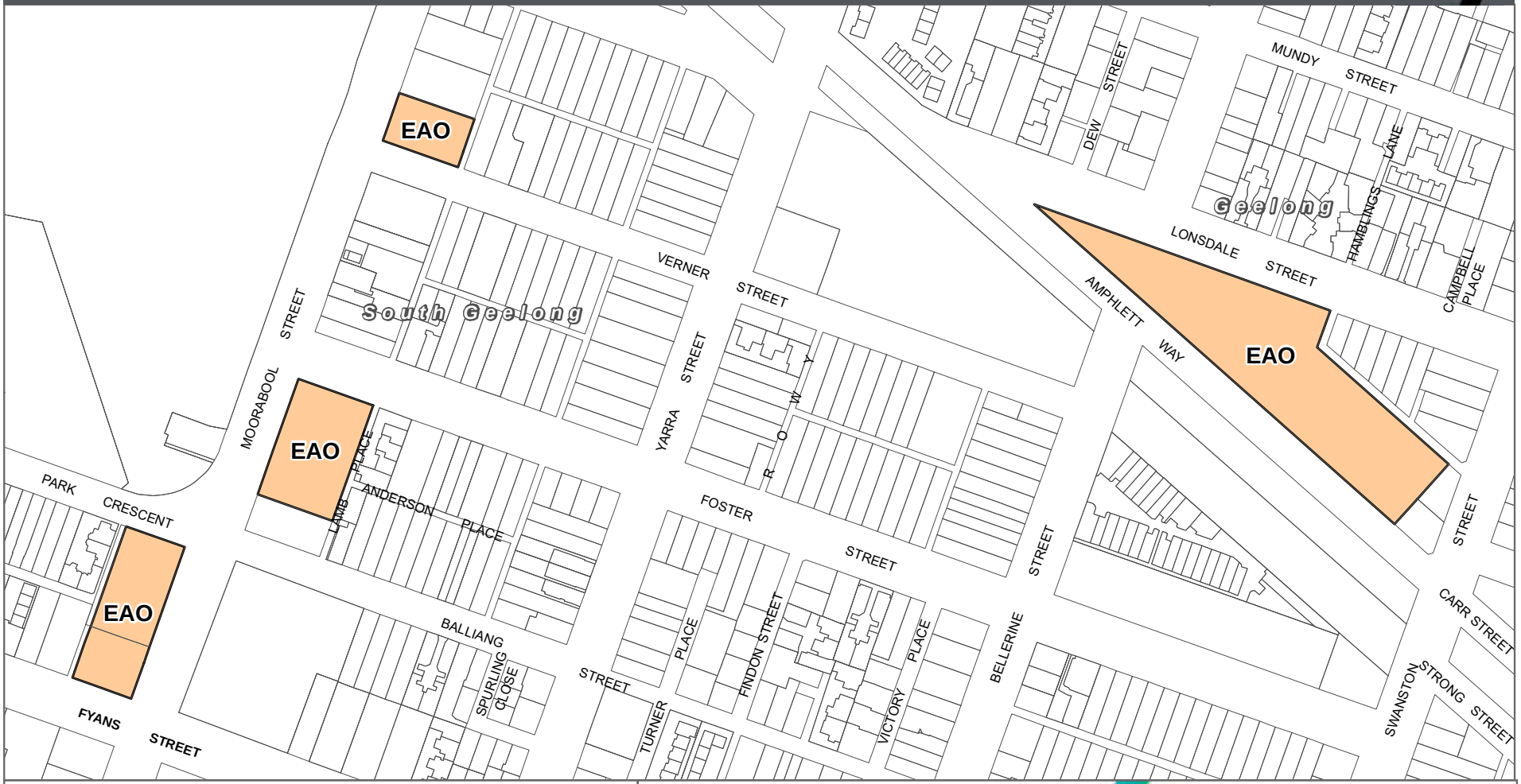
0 125 250
Metres

005

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C432ggee



LEGEND

EAO - Environmental Audit Overlay

Local Government Area

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Part of Planning Scheme Map 50EAO

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GREATER GEELONG PLANNING SCHEME

11.03 PLANNING FOR PLACES

31/07/2018
VC148

11.03-1S Activity centres

03/02/2022
VC199

Objective

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Strategies

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)

11.03-1L Activity centres in Greater Geelong

07/07/2022
C417ggee

Objectives

To support the role and function of centres in the Geelong Retail Centre Hierarchy.

To support continued diversification of retail centres over time.

General strategies

Encourage a mix of retail, office, cafes, higher density housing, education and community facilities to locate within centres, but particularly in Regional (Central Geelong), Sub-regional and Town Centres.

Support accommodation uses above ground level floor space in retail and activity centres subject to provision of parking and access requirements to meet the needs of users.

Direct entertainment and cultural activities to Central Geelong and support local events in other centres.

Encourage the redevelopment of car parking areas for commercial and residential uses where adequate car parking to meet the needs of existing and future uses can be achieved.

Support increased intensity and vertical growth of centres to encourage expansion and to reduce the need to develop new centres.

Retail hierarchy strategies

Direct new retail development to existing centres, consistent with the role and function described in the Geelong Retail Centre Hierarchy at Clause 02.03-1.

Support the development of discount department stores in Central Geelong and sub-regional centres over lower order centres.

Encourage development that supports a diversity of retail forms across the hierarchy.

Ensure planned centres in growth area are consistent with the role, function, size and type of centre as set out in the Geelong Retail Centre Hierarchy at Clause 02.03-1.

Residential Growth Zone land strategies

Ensure that retail use and development on land within the Residential Growth Zone:

- Has a functional relationship with an existing activity centre.
- Is designed and sited to operate without amenity impacts to neighbouring residents.

Commercial and industrial land strategies

Encourage retail use and development in industrial areas only if associated with an industrial use occurring on the land or where it will meet the needs of people employed in the area.

Encourage use and development that will provide for strategic employment land.

Ensure that use or development for a new or expanded supermarket-based centre within the Commercial 2 Zone or Industrial 3 Zone:

- Does not have a significant economic impact on a nearby centre(s) identified within the Geelong Retail Centre Hierarchy at Clause 02.03-1.
- Provides a net community benefit.

Restricted retail uses strategies

Direct restricted retail use and development to nominated restricted retail precincts as identified in the Geelong Retail Centre Hierarchy at Clause 02.03-1.

Support the development of smaller scale, higher density restricted retail uses such as homewares within activity centres.

Policy document

Consider as relevant:

- *City of Greater Geelong Retail Strategy 2020-2036* (City of Greater Geelong and SGS Economics and Planning, August 2020)

11.03-2S Growth areas

04/05/2022
VC210

Objective

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.

- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

Policy documents

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

11.03-3S Peri-urban areas

31/07/2018
VC148

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

11.03-4S Coastal settlement

20/03/2023
VC229

Objective

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

11.03-5S Distinctive areas and landscapes

30/04/2021
VC185

Objective

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

11.03-5R The Great Ocean Road region

20/03/2023
VC229

Objective

To manage the sustainable development of the Great Ocean Road region.

Strategies

Protect public land and parks and identified significant landscapes in the Great Ocean Road region.

Ensure development responds to the identified landscape character of the area.

Manage the growth of towns by:

- Respecting the character of coastal towns and promoting best practice design for new development.
- Directing urban growth to strategically identified areas.

Manage the impact of development on catchments and coastal areas.

Manage the impact of development on the environmental and cultural values of the area.

Improve the management of access and transport by:

- Managing the Great Ocean Road for tourism and regional access.
- Enhancing the safety and travelling experience of the Great Ocean Road.
- Improving the safety and operational performance of the inland routes from the Princes Highway to the Great Ocean Road.
- Providing travel choices to and in the region.

Encourage sustainable tourism and resource use by:

- Developing a network of tourism opportunities throughout the region.
- Supporting tourism activities that provide environmental, economic and social benefits.
- Supporting the land use and transport needs of key regional industries including tourism.
- Using natural resources with care.

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *The Great Ocean Road Region Landscape Assessment Study* (Department of Sustainability and Environment, 2003)
- *The Great Ocean Road Region* - A Land Use and Transport Strategy (Department of Sustainability and Environment, 2004)

11.03-6S Regional and local places

31/07/2018
VC148

Objective

To facilitate integrated place-based planning.

Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

11.03-6L-01 Bellarine Peninsula

14/02/2025
C452ggee

Policy application

This policy applies to land shown on the following maps forming part of this clause:

- St Leonards Structure Plan Map
- Portarlington Structure Plan Map
- Indented Head Structure Plan Map
- Ocean Grove Structure Plan Map
- Leopold Structure Plan Map
- Barwon Heads Structure Plan Map
- Drysdale/Clifton Springs Structure Plan Map
- Jetty Road Urban Growth Plan Map
- Point Lonsdale Structure Plan Map

Objectives

To ensure development responds to the identity and preferred character of the individual township in which it is located.

To provide attractive and sustainable industrial, commercial, retail, agricultural and tourism development in designated locations, to service the wider Bellarine community.

General strategies

Support the district towns of Ocean Grove, Drysdale/Clifton Springs and Leopold to fulfil their role as service hubs for the Bellarine Peninsula.

Ensure all other townships provide retail, commercial and community uses and facilities that serve the daily needs of the community.

Retain the land surrounding each town as rural breaks and for its agricultural and scenic values.

St Leonards strategies

Support a mix of retail, commercial, community and entertainment uses within the town centre.

Encourage development that respects the coastal landscape setting of St Leonards by:

- Providing reasonable sharing of views of the coast and foreshore.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant vegetation or planting around buildings and has minimal impact on roadside vegetation.

Support the on-going management, enhancement and sensitive development of the foreshore, Salt Lagoon Wildlife Reserve and Edwards Point State Faunal Reserve.

Protect the scenic qualities of Murradoc Hill and Swan Bay.

Support the development of a focal building, comprising retail and tourist related activities, at the south west corner of Murradoc and Bluff Roads.

Support the development of Growth Areas 1 and 2 identified on the St Leonards Structure Plan map.

Facilitate development of a community facility including an Early Years Learning Centre, preferably at 1345 Murradoc Road.

Integrate the town centre and pier-foreshore area.

Portarlington strategies

Support the on-going management, enhancement and sensitive development of the foreshore, including a place making project for the main activity node, Point Richards Flora and Fauna Reserve.

Encourage development that respects the coastal landscape setting of Portarlington by:

- Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant vegetation or planting around buildings and has minimal impact on roadside vegetation.

Support the establishment of a Portarlington Community Hub.

Support the redevelopment of the Country Fire Authority fire station.

Support the integration of the Portarlington town centre and pier-foreshore area.

Support the development of the development opportunity sites including:

- Development of a focal building at 22-34 Newcombe Street, Portarlington.
- Redevelopment of the rear of 40-42 Newcombe Street in a manner that is sympathetic to and maintains the heritage context of the site.
- Redevelopment of land between Newcombe Street, Fenwick Street, Harding Street and Brown Street to improve pedestrian connectivity by creating a two-way rear lane system and additional shop front activation.

Support development in the Portarlington town centre incorporating accommodation uses above ground level retail floor space, where such development meets all parking and access requirements.

Support the use and development of 33-41 Mercer Street, Portarlington for aged care living.

Indented Head strategies

Encourage development that respects the coastal landscape setting of Indented Head, by:

- Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant vegetation or planting around buildings and has minimal impact on roadside vegetation.

Ocean Grove strategies

Contain urban development within the defined settlement boundary identified on the Ocean Grove Structure Plan map.

Encourage development that respects the coastal landscape setting of Ocean Grove, by:

- Providing reasonable sharing of views of the coast and foreshore.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant trees or planting around buildings and has minimal impact on roadside vegetation.

Support the continued development of the north-east growth area as shown on the Structure Plan map.

Encourage a range of accommodation and housing options, including aged care within and adjacent to the Town Centre and other activity centres.

Ensure development avoids detrimental impacts on environmental assets including the coast, Buckley Park Foreshore Reserve, Goandra Estate, Ocean Grove Nature Reserve, Begola Wetlands, Barwon River/Lake Conneware and the Lake Victoria Wetlands.

Support the Town Centre as the primary retail centre for Ocean Grove by providing for a range of retail, business and accommodation uses.

Ensure that the supply of car parking in the Town Centre increases commensurate with parking demands from development.

Preserve The Terrace as the potential long-term arterial route through the Town Centre.

Support the development of a new Neighbourhood Activity Centre, including community uses, in the north-east growth area adjacent to Grubb Road.

Support the development of the restricted retail and industrial precincts within the north-east growth area.

Support the development of a strategic footpath network for the town that provides permeable and safe routes to key destinations and services.

Encourage developments to assist in the establishment of a safe bicycle-pedestrian path network around the town connecting the foreshore, river, nature reserve, and Grubb, Banks and Bonnyvale Roads as shown on the Structure Plan map.

Encourage development to contribute to the improvement of open spaces and key pedestrian links.

Encourage a range of appropriately scaled and located tourism accommodation and activities, including opportunities for revitalisation of existing uses.

Support further development of existing caravan parks and accommodation uses in residential areas, particularly those close to the beach and river, to provide a broader range of accommodation type and mix.

Encourage a range of appropriately scaled tourism related activities on the rural periphery of the town that are complementary to the environmental and rural setting.

Support the duplication of Grubb Road in a manner that preserves significant roadside vegetation, provides an attractive town entry, safe crossing points, pedestrian/cycle paths and undergrounding of powerlines.

Support the provision of community and social infrastructure commensurate with population growth.

Leopold strategies

Support Leopold as a Sub-Regional Retail Activity Centre for the Bellarine Peninsula, that also provides local community, recreational and employment facilities to Leopold's residents.

Retain Leopold as an 'urban island', supporting urban growth contained within the settlement boundary to preserve the surrounding rural hinterland.

Support the development of the Ash Road Growth Area and other areas identified for residential development on the Leopold Structure Plan map.

Support increased housing densities around the Sub-Regional Retail Activity Centre and the neighbourhood shopping centres at Ash Road and Dorothy Street.

Encourage the northerly expansion of the Sub-Regional Retail Activity Centre, ensuring any development integrates with the existing centre and surrounding community facilities, and enhances its appearance and functionality.

Support the local convenience role of the Ash Road and Dorothy Street neighbourhood shopping centres, whilst restricting any future expansion of these centres.

Support the development of Council's Kensington Road Community Hub to provide a wide range of community, health, education and civic services/facilities.

Encourage the creation of an additional local mixed-use centre on the south east corner of Bellarine Highway and Melaluka Road. Any redevelopment of this site could accommodate restaurants, convenience shops, offices and residential development.

Provide public open space in residential areas to cater for the passive and active recreation needs of the community.

Facilitate an improved transport network that includes better traffic movements, pedestrian and cyclist linkages and public transport options.

Protect environmentally sensitive areas including Lake Connewarre and Reedy Lake from detrimental impacts of development.

Barwon Heads strategies

Maintain a compact urban form and avoid outward sprawl by ensuring that urban development does not occur outside of the defined settlement boundary shown on the Barwon Heads Structure Plan map.

Protect the unique character of Barwon Heads as a coastal village located within a sensitive environment and significant landscape setting.

Protect the very low density residential character of the Warrenbeen Court area to ensure that development has minimal impact on the indigenous vegetation and landscape character of the area.

Reinforce the Hitchcock Avenue shopping centre as the focus of retail activity in Barwon Heads.

Restrict new retail development within the existing town centre and discourage the use of land for industry and warehouse uses.

Support the development of Stage 3 of the 13th Beach Resort as a focus for golf that excludes residential development and provides net environmental benefits.

Facilitate the upgrading of the Barwon Heads Village Park and foreshore reserves in accordance with established master plans.

Protect existing street trees and where possible informal landscaping in streets.

Support development of tourist accommodation around the Barwon Heads town centre, including improvement of accommodation diversity.

Drysdale/Clifton Springs strategies

Contain urban development within the defined settlement boundary identified on the Drysdale/Clifton Springs Structure Plan map.

Support the development of the Jetty Road Urban Growth Area and other areas identified for residential development on the Structure Plan map.

Reinforce the Drysdale town centre as the primary retail centre including the development of an additional supermarket on the south side of Murradoc Road.

Provide for the expansion of the Drysdale town centre to the east along Murradoc Road.

Locate future service business or industrial development in the identified precinct along Murradoc Road extending to the Drysdale Bypass.

Design development opposite or close to the Drysdale Bypass to minimise back fencing as viewed from the Bypass.

Co-locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.

Develop the Council owned Palmerston Street site and the Drysdale Regional Community and Cultural Hub for community and recreation purposes.

Locate development of short-term tourist accommodation at the Curlewis Golf Course at the eastern end of the course close to the Jetty Road Urban Growth Area.

Facilitate additional bicycle and pedestrian opportunities throughout the townships including new footpaths and bicycle lanes.

Support the creation of consolidated parking areas in the town centre.

Point Lonsdale strategies

Support low-scale tourism opportunities on designated land identified on the Point Lonsdale Structure Plan map.

Support development that strengthens the township's coastal village character and landscape setting by requiring an architectural and urban design response that includes:

- Low scale forms.
- Articulation (materials, openings or features such as decks, balconies, wide eaves or canopies).
- Contemporary design.
- Use of materials such as timber, corrugated iron, weatherboard or light coloured render.
- Limited site coverage and provision of front and side setbacks that reflect existing neighbourhood patterns and provide opportunities for maintenance and planting of native coastal and indigenous vegetation.

Ensure that urban street works associated with development contribute to the implementation of the identified primary and secondary pedestrian/cycle routes and are designed to complement the informal coastal streetscape character.

Policy documents

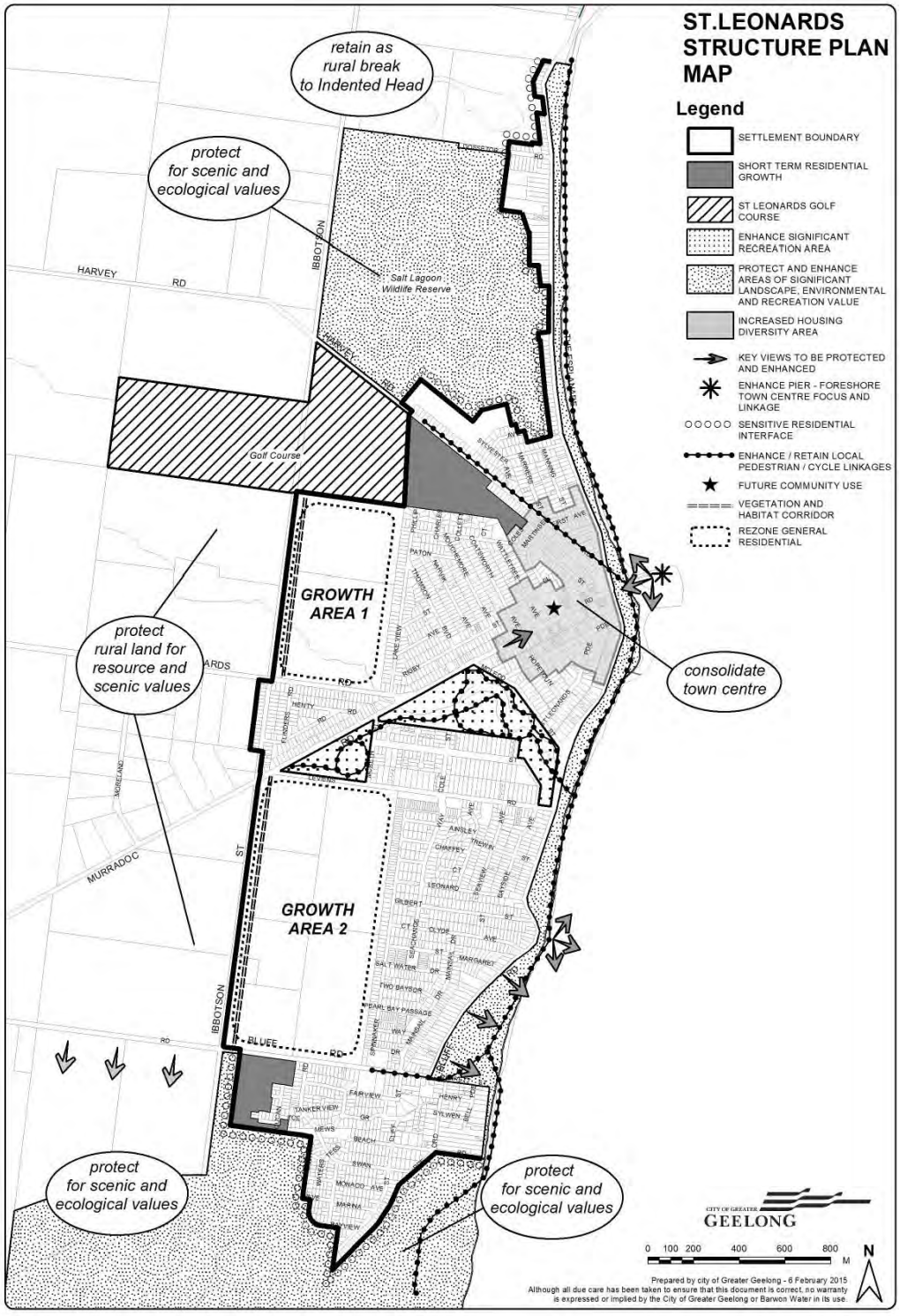
Consider as relevant:

- *Bellarine Peninsula Strategic Plan* (City of Greater Geelong, 2006)
- *Ocean Grove Structure Plan* (City of Greater Geelong, 2015 amended 2016)
- *Ocean Grove Urban Design Framework* (City of Greater Geelong, 2014)
- *Portarlington Structure Plan* (City of Greater Geelong, 2016 amended 2017)
- *Indented Head Structure Plan* (City of Greater Geelong, 2016)
- *St Leonards Structure Plan* (City of Greater Geelong, 2015)
- *Leopold Structure Plan* (City of Greater Geelong, 2011 amended 2013)
- *Leopold Urban Design Framework* (City of Greater Geelong, 2011)
- *Barwon Heads Structure Plan* (City of Greater Geelong, 2017)
- *Drysdale Clifton Springs Structure Plan* (City of Greater Geelong, 2010)
- *Jetty Road Urban Growth Plan* (City of Greater Geelong, 2007 amended 2008)
- *Coastal Spaces Landscape Assessment Study- Municipal reference document* (Planisphere, 2006)
- *Point Lonsdale Structure Plan* (Planisphere, 2009 amended 2011).
- *Drysdale Urban Design Framework* (City of Greater Geelong, 2012)
- *Drysdale Bypass Access Management Strategy* (VicRoads, 2017)
- *City of Greater Geelong Settlement Strategy* (City of Greater Geelong, August 2020)

Expiry

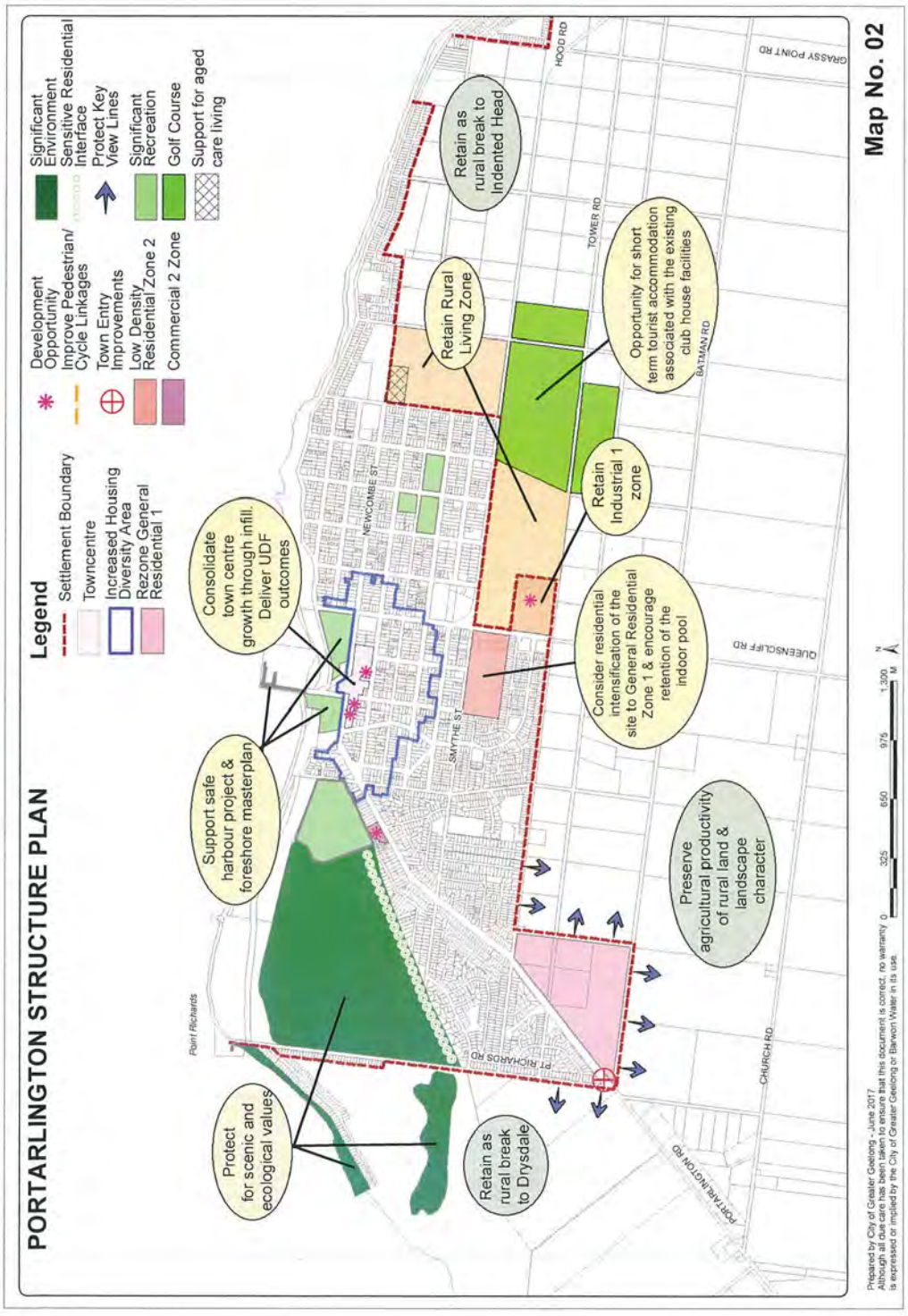
This local policy will expire three years from the gazettal of Amendment C417ggee.

St Leonards Structure Plan Map



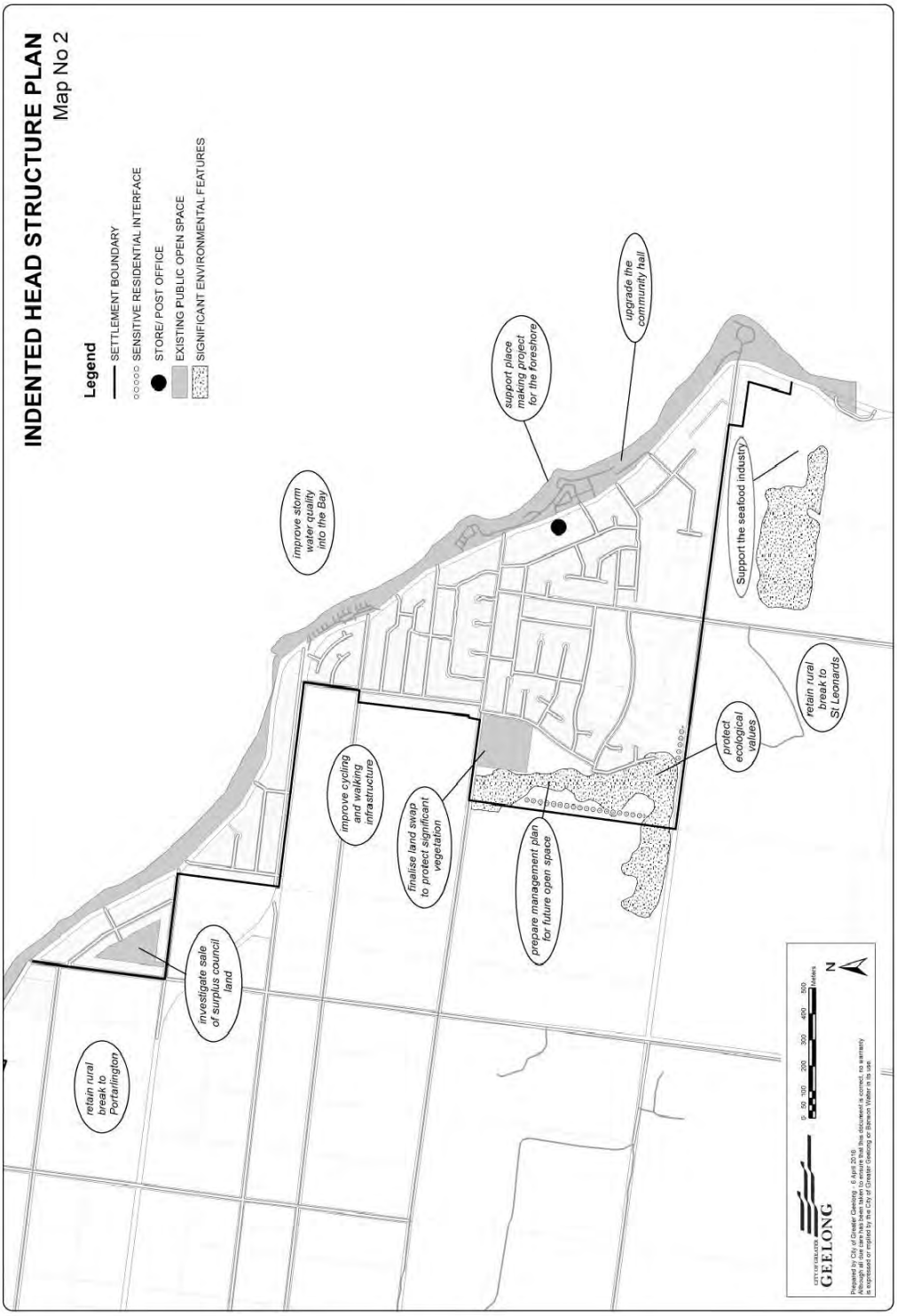
GREATER GEELONG PLANNING SCHEME

Portarlington Structure Plan Map



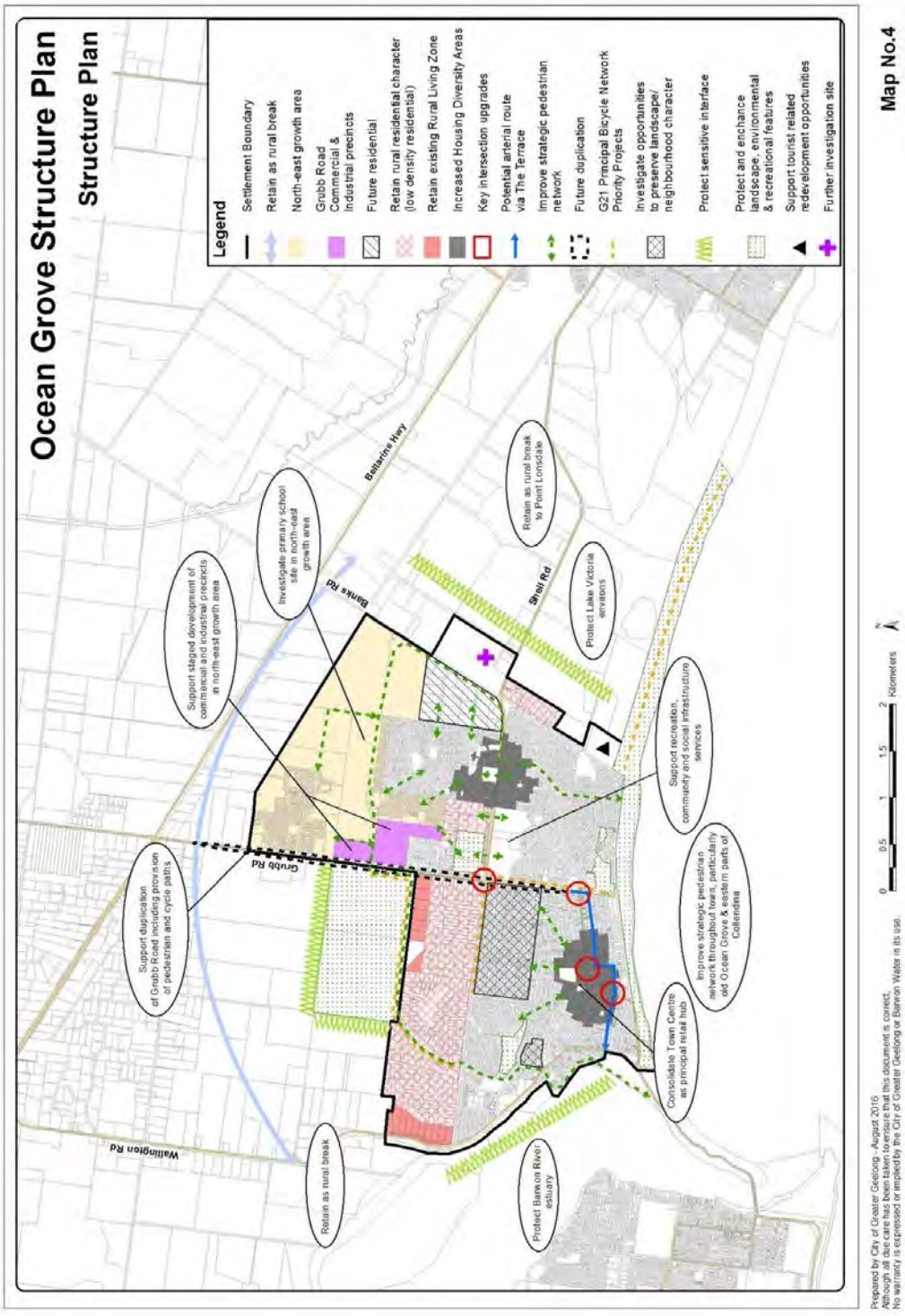
GREATER GEELONG PLANNING SCHEME

Indented Head Structure Plan Map



GREATER GEELONG PLANNING SCHEME

Ocean Grove Structure Plan Map

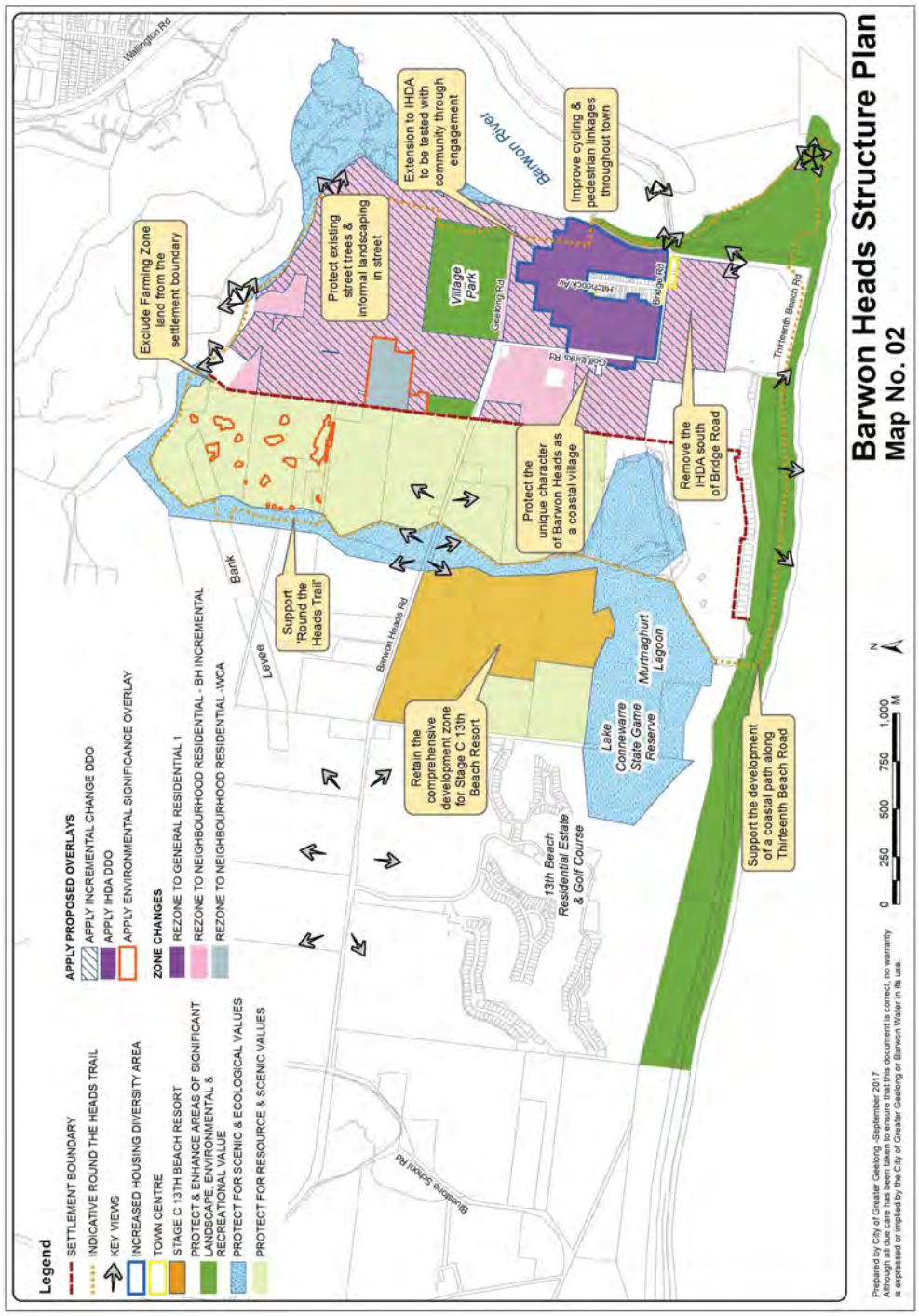


GREATER GEELONG PLANNING SCHEME

Leopold Structure Plan Map

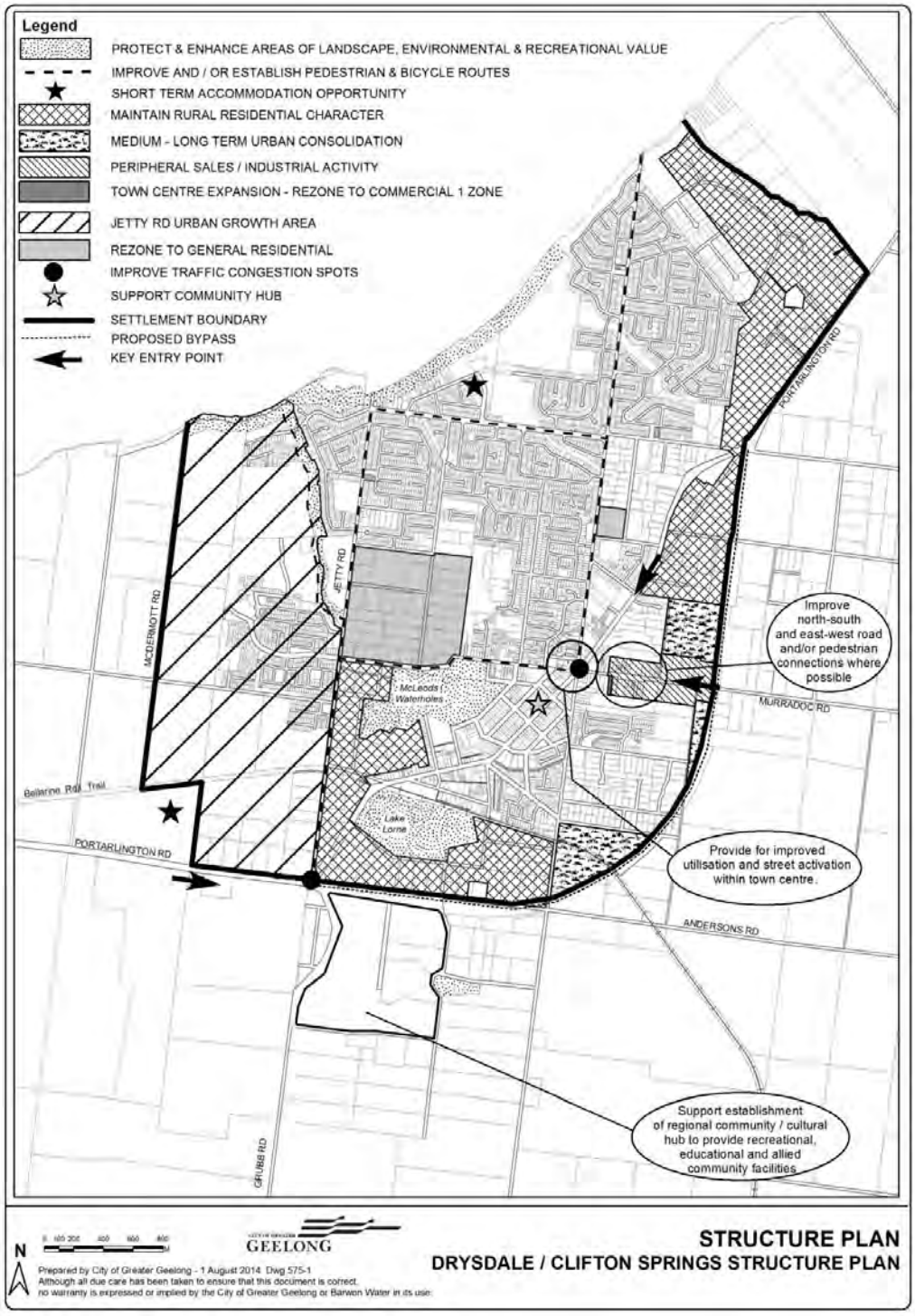
GREATER GEELONG PLANNING SCHEME

Barwon Heads Structure Plan Map



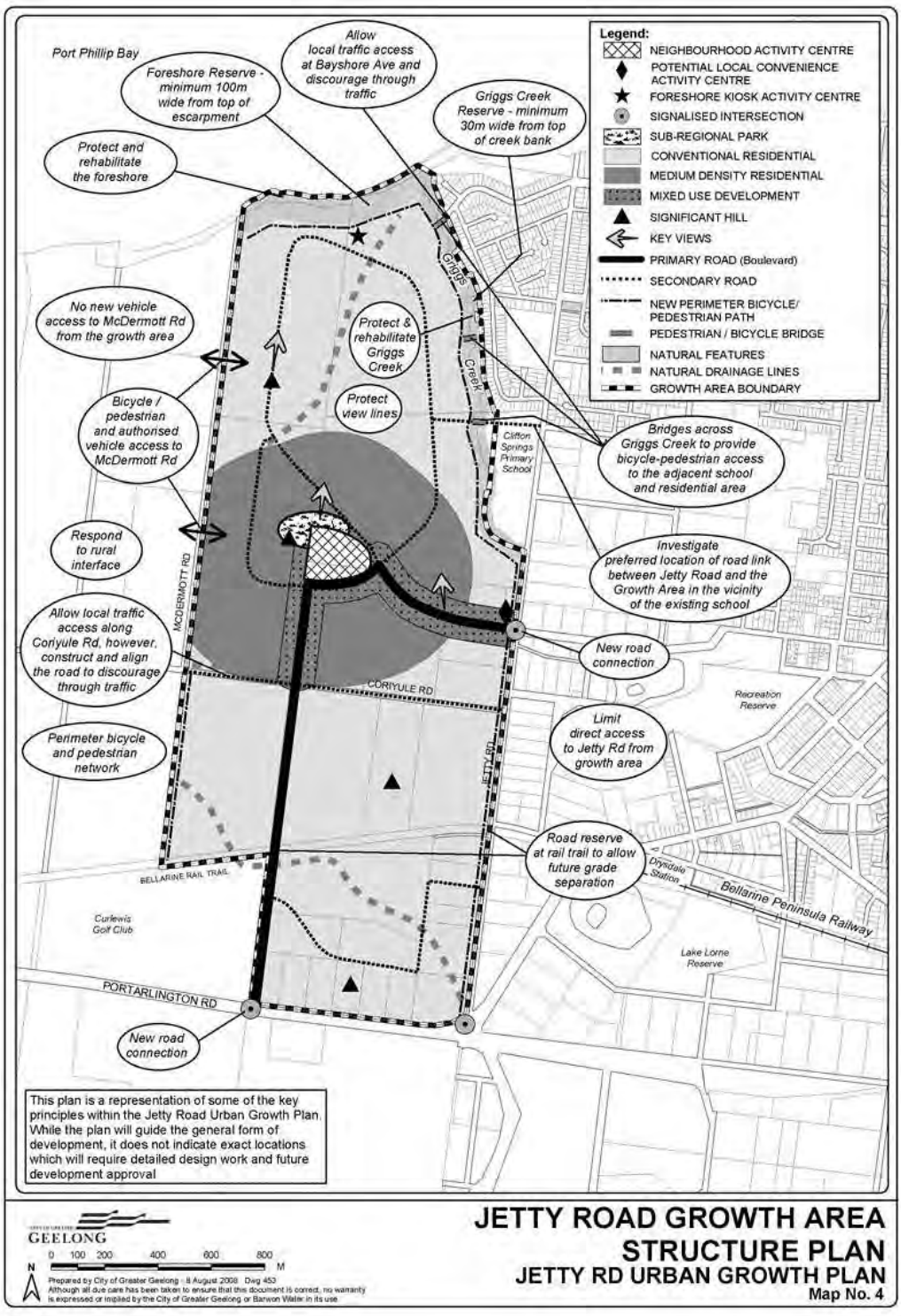
GREATER GEELONG PLANNING SCHEME

Drysdale/Clifton Springs Structure Plan Map



GREATER GEELONG PLANNING SCHEME

Jetty Road Urban Growth Plan Map



GREATER GEELONG PLANNING SCHEME

Point Lonsdale Structure Plan Map

11.03-6L-02 Corio Norlane

07/07/2022
C417ggee

Policy application

This policy applies to land identified in the Corio Norlane Framework Plan Map.

Objective

To facilitate the urban renewal of the Corio Norlane area.

Strategies

Encourage increased housing diversity areas around the Corio Sub-Regional Activity Centre, Bell Post Shopping Centre, North Shore Station and local shopping centres.

Encourage the redevelopment of school sites subject to closure for residential development (where not required for a community use in need of a larger site).

Support the ongoing improvement and expansion of the Corio Sub-Regional Activity Centre, and the development of retail, offices, cafes/restaurants and health services around the centre.

Improve the role, function and presentation of retail activity centres through measures such as supporting a diverse mix of uses and the use of public art to enhance their presentation and create a sense of place.

Encourage the development of the Waterworld Precinct as a multi-purpose community precinct that includes dedicated arts and culture spaces within a "landmark" building.

Facilitate the redevelopment and rezoning of land no longer required for commercial use in local shopping centres for housing and other compatible uses.

Limit intensification of residential development within the North Shore residential area close to heavy industrial land uses.

Support the development of health and support services, including potential expansion of facilities within the Corio 'heart' area.

Improve the amenity and safety of local reserves and parks and consider for trade poorly configured parks that do not contribute to the permeability of neighbourhoods.

Encourage the upgrade of ageing drainage infrastructure to better manage impacts resulting from stormwater flooding.

Facilitate the provision of a safe and attractive active transport network to access destinations in Corio and Norlane.

Policy document

Consider as relevant:

- *Corio Norlane Structure Plan* (City of Greater Geelong and Department of Planning and Community Development, 2012)

Expiry

This clause expires three years from the gazettal of Amendment C417ggee.

GREATER GEELONG PLANNING SCHEME

Corio Norlane Framework Plan Map

11.03-6L-03 Moolap-Point Henry

07/07/2022
C417ggee

Policy application

This policy applies to land within the Moolap Coastal Strategic Framework Plan Map.

Objectives

To facilitate the transformation of Moolap-Point Henry into a safe, sustainable, integrated, connected, accessible and attractive place to live, work and visit.

To encourage development that integrates with and provides an interface to adjoining precincts and surrounding areas, including the settlement break between eastern Geelong and the Bellarine Peninsula.

To encourage land use and development that maintains or enhances environmental values and responds to environmental risks.

Strategies

Support residential and tourism use and development in the Point Henry Precinct, including medium-high density residential development, tourist accommodation and facilities, and complementary commercial and community facilities, water access and boating infrastructure.

Designate the Wetlands and Former Saltworks Precinct for conservation purposes and public open space, with complementary infrastructure and tourism, research and culture/heritage facilities.

Support residential use and development at a range of densities in the Moolap East Precinct, with complementary community, retail and commercial facilities, open space and transport links following the relocation of Dow Chemical and site remediation.

Support industrial activities and commercial businesses in the Southern Precinct to provide local services and employment.

Site and design buildings, infrastructure and coastal facilities to minimise impacts on the environmental, landscape, cultural heritage and biodiversity values of the wetlands, coastal environs and Moolapio grasslands.

Site and design land use and development to respond to potential risks from environmental hazards and climate change, including flooding, acid sulfate soils, sea level rise, coastal erosion and retreat, ground contamination and groundwater salinity.

Provide landscaping and interface treatments to Portarlington Road and Clifton Avenue that are sympathetic to the rural landscapes and green break between Moolap and Leopold.

Provide a movement network that provides for convenient and safe access and is integrated with the existing network and surrounding areas.

Plan for drainage and stormwater management to take a whole of catchment approach that maintains water quality and includes water sensitive urban design.

Encourage environmentally sustainable and water sensitive design that responds to the land's context, natural features and constraints.

Include landscaping and interface treatments that avoid adverse impacts between industry and existing and future residential uses and conservation areas.

Encourage urban and building design that responds to the coastal setting and establishes a unique character.

Facilitate the necessary clean-up, rehabilitation and remediation of former industrial uses and landfill sites.

Support interim land use and development, consistent with the zoning of the land, where the ultimate land use and development outcomes for the land are not prejudiced.

Support the continuation of Dow Chemical in the Moolap East Precinct until this industry chooses to relocate and the precinct transitions to residential.

Policy guidelines

Consider as relevant:

- Whether interim land use and development proposals would prejudice the ultimate transition to future land use, having regard to:
  - The expected timing of the transition to future land use.
  - The potential adverse impacts on the environment including contamination.
  - Potential land use conflicts, adverse amenity impacts or other off-site impacts.
  - The need for provision and ongoing maintenance of new infrastructure.
  - The extent, lifecycle and implications of significant investment in infrastructure, services or buildings.
  - Whether any conditions are required to limit the extent, nature and expiry of proposals that may prejudice the future land use directions.
- Whether the use or development is consistent with the provisions of the *Mines (Aluminium Agreement) Act 1961*, where applicable.

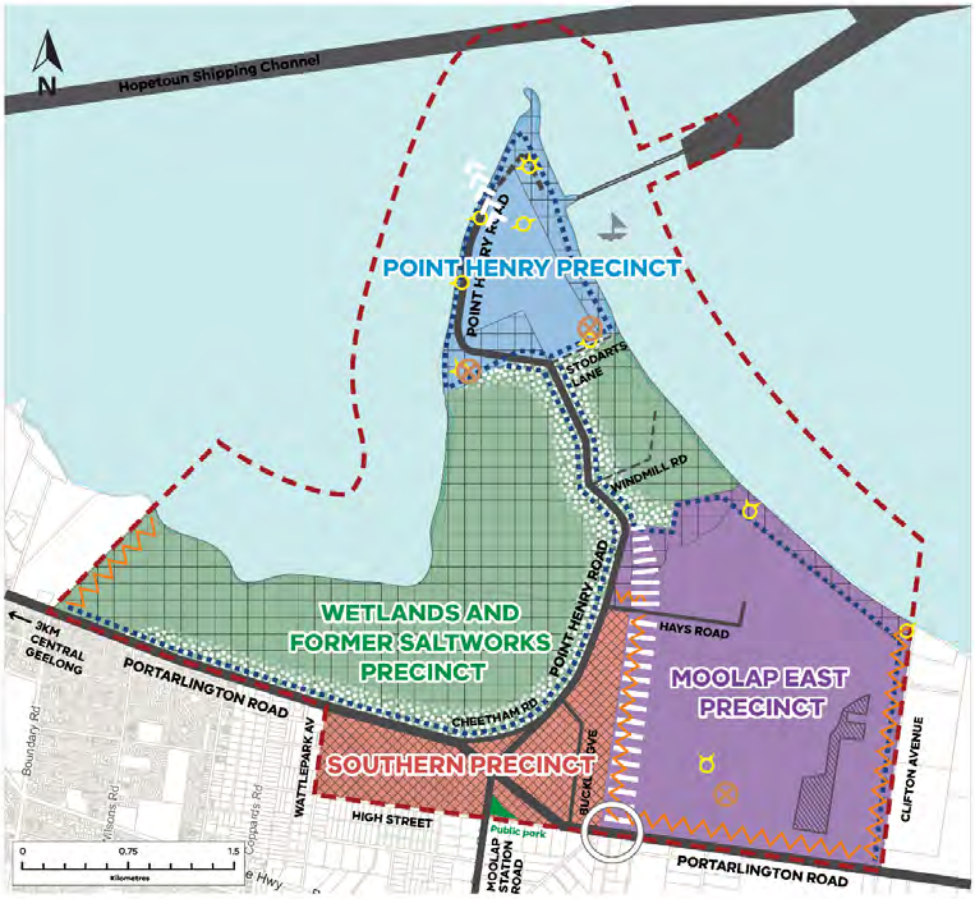
Policy document

Consider as relevant:

- *Moolap Coastal Strategic Framework Plan* (Department of Environment, Land, Water and Planning, 2019)

GREATER GEELONG PLANNING SCHEME

Moolap Coastal Strategic Framework Plan Map



11.03-6L-04 West Fyans - Fyans Street

07/07/2023
C458ggee

Policy application

This policy applies to the land identified in the West Fyans – Fyans Street Precinct Structure Plan Area Map.

General strategy

Ensure that development enhances the visual relationship with public open space areas, including the Barwon River.

Open space precinct 1 strategies

Support community and recreation use and development.

Support tourist-related use and development in identified locations as shown on the West Fyans – Fyans Street Precinct Structure Plan Area Map.

Design and site development to enhance the open space qualities of the area including the Barwon River Corridor.

Business park precinct 2 strategy

Encourage uses that contribute to the development of the business park including manufacturing, office and active recreation uses.

Residential interface precinct 3A strategies

Direct commercial uses to West Fyans Street including office and retail development that could include housing at upper levels.

In the Residential and Mixed Use Zones support the development of housing, including medium density housing, in a manner which responds to the existing housing stock's modest scale, built form and setbacks.

Within Industrial 1 zoned areas support a range of activities complementary to the long-term mixed-use vision for the area including office, service industry and leisure and recreation activities.

Discourage industrial uses that do not meet Clause 53.10 buffer requirements.

Mixed use precinct 3B strategies

Within the Commercial Node support a mix of accommodation and commercial activity including retail, food and drink premises, office, community and recreation uses.

In the West Fyans Street area, west of Pakington Street encourage a mix of office and retail uses and opportunities for upper level housing.

In the West Fyans Street area, east of Pakington Street encourage restricted retail and other commercial uses.

Encourage medium to high density residential development in the remainder of the precinct with opportunities for small-scale non-residential uses such as arts and crafts, leisure and recreation, home-based offices and medical offices.

Design development to provide for or improve pedestrian and bicycle linkages to the Rutland Street extension connecting to Pakington Street.

Mixed use precinct 4 strategies

Within the Commercial Node support a mix of accommodation and commercial activity including retail, food and drink premises, office, community and recreation uses.

Limit non-residential uses outside the Industrial 1 Zone and the Commercial Node to areas with convenient access to and from the river environment.

Encourage medium to high density residential development in the remainder of the precinct.

Within Industrial 1 zoned areas support a range of activities complementary to the long-term mixed-use vision for the area including office, service industry, leisure and recreation activities.

Discourage industrial uses that do not meet Clause 53.10 buffer requirements.

Promote the adaptive reuse of heritage buildings including the former heritage woollen mills.

Design development to provide for or improve pedestrian and bicycle linkages to the river environment and the Rutland Street extension connecting to Pakington Street.

Business precinct 5 strategy

Maintain this precinct as the focus for restricted retail premises.

Industrial precinct 6 strategies

Discourage the use of land for offensive industries and restricted retail activity.

Encourage the use of land for warehousing, service and non-offensive industries and office uses.

Mixed use - high density residential precinct 7 strategies

Direct restricted retail uses to Moorabool Street and larger commercial uses to Moorabool and Fyans Streets at ground level and encourage housing at upper levels.

Encourage medium to high density residential uses south of Little Fyans Street with higher density housing adjacent to Barwon Terrace.

Support a range of office, warehousing, non-offensive industrial and service industry uses north of Little Fyans Street.

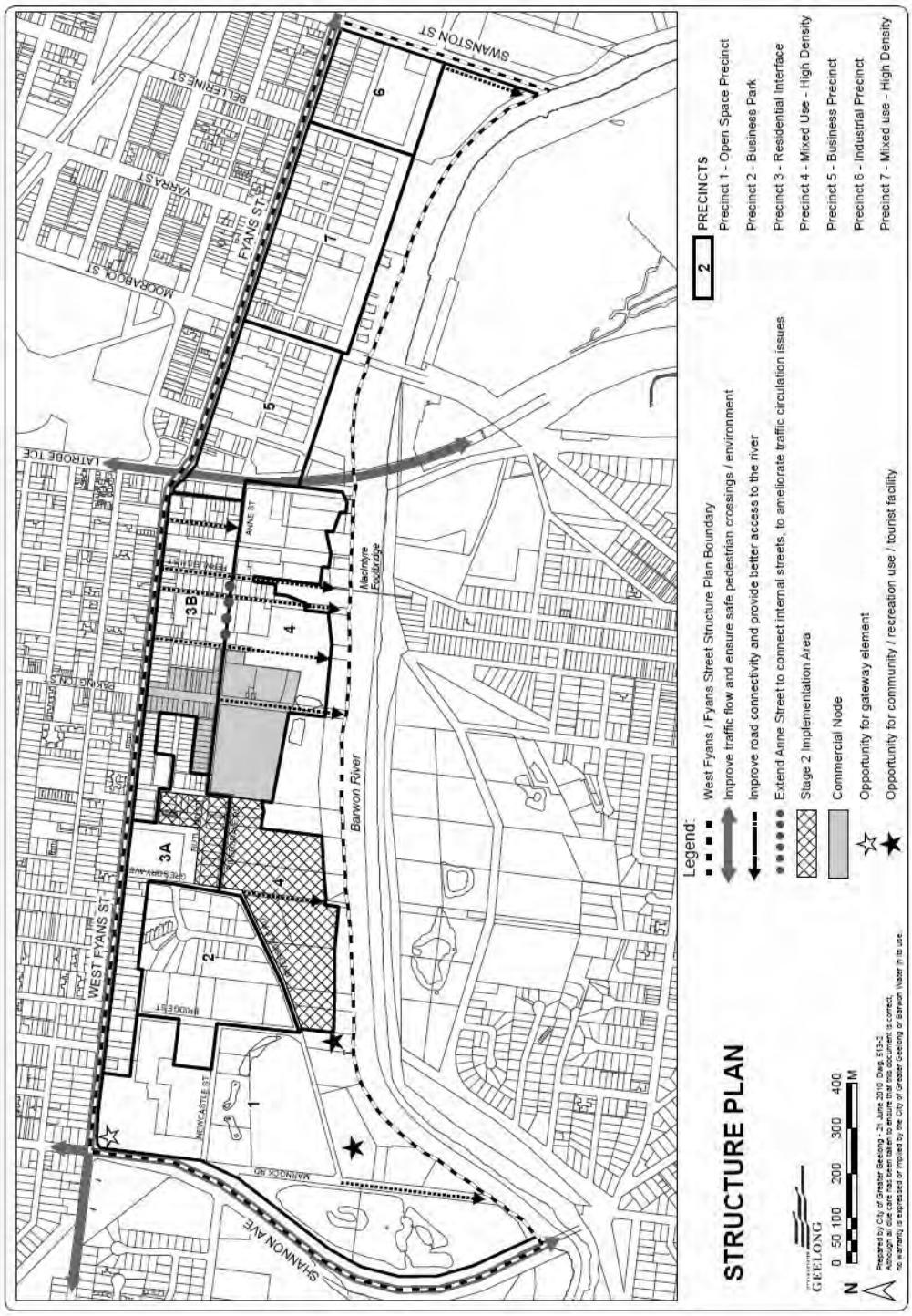
Support commercial uses including food and drink premises, offices, arts and crafts and leisure and recreation activities at ground and first floor levels adjacent to Barwon Terrace and Yarra Street.

Policy document

Consider as relevant:

- *West Fyans –Fyans Street Precinct Structure Plan* (City of Greater Geelong, 2009)

West Fyans – Fyans Street Precinct Structure Plan Area Map



11.03-6L-05 South Geelong

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Proposed C432ggee

Policy application

This policy applies to the land identified in South Geelong Urban Design Framework Area and Key Development Areas Map.

Objectives

- To promote diverse, high-quality, sustainable urban environments whilst respecting identified neighbourhood character and heritage values.
- To create green streets and public spaces with safe and accessible environments for pedestrians and cyclists and water sensitive urban design.
- To minimise the visual impact of car parking.

Strategies

- Improve circulation and way finding features for cyclists and pedestrians.
- Ensure all development, streets and car parking incorporate significant canopy tree planting, landscaping and water-sensitive urban design to increase tree numbers in public and private realms.
- Support the reuse/re purpose of heritage buildings, particularly corner buildings within the General Residential Zone for commercial uses.

Key Development Areas – Moorabool Street and Station Hub

Objective

To encourage medium and higher density development with a diverse mix of housing (including affordable housing) and ground level retail, commercial and community uses that service the needs of the local community and visitors.

Moorabool Street Strategies

Public Domain

Ensure entrances and paths to public spaces are designed to cater for all people including those with mobility difficulties.

Street Network and Access

Design streets for slow circulation speeds and support the reduction of private vehicle parking.

Support the development of safe pedestrian and cyclists' crossings on Moorabool Street, particularly at Lonsdale and Foster Street intersections.

Support the widening of Lamb Place to allow for rear loading vehicle access to development sites.

Land Use

Support residential uses and limit the number of buildings used solely for commercial purposes, except for properties adjacent to the railway line.

Support active uses adjoining street corners, public plazas and around heritage buildings.

Building Form and Layout

Support consolidation of lots to maximise development potential, ensuring equitable development opportunities on adjacent lots.

Ensure a transition of building height and an appropriate interface to residential properties to the east of Moorabool Street.

Support a reduction in, or shared car parking space for development.

Station Hub Strategies

General

Support the redevelopment and transition of the South Geelong Station Hub into a transit orientated community hub.

Encourage shared car parking through the provision of a multi deck car park or an alternative car parking arrangement.

Land Use

Support a mix of commercial and community land uses including retail, small offices, childcare, supermarket, food and drink premises on the ground floor near the station, which service the local area while continuing to meet the needs of station users.

Support high density residential development.

Support the development of a public plaza adjacent to the station.

Built Form and Layout

Support centre median car parking along Lonsdale and Bellerine Streets adjacent to the Station Hub.

Support a wider footpath and verge opposite 40-44 Lonsdale Street to increase public realm, street planting and to help reduce visual bulk from development.

Minimise the impact from overshadowing on residential properties from the multi deck car park.

Support building heights of 3 to 5 storeys on the south side of the South Geelong Station.

Encourage the development of a main street through the southern side of the station.

Movement networks

Support improved pedestrian and bicycle connections through and to the station hub.

Support the development of a pedestrian bridge over the railway line, connecting Bellerine Street ensuring access at either side of the station hub.

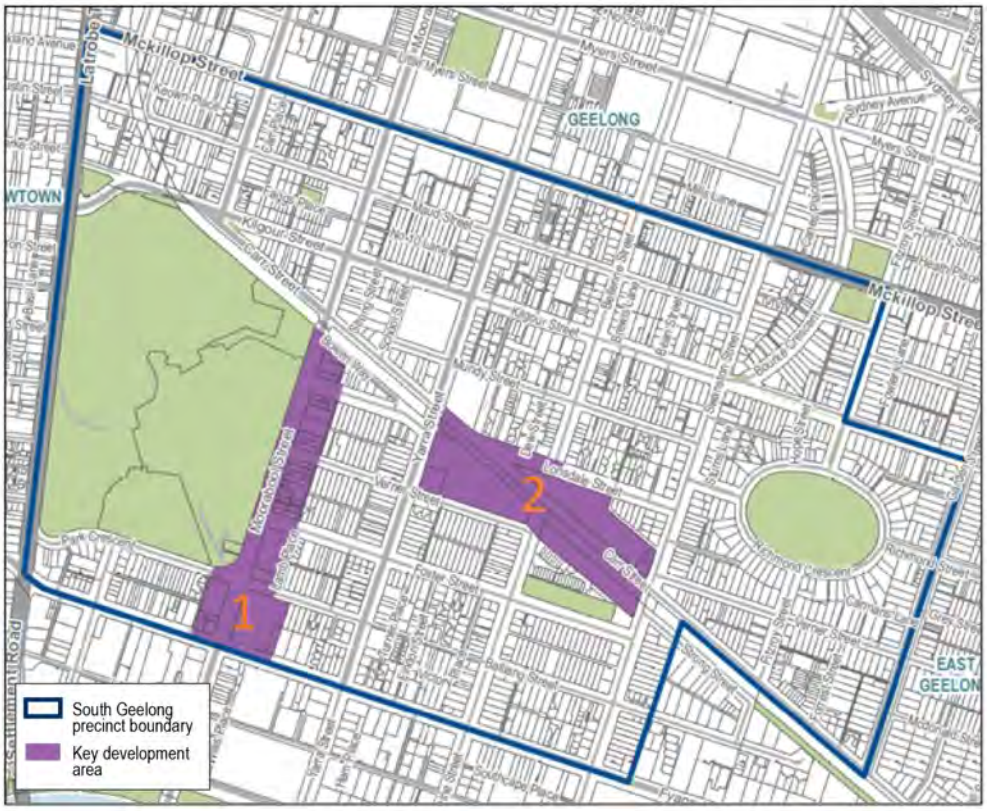
Policy Document

Consider as relevant:

- *South Geelong Urban Design Framework (City of Greater Geelong, 2025)*

GREATER GEELONG PLANNING SCHEME

South Geelong Urban Design Framework Area and Key Development Areas Map



Key Development Areas

1. Moorabool Street
2. Station Hub

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

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Proposed C432ggee

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

South Geelong Key Development Area Map

16.01-1L-02 Increased housing diversity areas

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Proposed C432ggee

Policy application

This policy applies to residential land located in Barwon Heads, Bell Park - Separation Street, Bell Post Shopping Centre, Bellarine Village and Newcomb Central, Belmont - High Street, Corio Village Shopping Centre, Drysdale, East Geelong - Ormond Road, Geelong West Manifold Heights and Newtown, Hamlyn Heights - Vines Road, Highton Shopping Centre, Lara and Lara Station, Leopold, Marshall Station, North Geelong Station, Ocean Grove, Ocean Grove Market Place, Portarlington, South Geelong, St Leonards and Waurn Ponds as identified in the Increased Housing Diversity Areas maps in this clause.

Objectives

To evolve the character of Increased Housing Diversity Areas (IHDA) through more intensive development.

To support development that makes a positive architectural and urban design contribution to the IHDA.

To maintain streetscape character in heritage areas.

To promote pedestrian safety within the IHDA.

General strategies

Maximise opportunities for housing in IHDA by accommodating:

- High density housing in the activity centres consistent with their primary commercial and retail role.
- Medium density housing in residential areas with more intensive development being located closest to the core of activity centres.

Encourage a diversity of housing types to cater to a variety of lifestyle needs.

Encourage development to provide a high level of on-site amenity for future residents.

Built form strategies

Encourage development that incorporates a combination of horizontal and vertical articulation, materials, textures and colours to create visual interest.

Encourage a sympathetic design response when addressing any unique characteristics such as heritage places, significant vegetation, topography and public spaces.

Discourage storage areas located within the minimum area of secluded open space.

Support development that does not reduce opportunities for neighbouring sites to reasonably develop.

Building height strategies

Design development to recess upper levels to reduce dominance of the building from adjoining properties and the streetscape.

Design development on interface properties, between an IHDA and other residential areas, so that the height and bulk is responsive to the adjoining character and provides a transition in the built form between areas.

Building height policy guidelines

Consider as relevant:

- Encouraging development of up to three stories. Three storey development should be located on larger sites abutting the activity centre or where the amenity of adjoining properties will not be unreasonably impacted.
- Encouraging the recessing of third storeys to reduce dominance of the building from adjoining properties and the streetscape.

Subdivision and consolidation strategies

Encourage the consolidation of lots to increase development potential.

Discourage the fragmentation of sites and underdevelopment of sites.

Car parking strategies

Locate car parking structures behind the line of the front façade and design them to form a visually unobtrusive part of the building to minimise their visual prominence.

Minimise the number of vehicle crossings and where possible, provide access from lower order roads and rear laneways.

Car parking policy guideline

Consider as relevant:

- Where more than one car space is provided, encouraging the use of a single-width garage or carport and a tandem parking space on existing or proposed lots with a frontage of less than 10.5 metres.

Heritage strategies

Design development adjacent to heritage places to respect and be sympathetic to the significance of the place.

On sites adjacent to a heritage place, set back building elements above one storey in height behind the roof ridgeline of the heritage buildings.

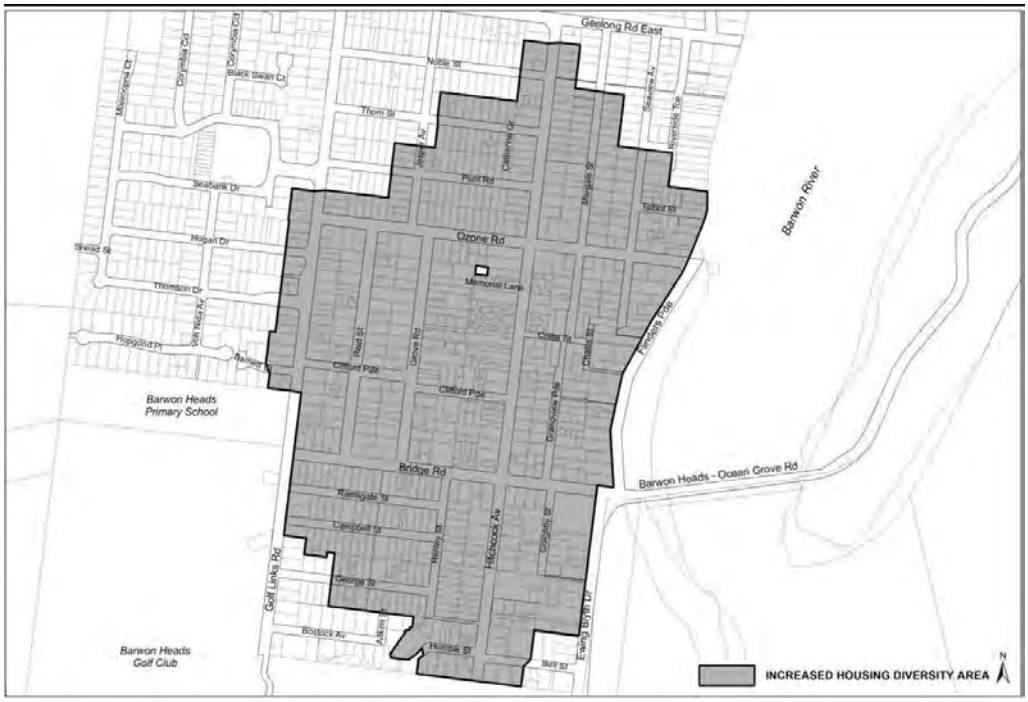
Policy document

Consider as relevant:

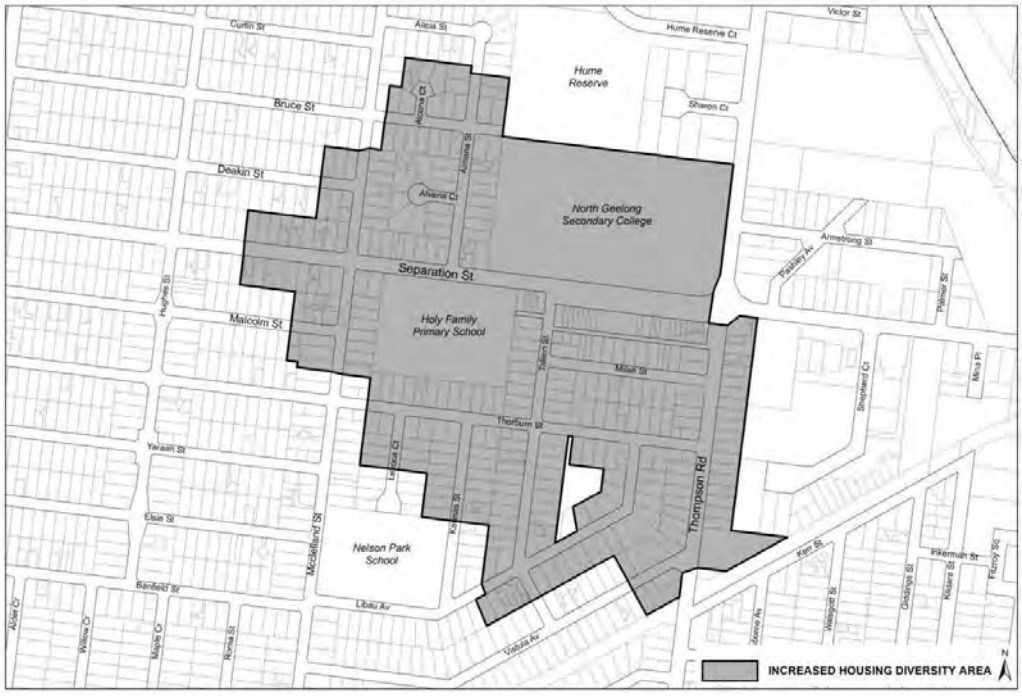
- *City of Greater Geelong Housing Diversity Strategy* (alphaPlan, David Lock Associates and the City of Greater Geelong, 2007)

GREATER GEELONG PLANNING SCHEME

Barwon Heads Increased Housing Diversity Areas Map

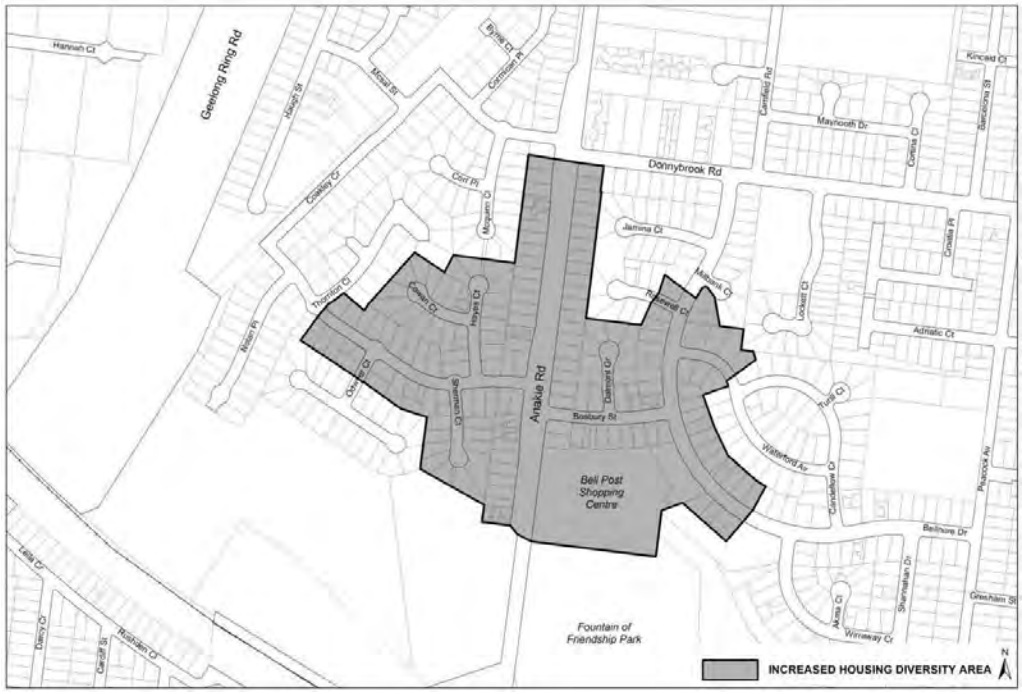


Bell Park - Separation Street Increased Housing Diversity Areas Map

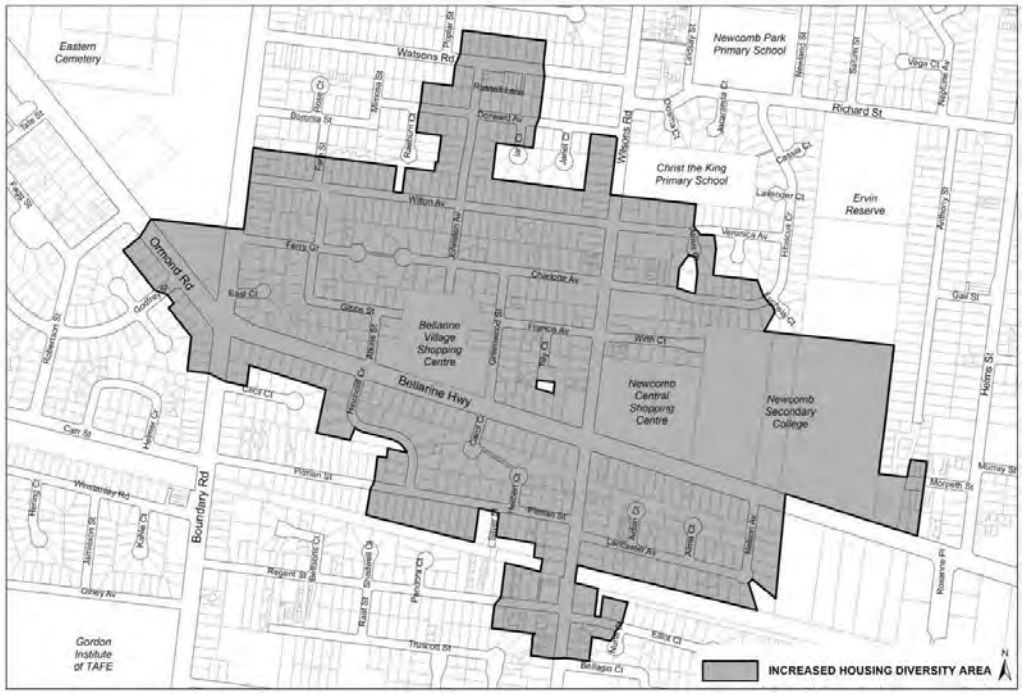


GREATER GEELONG PLANNING SCHEME

Bell Post Shopping Centre Increased Housing Diversity Areas Map



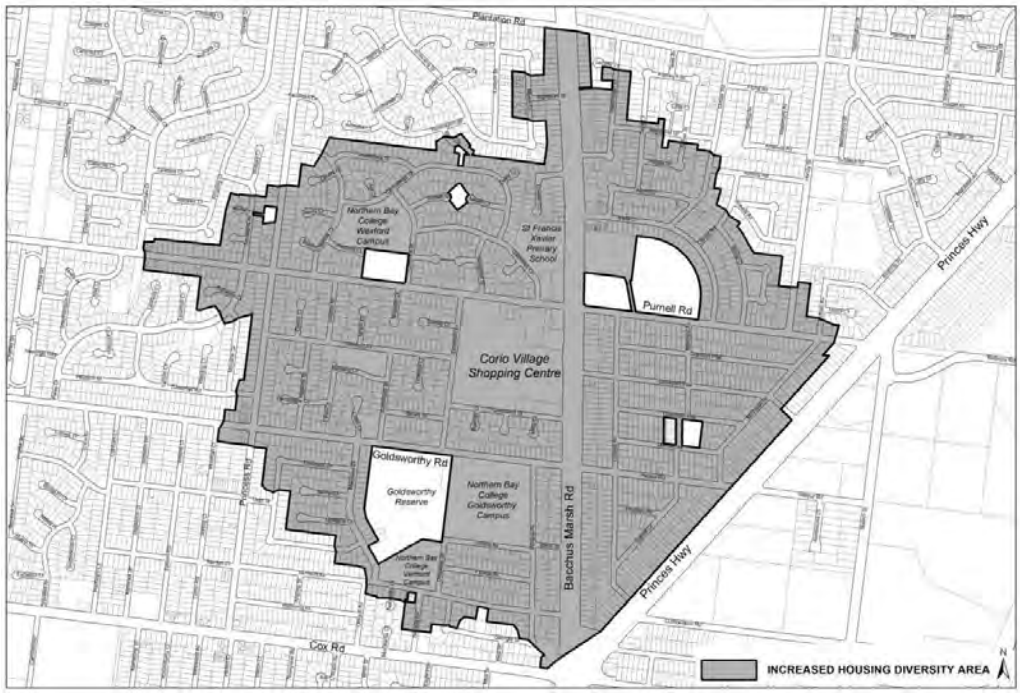
Bellarine Village and Newcomb Central Increased Housing Diversity Areas Map



GREATER GEELONG PLANNING SCHEME

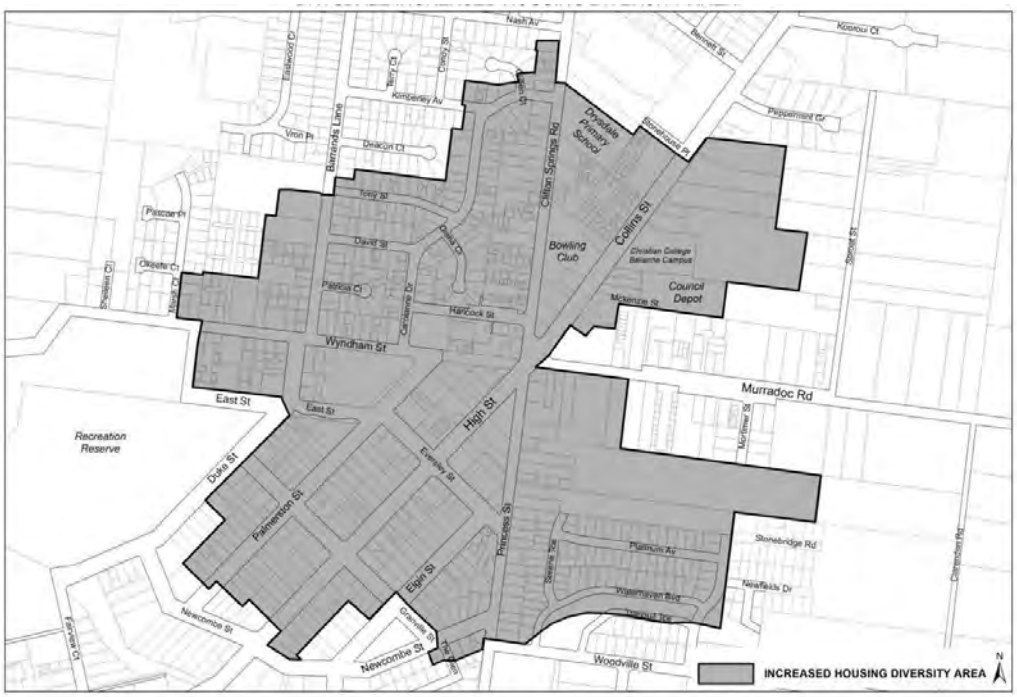
Belmont - High Street Increased Housing Diversity Areas Map

Corio Village Shopping Centre Increased Housing Diversity Areas Map

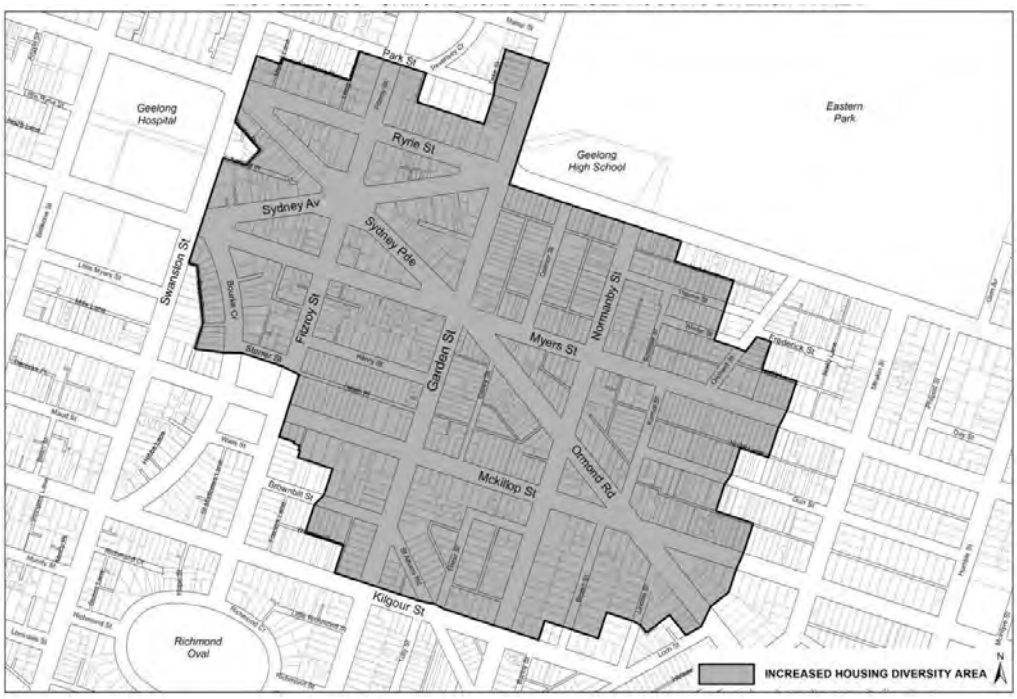


GREATER GEELONG PLANNING SCHEME

Drysdale Increased Housing Diversity Areas Map

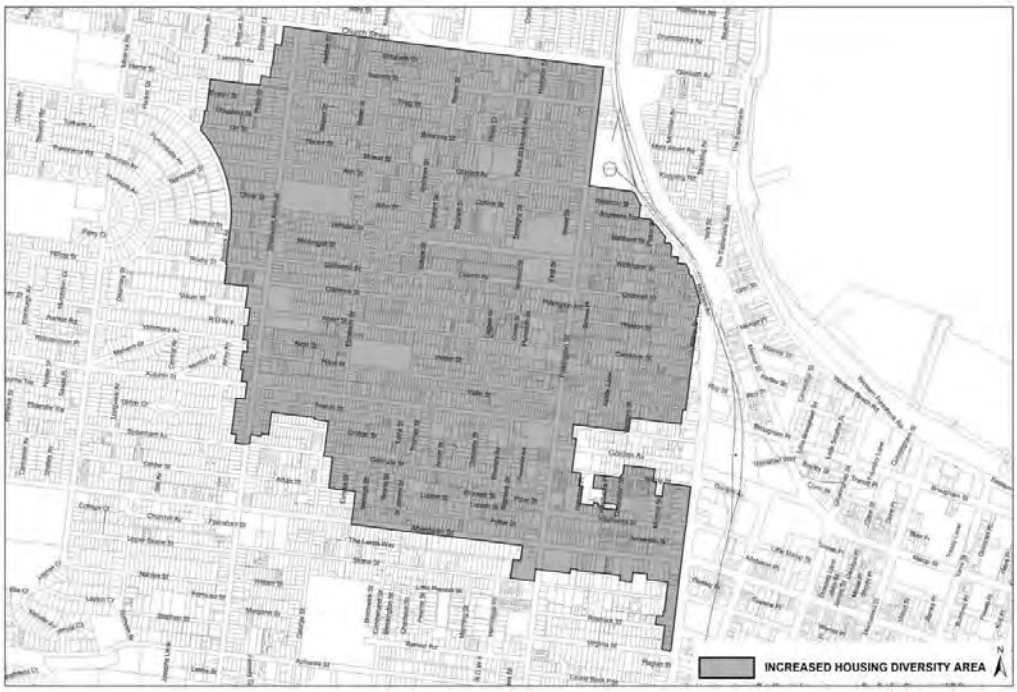


East Geelong - Ormond Road Increased Housing Diversity Areas Map

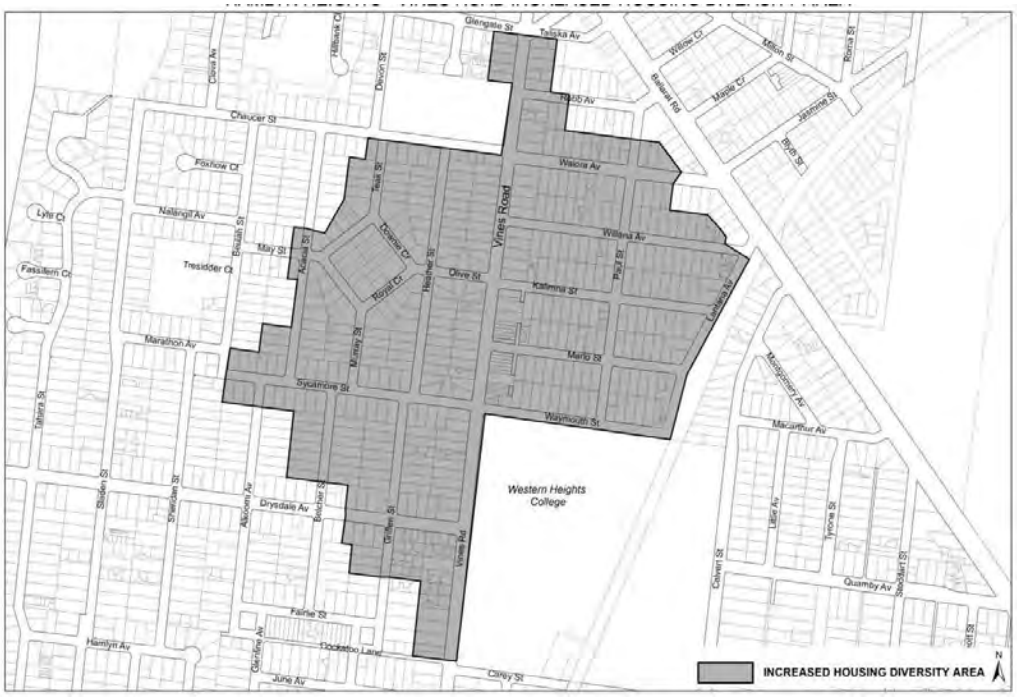


GREATER GEELONG PLANNING SCHEME

Geelong West, Manifold Heights & Newtown Increased Housing Diversity Areas Map

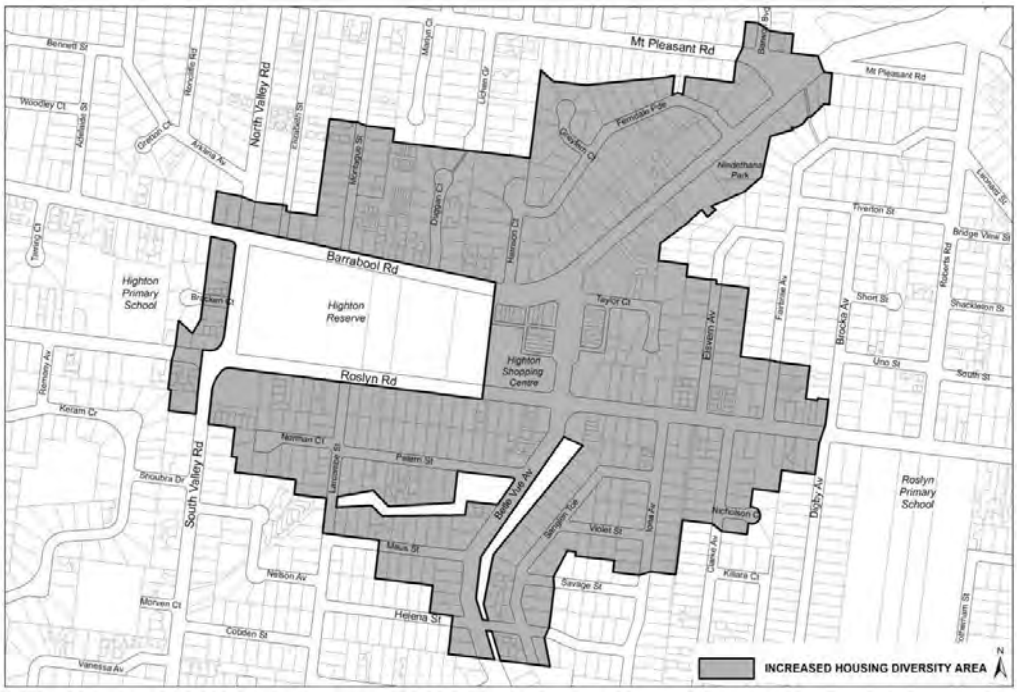


Hamlyn Heights - Vines Road Increased Housing Diversity Areas Map

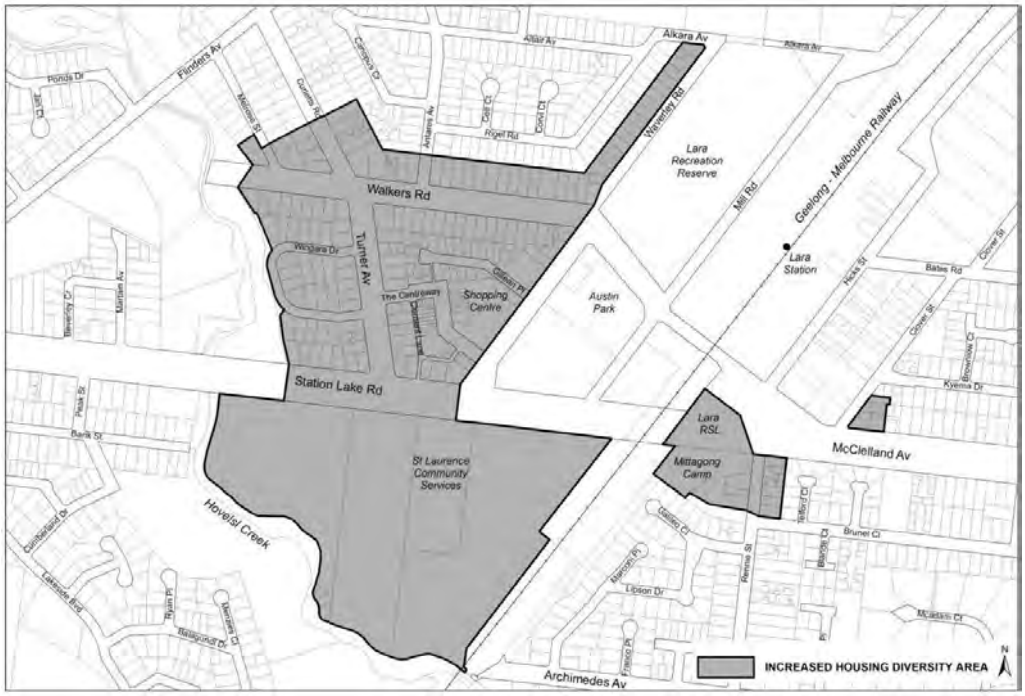


GREATER GEELONG PLANNING SCHEME

Highton Shopping Centre Increased Housing Diversity Areas Map



Lara and Lara Station Increased Housing Diversity Areas Map



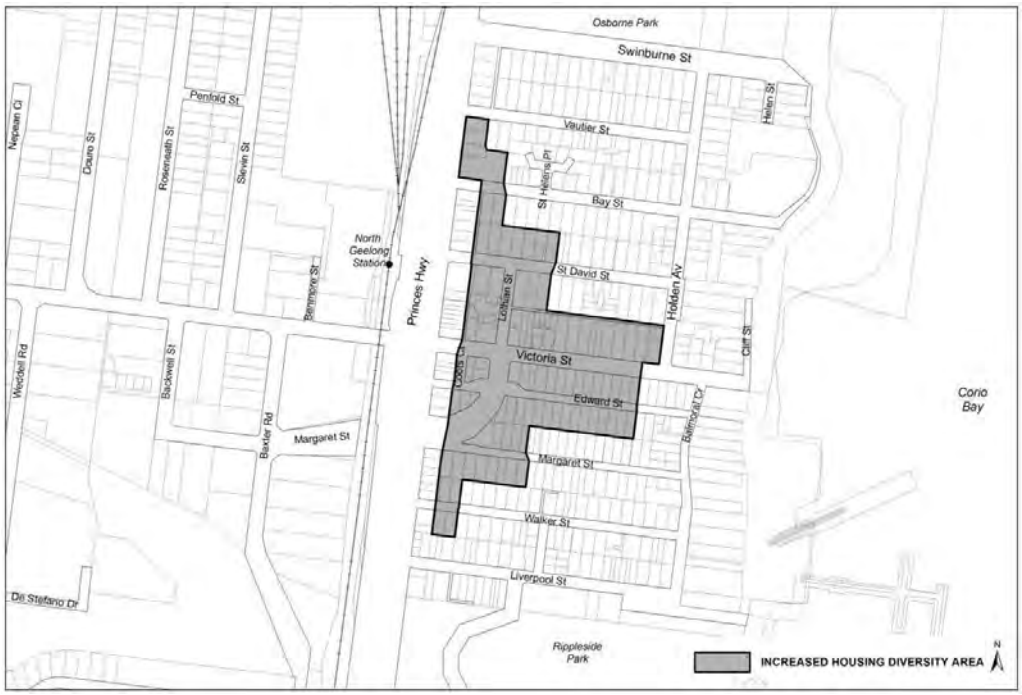
GREATER GEELONG PLANNING SCHEME

Leopold Increased Housing Diversity Areas Map

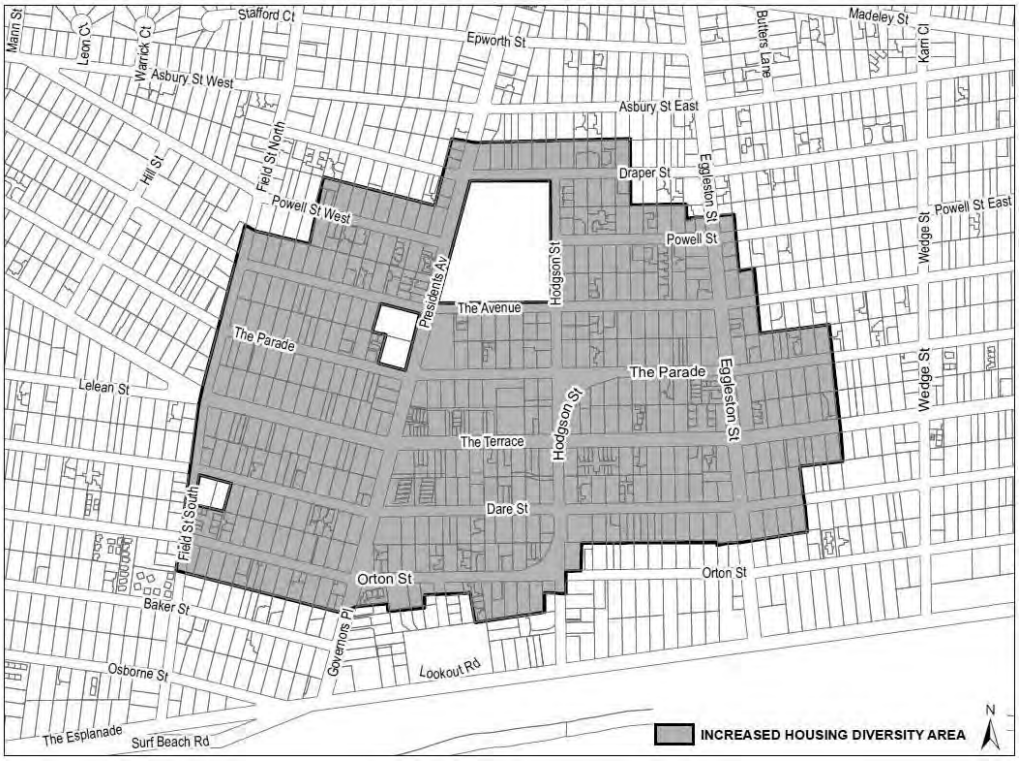
Marshall Station Increased Housing Diversity Areas Map

GREATER GEELONG PLANNING SCHEME

North Geelong Station Increased Housing Diversity Areas Map

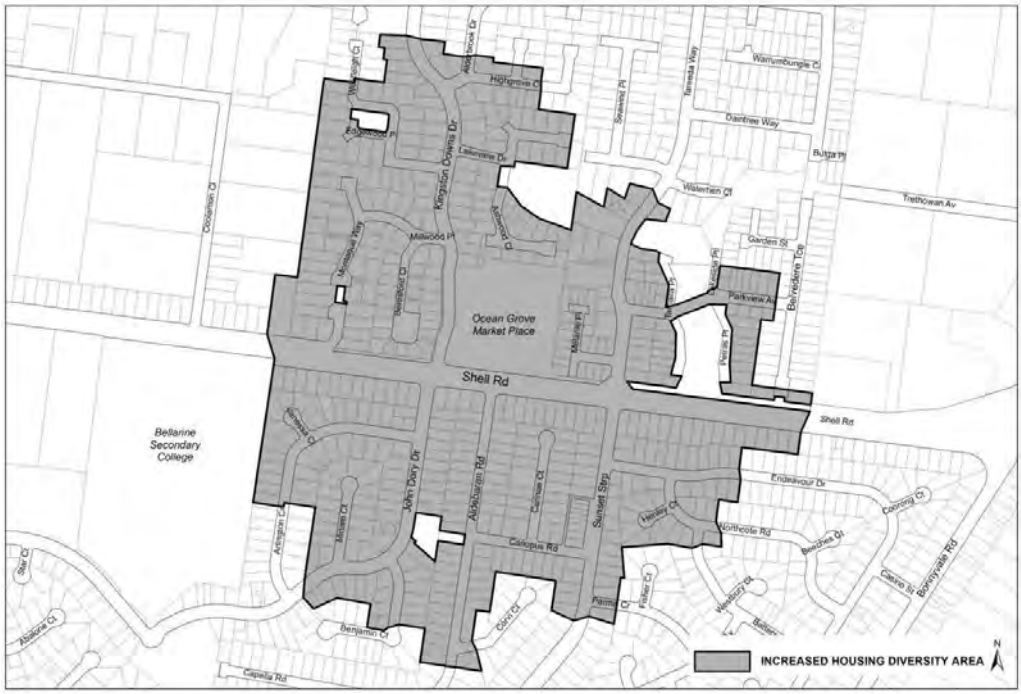


Ocean Grove Increased Housing Diversity Areas Map

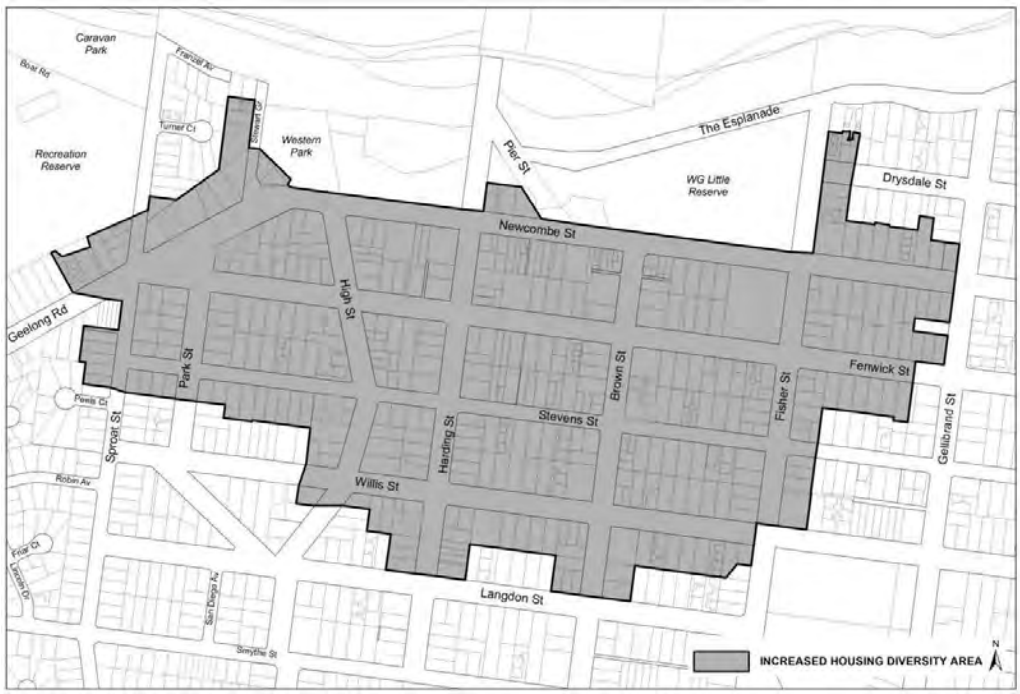


GREATER GEELONG PLANNING SCHEME

Ocean Grove Market Place Increased Housing Diversity Areas Map

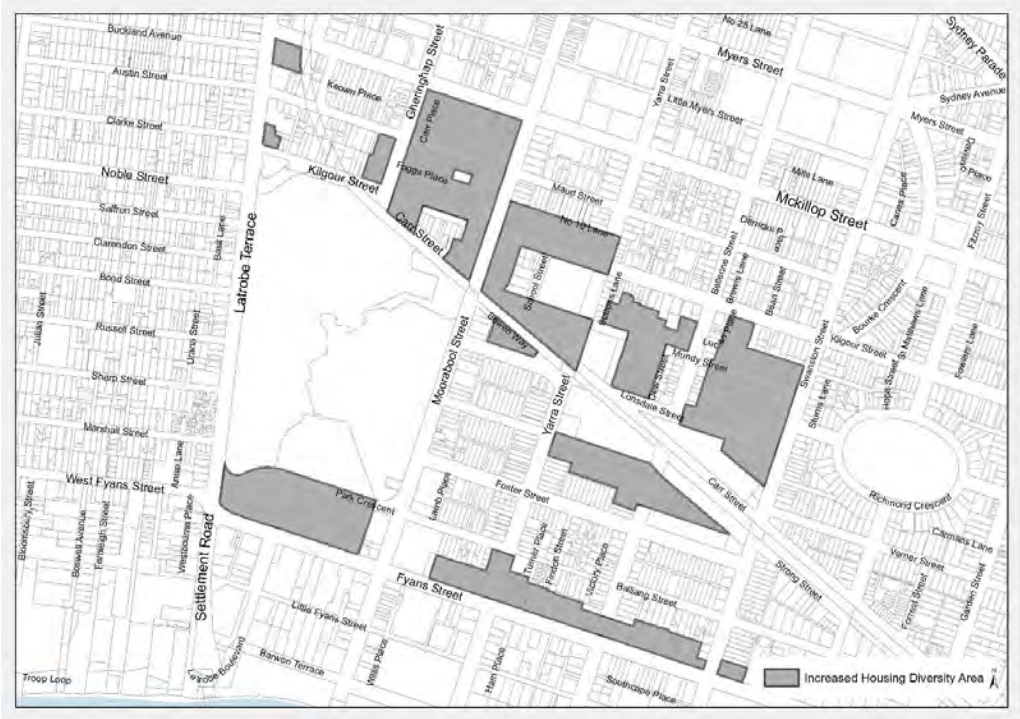


Portarlington Increased Housing Diversity Areas Map

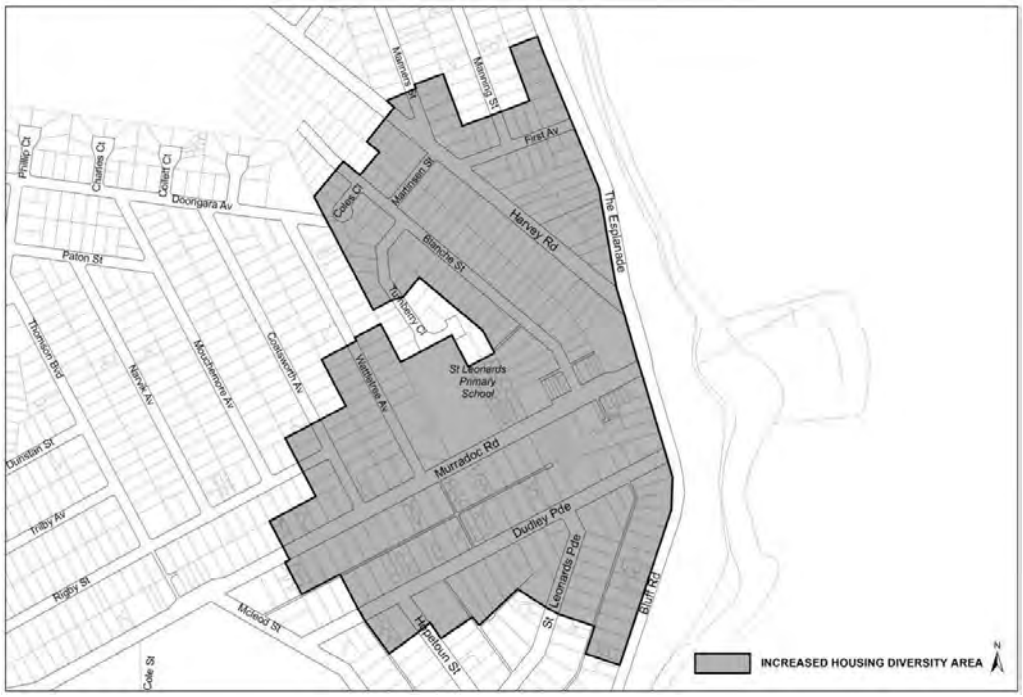


GREATER GEELONG PLANNING SCHEME

South Geelong Increased Housing Diversity Areas Map

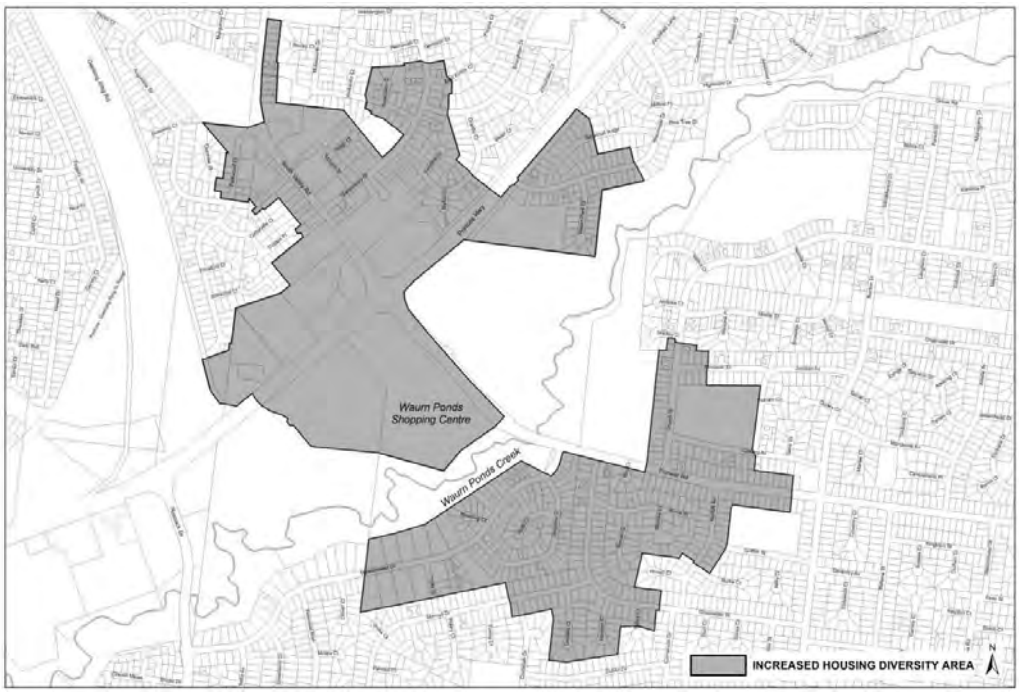


St Leonards Increased Housing Diversity Areas Map



GREATER GEELONG PLANNING SCHEME

Waurn Ponds Increased Housing Diversity Areas Map



16.01-1L-03 Increased housing diversity in coastal areas

07/07/2022
C417ggee

Policy application

This policy applies to residential land located in Barwon Heads, Ocean Grove, Ocean Grove Market Place, Portarlington and St Leonards Increased Housing Diversity Areas as identified in the maps at Clause 16.01-1L-02 Increased housing diversity areas.

Strategies

Encourage innovative architecture that respects the coastal setting by incorporating:

- A variety of lightweight materials.
- Building elements and details that contribute to a lightness of structure (including balconies, verandahs, extensive glazing, light transparent balustrading).
- Simple detailing.
- Higher building elements to capture views.

Retain the openness of the streetscape by avoiding the use of front fences or by providing low permeable front fences.

Encourage landscaping to be incorporated into the overall development including planting of a canopy tree and/or large shrubs within front setbacks.

Policy document

Consider as relevant:

- *City of Greater Geelong Housing Diversity Strategy* (alphaPlan, David Lock Associates and the City of Greater Geelong, 2007)

16.01-2S Housing affordability

09/10/2020
VC169

Objective

To deliver more affordable housing closer to jobs, transport and services.

Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

16.01-2L Social and affordable housing

--/--/----
Proposed C432ggee

Policy application

This policy applies to Mixed Use Zone land in the South Geelong Key Development Areas as identified in the map at Clause 16.01-1L-01 Key Development Areas.

Strategy

Encourage social and affordable housing contributions through agreements with landowners under Section 173 of the *Planning and Environment Act 1987* for mixed-use and residential developments.

Policy guidelines

Consider as relevant:

- Providing at least 5 percent of dwellings as an affordable housing contribution that meets the following requirements:
  - be delivered within the land to which the planning permit application applies.
  - be functionally and physically indistinguishable from other dwellings within the development.
  - be distributed across the development.
  - provide a mix of housing types, including social housing to respond to local housing needs.
  - include access to all common facilities within the building at no extra fee for occupants of affordable housing dwellings; and
  - allocate one or more bicycle parking space per dwelling for the life of the affordable housing.
- Encouraging the affordable housing contribution to be provided:
  - as a transfer of dwellings to a Registered Housing Association under the Housing Act 1983 for zero consideration (Primary Obligation), or
  - a monetary contribution to a Registered Housing Association under the Housing Act 1983 or as directed by the Responsible Authority, which is of equal value to the Primary Obligation, or
  - a combination of the above options, or
  - in any other way as agreed between the permit applicant and the Responsible Authority.

Policy document

Consider as relevant:

- *South Geelong Urban Design Framework (City of Greater Geelong, 2025)*

16.01-3S Rural residential development

09/10/2020
VC169

Objective

To identify land suitable for rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

16.01-3L Rural residential development

07/07/2022
C417ggee

Strategies

Limit rural living development to existing zoned land in the existing nodes at Lara, Drysdale/Clifton Springs, Wallington, Lovely Banks and Batesford.

Maintain the existing character of areas in the Rural Living and Low Density Residential Zones.

16.01-4S Community care accommodation

04/11/2022
VC226

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

16.01-5S Residential aged care facilities

09/10/2020
VC169

Objective

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

GREATER GEELONG PLANNING SCHEME

--/--/----
Proposed C432ggee

SCHEDULE 4 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ4**.

SOUTH GEELONG - SUBSTANTIAL CHANGE AREA

1.0 Design objectives

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Proposed C432ggee

To provide diverse housing that responds to the surrounding built form and character.

To encourage lot consolidation.

To minimise loss of canopy trees.

2.0 Requirements of Clause 54 and Clause 55

--/--/----
Proposed C432ggee

	Standard	Requirement
Minimum street setback	A3 and B6	Setback a minimum of 6m to Latrobe Terrace and 3m to all other streets
Site coverage	A5 and B8	Maximum site coverage 70 per cent
Permeability	A6 and B9	None specified
Landscaping	B13	The development should provide 1 canopy tree in the front setback.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.0 Maximum building height requirement for a dwelling or residential building

--/--/----
Proposed C432ggee

None specified.

4.0 Application requirements

--/--/----
Proposed C432ggee

None specified.

5.0 Decision guidelines

--/--/----
Proposed C432ggee

None specified.

GREATER GEELONG PLANNING SCHEME

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Proposed C432ggee

SCHEDULE 5 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ5**

SOUTH GEELONG - INCREMENTAL AND MINIMAL CHANGE AREAS

1.0 Neighbourhood character objectives

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Proposed C432ggee

To promote a preferred neighbourhood character where the design and siting of new dwellings provides generous landscaping through the retention of existing canopy trees.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

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Proposed C432ggee

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

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Proposed C432ggee

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?
No
Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?
No

4.0 Requirements of Clause 54 and Clause 55

--/--/----
Proposed C432ggee

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per dwelling
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
	B28	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
Front fence height	A20 and B32	None specified

5.0 Maximum building height requirement for a dwelling or residential building

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Proposed C432ggee

None specified

6.0 Application requirements

--/--/----
Proposed C432ggee

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Subdivision

When any of the lots being created are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings.

7.0 Decision guidelines

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Proposed C432ggee

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

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Proposed C432ggee

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

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?
	HO1618 Woollen Mills Heritage Area Heritage Design Guidelines								
HO1620	**Drysdale Commercial Heritage Area** Bounded generally by High Street, Wyndham Street, Clifton Springs Road, Princess Street, Murradoc Street and Eversley Street, Drysdale **Statement of significance:** HO1620 Drysdale Commercial Heritage Area Statement of Significance **Heritage design guidelines:** HO1620 Drysdale Commercial Heritage Area Heritage Design Guidelines	No	No	Yes	Yes	No	No	No	No
HO1622	**Latrobe Terrace Heritage Area** Latrobe Terrace and Aberdeen Street, Newtown **Statement of significance:** HO1622 Latrobe Terrace Heritage Area Statement of Significance **Heritage design guidelines:** HO1622 Latrobe Terrace Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1623	**Newtown Hill Heritage Area** Skene Street, Roebuck Street, Virginia Street, Laurel Bank Parade, Buckland Avenue, Pakington Street and Raglan Street, Newtown **Statement of significance:**	No	No	No	Yes	No	No	No	No

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?
	HO1623 Newtown Hill Heritage Area Statement of Significance **Heritage design guidelines:** HO1623 Newtown Hill Heritage Area Heritage Design Guidelines								
HO1624	**Latrobe Terrace Shops Heritage Area** Latrobe Terrace, Newtown **Statement of significance:** HO1624 Latrobe Terrace Shops Heritage Area Statement of Significance **Heritage design guidelines:** HO1624 Latrobe Terrace Shops Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1625	**Chilwell and Saffron Street Heritage Area** Sharp Street, Pincott Street, Russell Street, Wescott Place, Wescott Street, Marshall Street and Saffron Street, Newtown **Statement of significance:** HO1625 Chilwell and Saffron Street Heritage Area Statement of Significance **Heritage design guidelines:** HO1625 Chilwell and Saffron Street Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1626	**Aberdeen, George and Skene Streets Heritage Area**	No	No	No	Yes	No	No	No	No

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?
	Arberdeen Street, Skene Street and George Street, Newtown **Statement of significance:** HO1626 Aberdeen, George and Skene Streets Heritage Area Statement of Significance **Heritage design guidelines:** HO1626 Aberdeen, George and Skene Streets Heritage Area Heritage Design Guidelines								
HO1627	**Aphrasia Street Heritage Area** Aphrasia Street, Retreat Road, Pleasant Street, Prospect Road, Pakington Street, Talbot Street, Noble Street, Shannon Avenue and Claremont Street, Newtown **Statement of significance:** HO1627 Aphrasia Street Heritage Area Statement of Significance **Heritage design guidelines:** HO1627 Aphrasia Street Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1628	**Autumn Street Heritage Area** Autumn Street, Noske Street and Warwick Street, Newtown **Statement of significance:** HO1628 Autumn Street Heritage Area Statement of Significance	No	No	No	Yes	No	No	No	No

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?
	Heritage design guidelines: HO1628 Autumn Street Heritage Area Heritage Design Guidelines								
HO1630	**Drumcondra and Rippleside Heritage Area** Drumcondra Avenue, Wattletree Road, Grandview Grove, Lunan Avenue, Beach Parade and Glenleith Avenue, Drumcondra and Victoria Street, Edward Street, Margaret Street, Walker Street, Balmoral Crescent and Prospect Street, Rippleside **Statement of significance:** HO1630 Drumcondra and Rippleside Heritage Area Statement of Significance **Heritage design guidelines:** HO1630 Drumcondra and Rippleside Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1631	**The Esplanade Heritage Area** Glenleith Avenue and The Esplanade, Drumcondra **Statement of significance:** HO1631 The Esplanade Heritage Area Statement of Significance **Heritage design guidelines:** HO1631 The Esplanade Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1632	**Girton Crescent Heritage Area**	No	No	No	Yes	No	No	No	No

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?
	Girton Crescent, Longview Avenue and Airey Avenue, Manifold Heights **Statement of significance:** HO1632 Girton Crescent Heritage Area Statement of Significance **Heritage design guidelines:** HO1632 Girton Crescent Heritage Area Heritage Design Guidelines								
HO1633	**Lawton Avenue Heritage Area** Lawton Avenue and Waratah Street, Geelong West **Statement of significance:** HO1633 Lawton Avenue Heritage Area Statement of Significance **Heritage design guidelines:** HO1633 Lawton Avenue Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1634	**Pakington Street Commercial Heritage Area** Pakington Street between Autumn, Wellington and Waratah Streets, Geelong West **Statement of significance:** HO1634 Pakington Street Commercial Heritage Area Statement of Significance **Heritage design guidelines:**	No	No	No	Yes	No	No	No	No

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?
	HO1634 Pakington Street Commercial Heritage Area Heritage Design Guidelines								
HO1635	**Villamanta Street Heritage Area** Villamanta Street, Geelong West **Statement of significance:** HO1635 Villamanta Street Heritage Area Statement of Significance **Heritage design guidelines:** HO1635 Villamanta Street Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1637	**Geelong Commercial Heritage Area** Four separate areas focussing on Hays Place, Malop Street, Ryrie Street, Moorabool Street, Yarra Street, Corio Street, Lt Malop Street and Gheringhap Street, Geelong **Statement of significance:** HO1637 Geelong Commercial Heritage Area Statement of Significance **Heritage design guidelines:** HO1637 Geelong Commercial Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1638	**Woolstores Industrial Heritage Area** Three separate areas within the broader boundaries of Western/Eastern Beach, Bellerine Street, Malop Street and Gheringhap Street, Geelong	No	No	No	Yes	No	No	No	No

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?
	Statement of significance: HO1638 Woolstores Industrial Heritage Area Statement of Significance **Heritage design guidelines:** HO1638 Woolstores Industrial Heritage Area Heritage Design Guidelines								
HO1639	**City East Heritage Area** Generally bounded by Eastern Beach Road, Garden Street, Myers Street, Swanston Street (including the properties fronting the western side of Swanston Street between Malop and Ryrie Streets and 204 and 242 Malop Street), Malop Street and the rear of 16 to 30 Eastern Beach Road, Geelong **Heritage design guidelines:** HO1639 City East Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1640	**Civic Centre Heritage Area** Generally bounded by Brougham Street, Mercer Street, Gheringhap Street and Lt Malop Street, Geelong **Statement of significance:** HO1640 Civic Centre Heritage Area Statement of Significance **Heritage design guidelines:**	No	No	No	Yes	No	No	No	No

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?
	HO1640 Civic Centre Heritage Area Heritage Design Guidelines								
HO1641	**City South Heritage Area** Several areas within the broad boundaries of Latrobe Terrace, Fyans Street, Swanston Street and Myers Street, Geelong **Statement of significance:** HO1641 City South Heritage Area Statement of Significance **Heritage design guidelines:** HO1641 City South Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	Yes - (184, 209 & 289 Bellerine St, 77 Maud St, 303 & 305 Moorabool St, 164 & 178 Swanston St, 179, 180, 197, 230 & 241 Yarra St only)	No
HO1642	**Early Twentieth Century Residential Heritage Area** Three separate areas within the broader boundaries of Ryrie Street, Humble Street, Lomond Terrace, Verner Street and Garden Street, Geelong **Statement of significance:** HO1642 Early Twentieth Century Residential Heritage Area Statement of Significance **Heritage design guidelines:** HO1642 Early Twentieth Century Residential Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1643	**Post World War 1 Residential Heritage Area**	No	No	No	Yes	No	No	No	No

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?
	Two separate areas within the broader boundaries of Ryrie Street, Humble Street, Lomond Terrace, St Albans Road, Normanby Street, McKillop Street and Meakin Street, Geelong **Statement of significance:** HO1643 Post World War 1 Residential Heritage Area Statement of Significance **Heritage design guidelines:** HO1643 Post World War 1 Residential Heritage Area Heritage Design Guidelines								
HO1644	**City South-East Residential Heritage Area** Area generally bounded by Myers Street, Garden Street, Richmond Street, Kilgour Street and Swanston Street, Geelong **Statement of significance:** HO1644 City South-East Residential Heritage Area Statement of Significance **Heritage design guidelines:** HO1644 City South-East Residential Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1649	**Flinders Heritage Area** Bounded generally by Margate Street, Ozone Road, Grandview Parade, Golightly Street, Ewing Blyth Drive, Barwon Heads Park and Barwon River, Barwon Heads **Statement of significance:**	No	No	No	Yes	No	No	No	No

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?
	HO1649 Flinders Heritage Area Statement of Significance **Heritage design guidelines:** HO1649 Flinders Heritage Area Heritage Design Guidelines								
HO1650	**Golf Links Heritage Area** Bounded generally by Stephens Parade, Ewing Blyth Drive, Golf Links Road, and includes Barwon Heads Golf Club, Barwon Heads **Statement of significance:** HO1650 Golf Links Heritage Area Statement of Significance **Heritage design guidelines:** HO1650 Golf Links Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1732	**Fyans Heritage Area** Bounded generally by Deviation Road, Moorabool River, Hyland Street and Atkins Street, Fyansford **Statement of significance:** HO1732 Fyans Heritage Area Statement of Significance **Heritage design guidelines:** HO1732 Fyans Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1903	**Wimmera Heritage Area**	No	No	No	Yes	No	No	No	No

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?
	Area generally bounded by Roslyn Road, Oxford Street, Wimmera Street, Union Street, Cambridge Street and High Street, Belmont **Heritage design guidelines:** HO1903 Wimmera Heritage Area Heritage Design Guidelines								
HO1905	**Evans Heritage Area** Area generally bounded by Corio Street, Evans Street, Perth Street, Argyle Street and Roslyn Road, Belmont **Heritage design guidelines:** HO1905 Evans Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1906	**Kardinia Heritage Area** Area generally bounded by Kardinia Street, Seaview Avenue, Collins Street and Mt Pleasant Road, Belmont **Heritage design guidelines:** HO1906 Kardinia Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1908	**Belmont Heights Estate Heritage Area** Area generally bounded by Mt Pleasant Road, Scott Street, Shackleton Street, Amundsen Street, Regent Street, Peary Street, Thomson Street and Regent Street, Belmont **Heritage design guidelines:**	No	No	No	Yes	No	No	No	No

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?
	HO1908 Belmont Heights Estate Heritage Area Heritage Design Guidelines								
HO1909	**Elderslie Estate Heritage Area** Area generally bounded by Mt Pleasant Road and Culbin Avenue, Belmont **Heritage design guidelines:** HO1909 Elderslie Estate Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1916	**Aberdeen Street (Newtown) Heritage Area** Properties on the south side of Aberdeen Street, between the western boundary of number 153 Aberdeen Street and the east side of Cumberland Street, and including 40, 42, 43 and 45 George Street and 2, 4 and 6 Cumberland Street, Newtown **Heritage design guidelines:** HO1916 Aberdeen Street (Newtown) Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1917	**Eyre Heritage Area** Bounded by Aberdeen Street (generally between Pakington Street and Shannon Avenue), Cumberland Street (part), Skene Street (part), Manning Street (part), Pescott Street (part) and Chadwick Street (part), Newtown **Heritage design guidelines:** HO1917 Eyre Heritage Area Heritage Design Guidelines	No	No	Yes Stone Pine tree, 87 Skene Street, Gold Diggers Arms Hotel	Yes	No	No	No	No

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?
HO1918	**Hermitage Heritage Area** Located within the area bounded by Hermitage Road to the east, Skene Street to the north, Manning Street to the west and Retreat Road to the south, Newtown **Heritage design guidelines:** HO1918 Hermitage Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1919	**William and Margaret Streets Heritage Area** Comprised of all properties in Margaret Street, the majority of properties in William Street, together with several properties on the west side of George Street (generally between William Street and Aphrasia Street), Newtown **Heritage design guidelines:** HO1919 William and Margaret Streets Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1920	**Shannon Avenue Heritage Area** All properties fronting to the eastern side of Shannon Avenue between Skene Street and Queens Road, together with 10 Queens Road, 104 - 108 and 103 - 109 Aphrasia Street and 38 - 40 William Street, Newtown **Heritage design guidelines:** HO1920 Shannon Avenue Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1921	**Clarkes Hill Heritage Area**	Yes	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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?
	Bounded by and including properties between 10 - 62 Austin Street, to the north, the western boundary of Montmorency Street, together with 5 Austin Street and the adjoining portion of Austin Street to the west, the eastern boundary of Austin Terrace to the east, and to the south, the southern boundary of Clarke Street, other than 50 Clarke Street, between Montmorency Street and Austin Terrace, to the south, Newtown **Heritage design guidelines:** HO1921 Clarkes Hill Heritage Area Heritage Design Guidelines	21 Austin Street							
HO1922	**Bareena Estate Heritage Area** Generally comprised of 83 - 107 (south side) Noble Street, 6 - 6A and 5-7 Huntingdon Street, 28 - 60 (north side) and 3 - 59A (south side) Fairview Avenue, 7 Cairns Avenue, 3 & 5 (east side) and 2 - 8 (west side) Miles Street, 16 - 42 (north side) and 13 - 49 (south side) Nicholas Street, Newtown **Heritage design guidelines:** Bareena Estate Heritage Area Heritage Design Guidelines	No	No	Yes Row of Canary Island Palms, Noble Street Council Reserve	Yes	No	No	No	No
HO1923	**Mercers Hill Heritage Area** Includes all properties from 82 - 134 Noble Street (north side) generally located between Pakington Street to the east and Talbot Street to the West, Newtown	No	No	No	Yes	Yes Brick garages 104-106 and 108-110 Noble Street,	No	No	No

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?
	Heritage design guidelines: HO1923 Mercers Hill Heritage Area Heritage Design Guidelines					Front fences 100-110 Noble Street			
HO1924	**Cairns Avenue Heritage Area** Comprised of 10 - 42 Cairns Avenue (west side) and 5 - 39 and 51 - 53 Cairns Avenue (east side) together with 53 Mervyn Street and 69 Percy Street, generally located between Nicholas Street to the north and West Fyans Street to the south, Newtown **Heritage design guidelines:** HO1924 Cairns Avenue Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1925	**Fairview Avenue Heritage Area** Comprised of 68 - 94 (north side) and 61 - 89 (south side) Fairview Avenue together with 6 -10 (west side) and 7 - 11 (east side) Wallace Street, 8 - 14 (east side) Stinton Avenue, 68 (west side) Cairns Avenue and 76 - 100 (north side) Nicholas Street, generally located between Stinton Avenue to the west and Cairns Avenue to the east, Newtown **Heritage design guidelines:** HO1925 Fairview Avenue Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1926	**Bona Vista Heritage Area**	No	No	No	Yes	No	No	No	No

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?
	Comprised of 354 - 358 (east side) Shannon Avenue, and 101 - 105 (south side) and 118 - 120 (north side) Nicholas Street, generally located between Noble Street to the north and Neiley Street to the south, Newtown **Heritage design guidelines:** HO1926 Bona Vista Heritage Area Heritage Design Guidelines								
HO1958	**Ballinasloe Heritage Area** Generally consisting of the area bounded by Autumn Street to the north, Laira Street to the east, Gertrude Street to the south and to the west; and by the eastern boundaries of properties on the east side of Shannon Avenue, between Gertrude and Autumn Streets, Geelong West **Heritage design guidelines:** HO1958 Ballinasloe Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1959	**Great Western Road Heritage Area** Generally consisting of properties abutting the north side of Aberdeen Street, between George Street and Latrobe Terrace, Geelong West, together with 1 - 11 and 2 – 6A Villamanta Street, the road reserve in McNichol Street, south of the alignment of the northern boundary of 6A Villamanta Street, and the road reserve in Villamanta Street between the intersection of McNichol Street and the alignment of the eastern boundary of 1 Villamanta Street, Geelong West	No	No	No	Yes	No	No	No	No

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?
	Heritage design guidelines: HO1959 Great Western Road Heritage Area Heritage Design Guidelines								
HO1960	**Milton Heritage Area** Generally located south of the alignment of Mowat Street, west of Pakington Street, north of the southern boundary of the Autumn Street road reserve and east of Shannon Avenue, Geelong West **Heritage design guidelines:** HO1960 Milton Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1961	**Pineville Heritage Area** Generally bounded by the southern boundary of the Autumn Street road reserve, to the north; Pakington Street to the east; the northern boundary of properties abutting the north side of Aberdeen Street to the south and, to the west; by the alignment of the western boundary of the Laira Street road reserve, Geelong West **Heritage design guidelines:** HO1961 Pineville Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO1962	**Waterloo Heritage Area** Generally bounded by the northern boundary of properties on the north side of Waterloo Street to the north; the eastern boundaries of Madden	No	No	No	Yes	No	No	No	No

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?
	Avenue and the Ripley Street road reserve, to the east; the southern boundaries of properties abutting the south side of Hope Street, to the south; and to the west, by the rear boundary of properties on the east side of Pakington Street, Geelong West **Heritage design guidelines:** HO1962 Waterloo Heritage Area Heritage Design Guidelines								
HO2005	**Upper Skene Street Heritage Area** Generally bounded by properties fronting the south side of Upper Skene Street between Shannon Avenue and Minerva Road, Newtown **Heritage design guidelines:** HO2005 Upper Skene Street Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO2006	**Newtown West Heritage Area** Generally bounded by the northern boundary of properties on the south side of Nantes Street, the southern boundary of properties on the north side of Aphrasia Street between Shannon Avenue and Ruthven Street, Newtown **Heritage design guidelines:** HO2006 Newtown West Heritage Area Heritage Design Guidelines	Yes 'Brooklyn' 132 Aphrasia Street and 'Newtown Brae' 15 Stephens Street	No	No	Yes	Yes 112, 114, 126 Aphrasia Street	No	No	No
HO2007	**West Melbourne Road Heritage Area**	Yes	No	No	Yes	Yes	No	No	No

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?
	Generally bounded by properties fronting the west side of Shannon Avenue between Aphrasia Street and Upper Skene Street, Newtown **Heritage design guidelines:** HO2007 West Melbourne Road Heritage Area Heritage Design Guidelines	303 & 311 Shannon Avenue				Front fences at 303, 315 & 319 Shannon Avenue			
HO2016	**Austin Park and Environs Heritage Area** Generally bounded by Bellarine Street, Corio Street, McCann Place (the rear of properties fronting the southern side of Corio Street), Fyfe Place South, Fyfe Place North, the rear of properties fronting the northern side of Corio Street, the rear of properties fronting the east side of Prospect Lane, the rear of properties fronting Eastern Beach Road, England Street and Eastern Beach Road, Geelong **Heritage design guidelines:** HO2016 Austin Park and Environs Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO2017	**Myers Street Heritage Area** Generally bounded by properties fronting the south side of Myers Street between numbers 12 and 40 Myers Street, Geelong **Heritage design guidelines:** HO2017 Myers Street Heritage Area Heritage Design Guidelines	No	No	No	Yes	No	No	No	No
HO2018	**Western Beach Road Heritage Area**	No	No	No	Yes	No	No	No	No

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?
	Generally bounded by Western Beach Road, Malone Street, the rear of properties fronting Western Beach Road and The Esplanade South, Geelong **Heritage design guidelines:** HO2018 Western Beach Road Heritage Area Heritage Design Guidelines								

2.2 Streets A-B

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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?
HO104	**Aberdeen Street Baptist Manse** 1 Aberdeen Street, Newtown	Yes	Yes	No	Yes	No	No	Yes	No
HO105	**Aberdeen Street Baptist Church (former)** 3 Aberdeen Street, Newtown	-	-	-	-	-	Yes Ref.No.H426	Yes	No
HO103	**Aberdeen Street Baptist Church (present)** 7 Aberdeen Street, Newtown	-	-	-	-	-	Yes Ref.No.H427	Yes	No
HO1206	**“Rosnashane”, Reception Centre**	Yes	No	No	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?
	11 Aberdeen Street, Newtown								
HO600	**Office** 14 Aberdeen Street, Geelong West	No	No	No	Yes	No	No	No	No
HO601	**Office** 16 Aberdeen Street, Geelong West	No	No	No	Yes	No	No	No	No
HO602	**Office** 18 Aberdeen Street, Geelong West	No	No	No	Yes	No	No	No	No
HO1927	**"Felicita" Residence** 21 Aberdeen Street, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1928	**Residence** 23 Aberdeen Street, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1929	**Residence** 25 Aberdeen Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1930	**Residence** 27 Aberdeen Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO94	**Argyle Hotel** 30 Aberdeen Street, Geelong West	Yes	No	No	Yes	No	No	Yes	No
HO1931	**St John's Lutheran School** 31-61 Aberdeen Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO603	**Medical Clinic** 34 Aberdeen Street, Geelong West	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO179	**"Kainga"**	No	No	No	Yes	Yes- fence	No	Yes	No

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?
	67 Aberdeen Street, Newtown								
HO1210	**Residence** 75 Aberdeen Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1214	**Residence** 83 Aberdeen Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO604	**Residence** 84 Aberdeen Street, Geelong West	No	No	No	Yes	No	No	No	No
HO605	**Shop** 132 Aberdeen Street, Geelong West	Yes	No	No	Yes	Yes- outbuilding	No	No	No
HO634	**Residence** 148 Aberdeen Street (rear of), Geelong West	Yes	No	No	Yes	No	No	Yes	No
HO206	**Newtown State School** 157-161 Aberdeen Street, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO607	**Residence** 170 Aberdeen Street, Geelong West	Yes	No	No	Yes	Yes- fence	No	No	No
HO1990	**Great Western Hotel** 177-179 Aberdeen Street, Newtown **Incorporated Plan:** *Great Western Hotel Heritage Place 177-179 Aberdeen Street, Newtown Incorporated Plan December 2017*	No	No	No	Yes	No	No	Yes	No
HO608	**Shop and Residence** 174 Aberdeen Street, Geelong West	Yes	No	No	Yes	No	No	No	No

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?
HO609	**Shearers Arms Hotel (former)** 202 Aberdeen Street, Geelong West	-	-	-	-	-	Yes Ref.No.H661	Yes	No
HO255	**"Wimmera" Residence** 356 Aberdeen Street, Geelong West	Yes	Yes	Yes	Yes	No	No	Yes	No
HO1222	**Lookout** Cnr Aberdeen Street and Gaylard Avenue, Newtown To the extent of all the land within 10 metres of the lookout.	Yes	No	No	Yes	No	No	No	No
HO611	**Residence (rear)** 20 Albert Street, Geelong West To the extent of all the land and buildings within 5 metres of the rear section.	No	No	No	Yes	Yes- outbuilding	No	No	No
HO612	**Residence** 26 Albert Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO613	**Residence** 28 Albert Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO850	**Mason House** 30 Alexandra Avenue, Geelong	Yes	No	No	Yes	No	No	No	No
HO851	**Residence** 36 Alexandra Avenue, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO1753	**Residence** 25 Amundsen Street, Belmont	Yes	No	No	Yes	Yes- front fence	No	No	No
HO1721	**Barwon Water Lovely Banks Basin**	No	No	Yes	Yes	No	No	No	No

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?
	602 Anakie Road, Lovely Banks								
HO2019	**Lower Stony Creek Dam Wall** Anakie Gorge Walking Track, Staughton Vale	-	-	-	-	-	Yes Ref.No.H2371	No	No
HO852	**Residence** 19 Anderson Street, Geelong	No	No	Yes	Yes	Yes- fence	No	No	No
HO184	**“Kelvin” Residence,** 11-13 Aphrasia Street, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO202	**“Milton” Residence** 14 Aphrasia Street, Newtown	-	-	-	-	-	Yes Ref.No.H1164	Yes	No
HO1223	**Residence** 15 Aphrasia Street, Newtown	No	No	Yes	Yes	Yes- fence	No	No	No
HO1224	**Residence** 16 Aphrasia Street, Newtown	No	No	No	Yes	Yes- outbuilding	No	No	No
HO1225	**Residence** 17 Aphrasia Street, Newtown	Yes	No	No	Yes	Yes- outbuilding	No	No	No
HO1228	**Residence** 21 Aphrasia Street, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1229	**Residence** 26 Aphrasia Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1230	**Residence** 28 Aphrasia Street, Newtown	Yes	No	No	Yes	No	No	No	No

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HO1231	**Residence** 29 Aphrasia Street, Newtown	Yes	No	Yes	Yes	No	No	No	No
HO129	**"Eythorne" Residence** 35 Aphrasia Street, Newtown	-	-	-	-	-	Yes Ref.No.H1130	Yes	No
HO1234	**Residence** 36 Aphrasia Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1237	**St David's Church and Hall** 43 Aphrasia Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1239	**Residence and Convenience Shop** 46 Aphrasia Street, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1932	**"Karetha" Residence** 84 Aphrasia Street, Newtown	No	No	No	Yes	No	No	No	No
HO1933	**Residence** 86 Aphrasia Street, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1241	**Miller Homes** 89 Aphrasia Street, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1934	**"Weering" Residence** 92 Aphrasia Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO185	**"Kent Cottage" Residence** 131 Aphrasia Street, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO227	**St Joseph's College** 135 Aphrasia Street, Newtown	Yes	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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HO157	**"The Heights" House** 140 Aphrasia Street, Newtown	-	-	-	-	-	Yes Ref.No.H429	Yes	No
HO1243	**Residence** 2 Ardlui Drive, Newtown	Yes	No	No	Yes	No	No	No	No
HO93	**"Aringa" Residence** 5 Aringa Avenue, Highton	No	No	Yes	Yes	No	No	Yes	No
HO289	**"Toongabbie" Residence** 185 Ash Road (aka 122-160 Mollers Lane), Leopold The heritage place is the residence and all land setback from the footprint of the residence to a distance of 25 metres	No	No	No	Yes	No	No	Yes	No
HO1535	**Residence** Former Allens Week farm 40 Ashgarth Avenue, Leopold	Yes	No	Yes	Yes	No	No	No	No
HO619	**Residence** 56 Autumn Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO620	**Fire Station** 95 Autumn Street, Geelong West	Yes	No	No	Yes	No	No	Yes	No
HO621	**Residence** 107 Autumn Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO622	**Residence** 108 Autumn Street, Geelong West	No	No	Yes	Yes	Yes- fence	No	No	No
HO623	**Residence**	No	No	No	Yes	No	No	No	No

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	111 Autumn Street, Geelong West								
HO624	**Residence** 119 Autumn Street, Geelong West	No	No	No	Yes	No	No	No	No
HO625	**Residence** 128 Autumn Street, Geelong West	No	No	No	Yes	No	No	No	No
HO626	**Residence** 130 Autumn Street, Geelong West	No	No	No	Yes	No	No	No	No
HO627	**Residence** 180 Autumn Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO628	**Residence** 201 Autumn Street, Geelong West	No	No	No	Yes	No	No	No	No
HO629	**Residence** 302 Autumn Street, Geelong West	No	No	No	Yes	No	No	No	No
HO59	**“Avalon” Woolshed** 470 Avalon Road, Avalon	Yes	No	No	Yes	No	No	Yes	No
HO26	**“Avalon” Homestead** 480 Avalon Road, Avalon	Yes	Yes	No	Yes	No	No	Yes	No
HO16	**“Elcho” Homestead** 605 Bacchus Marsh Road, Lovely Banks	-	-	-	-	-	Yes Ref.No.H283	Yes	No
HO1991	**Residence** 785 Bacchus Marsh Road, Anakie To the extent of the dwelling and a curtilage of 10 metres.	No	No	No	Yes	No	No	No	No

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?
	Incorporated Plan: *Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016*								
HO281	**"Wooloomanata" Homestead** 1580 Bacchus Marsh Road, Lara	Yes	Yes	No	Yes	Yes-outbuilding	No	Yes	No
HO1754	**"Goral"** 35 Bailey Street, Belmont	No	No	No	Yes	No	No	No	No
HO312	**Former Moorabool Railway Station** 275 Ballan Road, Moorabool	-	-	-	-	-	Yes Ref.No.H1579	Yes	No
HO310	**"Craigton" Homestead** 285-365 Ballan Road, Moorabool	Yes	No	No	Yes	No	No	Yes	No
HO25	Marathon Estate Woolshed & Yard Complex 1435-1475 Ballan Road, Anakie **Statement of Significance:** HO25 Marathon Estate Woolshed & Yard Complex Statement of Significance (City of Greater Geelong, March 2023)	Yes	No	No	Yes	No	No	Yes	No
HO23	**Anakie Presbyterian Church** 1985 Ballan Road, Anakie	Yes	Yes	No	Yes	Yes-outbuilding	No	Yes	No
HO154	**McKellar Memorial Chapel** 45-99 Ballarat Road, North Geelong **Statement of Significance:**	Yes	No	No	Yes	No	No	Yes	No

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?
	HO154 McKellar Memorial Chapel Statement of Significance (City of Greater Geelong, October 2023)								
HO203	**Kardinia International College (former Morongo)** 205 Ballarat Road and 5-61 Anakie Road, Bell Post Hill	-	-	-	-	-	Yes Ref.No.H1138	Yes	No
HO1727	**Kardinia International College (former Morongo)** 205 Ballarat Road, Bell Post Hill	Yes	No	Yes	Yes	Yes- outbuilding	No	Yes	No
HO1720	**Former Barwon Water Bell Post Hill Service Basin Valve House** 210 Ballarat Road, Hamlyn Heights	Yes	No	No	Yes	No	No	No	No
HO42	**"Lynnburn" Homestead and outbuildings** 540-610 Ballarat Road, Batesford	Yes	No	No	Yes	Yes- outbuildings	No	Yes	No
HO853	**Residence** 3 Balliang Street, Geelong	No	No	No	Yes	No	No	No	No
HO854	**Residence** 5 Balliang Street, Geelong	No	No	No	Yes	No	No	No	No
HO855	**Residence** 11 Balliang Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO856	**Residence** 13 Balliang Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO857	**Brinsmead House**	No	No	No	Yes	No	No	No	No

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?
	14 Balliang Street, Geelong								
HO858	**Residence** 17 Balliang Street, Geelong	No	No	No	Yes	No	No	No	No
HO861	**Residence** 76 Balliang Street, Geelong	No	No	No	Yes	No	No	No	No
HO862	**Residence** 25 Balmoral Crescent, Geelong	Yes	No	No	Yes	No	No	No	No
HO148	**Grecian's Cottage** 9 Bambra Street, Geelong	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO1536	**Railway bridge over Yarrum Creek** Banks Road, Marcus Hill To the extent of all the land within 10 metres of the bridge.	Yes	No	No	Yes	No	No	No	No
HO1755	**Residence** 5 Barrabool Road, Belmont	Yes	No	Yes- 3 eucalyptus trees	Yes	No	No	No	No
HO271	**Sandstone Cottage** 517 Barrabool Road, Ceres	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO63	**Sandstone Cottage** 523 Barrabool Road, Ceres	Yes	No	No	Yes	No	No	Yes	No
HO62	**Sandstone Cottage (formerly Smithy's Residence)** 539 Barrabool Road, Ceres	Yes	No	No	Yes	No	No	Yes	No

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?
HO2008	**Ceres Primary School** 605 Barrabool Road, Ceres	Yes- early Barrabool stone school building only	No	No	Yes	No	No	No	No
HO68	**"Newlands" Homestead** 670 Barrabool Road, Ceres	Yes	Yes	No	Yes	No	No	Yes	No
HO1757	**South Barwon Reserve Memorial** Fronting Barwon Heads Road, Belmont To the extent of all the land within 5 metres of the memorial.	Yes	No	No	Yes	No	No	No	No
HO1537	**Barwon Heads Bridge** over Barwon River, Barwon Heads-Ocean Grove Road, Barwon Heads and Ocean Grove	-	-	-	-	-	Yes Ref.No.H1848	No	No
HO343	**RSL Monument** Barwon Heads Road, Belmont To the extent of all the land within 5 metres of the monument.	Yes	No	No	Yes	No	No	No	No
HO1704	**Housen-Halle (former Connewarre Hall)** 1280 Barwon Heads Road, Connewarre	No	No	Yes	Yes	No	No	Yes	No
HO1705	**Residence** 1392 Barwon Heads Road, Connewarre	No	No	Yes	Yes	No	No	No	No
HO1706	**Geelong Aero Club (former Connewarre Presbyterian Church)**	No	No	No	Yes	No	No	Yes	No

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?
	1411-1419 Barwon Heads Road, Connewarre								
HO1707	**Diesel Engine** Asparagus Farm (former) now 13th Beach Golf Club (to the extent of 5 metres around the machine) 1732 Barwon Heads Road, Connewarre	No	No	No	Yes	No	No	No	No
HO56	**Ovoid Sewer Aqueduct over Barwon River** 140 Tanner Street, Breakwater and 91-97 Tannery Road, Charlemont	-	-	-	-	-	Yes Ref.No.H895	No	No
HO1844	**Bridge over Barwon River c1926** High Street and Moorabool Street, Belmont	Yes	No	No	Yes	No	No	No	No
HO1843	**Macintyre Foot Bridge c1968** over Barwon River, Belmont	Yes	No	No	Yes	No	No	No	No
HO45	**Bucyrus Railroad Steam Shovel** Batesford Quarry, Batesford	-	-	-	-	-	Yes Ref.No.H1918	No	No
HO236	**Stella Maris Convent** 39 Bay Street, North Geelong	Yes	No	No	Yes	No	No	Yes	No
HO109	**“Bayswater” Residence** 4 Bayswater Road, Newtown	No	No	No	Yes	No	No	Yes	No
HO630	**Residence** 16 Beach Parade, Geelong West	No	No	Yes	Yes	Yes- fence	No	No	No
HO632	**Residence**	No	No	No	Yes	Yes- fence	No	No	No

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?
	24 Beach Parade, Geelong West								
HO1538	**WW2 Store** Belchers Road (off), Drysdale	Yes	No	No	Yes	No	No	No	No
HO633	**Residence** 17 Bell Parade, Drumcondra	Yes	No	Yes	Yes	No	No	No	No
HO1539	**Residence (former Moolap Inn)** 350 Bellarine Highway, Moolap	Yes	No	No	Yes	No	No	No	No
HO287	**"Springfield" Residence** 532-560 Bellarine Highway, Leopold	No	No	No	Yes	No	No	Yes	No
HO1540	**Leopold Hall** 805 Bellarine Highway, Leopold	No	No	No	Yes	No	No	Yes	No
HO1541	**Marcus Hill State School (former)** 1880 Bellarine Highway, Marcus Hill	No	No	Yes	Yes	No	No	No	No
HO300	**"Carlyle" House** 2041-2119 Bellarine Highway, Marcus Hill	Yes	No	No	Yes	No	No	Yes	No
HO301	**"Suma Park" Homestead** including weatherboard cottage and barn 2121-2259 Bellarine Highway, Marcus Hill	Yes	Yes	No	Yes	Yes-outbuilding	No	Yes	No
HO864	**Belle Vue Hotel (former)** 10 Bellerine Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO865	**Lord Nelson Hotel** 7-21 Bellerine Street, Geelong	Yes	No	No	Yes	No	No	No	No

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?
HO866	**Residence** 53 Bellerine Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO867	**Consulting Rooms** 55 Bellerine Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO868	**De Garis House (rear-Baxter House)** 56-58 Bellerine Street, Geelong	Yes	No	Yes	Yes	No	No	No	No
HO869	**Residence** 70 Bellerine Street, Geelong	No	No	No	Yes	No	No	No	No
HO870	**Shop** 162 Bellerine Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO871	**Haimes Memorial Homes** 169-177 Bellerine Street, Geelong	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO873	**Residence (rear)** 196 Bellerine Street, Geelong	No	No	No	Yes	Yes- outbuilding	No	No	No
HO874	**Residence** 247 Bellerine Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO875	**Residence** 273 Bellerine Street, Geelong	No	No	No	Yes	No	No	No	No
HO876	**Residence** 308 Bellerine Street, Geelong	No	No	No	Yes	Yes- fence	No	Yes	No
HO877	**Residence** 310 Bellerine Street, Geelong	No	No	No	Yes	No	No	Yes	No

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?
HO878	**Residence** 316 Bellerine Street, Geelong	No	No	No	Yes	No	No	Yes	No
HO635	**Residence** 1 Bendigo Street, Geelong West	No	No	No	Yes	No	No	No	No
HO636	**Residence** 6 Bendigo Street, Geelong West	Yes	No	Yes	Yes	No	No	No	No
HO142	**Geelong Grammar School** Original 1912-13 building complex 50 Biddlecombe Road, Corio	Yes	No	No	Yes	Yes- outbuilding and fence (Lunan Gates)	No	Yes	No
HO1709	**Sewerage Vent Stack** Foreshore reserve, end Blackrock Road, Connewarre	Yes	No	No	Yes	No	No	No	No
HO1542	**Miller Boys Memorial** Bluff Road, St Leonards To the extent of all the land within 5 metres of the memorial.	Yes	No	No	Yes	No	No	No	No
HO879	**Residence** 25 Board Place, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO1245	**Newtown and Chilwell Free Kindergarten** 25 Bond Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO638	**Holy Spirit Church** 25-31 Bostock Avenue, Manifold Heights	-	-	-	-	-	Yes Ref.No.H1110	No	No
HO637	**Ashby Uniting Church (former), now Islamic Mosque**	Yes	No	No	Yes	No	No	No	No

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?
	45-47 Bostock Avenue, Manifold Heights								
HO1543	**Residence (former "Black Swan" Hotel)** 169 Boundary Road, Whittington	Yes	No	No	Yes	No	No	Yes	No
HO639	**Residence** 5 Bowlers Avenue, Geelong West	No	No	No	Yes	No	No	No	No
HO1987	**Former Duck Ponds Parsonage and School** 25 Branch Road, Little River To the extent of the former parsonage and school building, including a curtilage of 10 metres on all sides.	Yes	No	No	Yes	No	No	No	No
HO158	**"Greystanes" House** 2 Brassey Avenue, Highton	Yes	No	Yes	Yes	No	No	Yes	No
HO54	**Breakwater** Breakwater Road, Breakwater	No	No	No	Yes	No	No	No	No
HO884	**Residence** 3 Breakwater Road, Breakwater	Yes	No	No	Yes	Yes-outbuildings	No	No	No
HO1712	**Ruinous Cottage** To the extent of the area to the front boundary line, 5 metres to the north and south and 10 metres to the east from the ruinous cottage. 291-295 Breamlea Road, Connewarre	No	No	No	Yes	No	No	No	No
HO1247	**E.P. Robinson Wool Scourer** 13 Bridge Street, Newtown	Yes	No	No	Yes	Yes-outbuildings	No	Yes	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?
HO1989	**Residence** 9 Bridge Road, Barwon Heads	No	No	Yes- cypress tree	Yes	No	No	No	No
HO1651	**Residence** 21 Bridge Road, Barwon Heads	No	No	Yes- palm tree	Yes	No	No	No	No
HO1653	**Residence** 47 Bridge Road, Barwon Heads	No	No	No	Yes	No	No	No	No
HO640	**Residence** 1 Britannia Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO641	**Residence** 72 Britannia Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO2013	**Former Dennys Lascelles Woolstore** 20 Brougham Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO130	**Geelong Customs House (former)** The heritage place includes Edward VII Statue 57 Brougham Street, Geelong	-	-	-	-	-	Yes Ref.No.H1892	Yes	No
HO140	**The Geelong Club** 74 Brougham Street, Geelong	-	-	-	-	-	Yes Ref.No.H1133	Yes	No
HO886	**Electric Lighting and Traction Co.** 78-80 Brougham Street, Geelong	Yes	No	No	Yes	No	No	No	No

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HO1725	**Geelong Christian College, Junior Campus** 39-47 Broughton Drive, Belmont	Yes	No	Yes- 1 Norfolk Pine tree only	Yes	No	No	Yes	No
HO887	**Residence** 4 Brown Street, Geelong	No	No	No	Yes	Yes-fence	No	No	No
HO1544	**St. John's Anglican Church** 11 Brown Street, Portarlington	Yes	No	No	Yes	No	No	Yes	No
HO888	**Residence** 13 Brown Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO1545	**Masonic Hall** former Temperance Hall only 28 Brown Street, Portarlington	Yes	No	No	Yes	No	No	Yes	No
HO1993	**"Laurence Park" Residence** 125 Buckingham Street, Lara To the extent of the dwelling and outbuildings to a depth of 60 metres from the front boundary and 1500 mm either side of the outbuildings to the dwelling.	Yes	No	No	Yes	Yes- stone stables and ruins	No	No	No
HO1256	**"Sayonara" Residence** 12 Buckland Avenue, Newtown	No	No	No	Yes	Yes- fence	No	No	No
HO1261	**Residence** 17A Buckland Avenue, Newtown	Yes	No	No	Yes	No	No	No	No
HO1265	**Residence** 22 Buckland Avenue, Newtown	Yes	No	No	Yes	No	No	No	No

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HO1269	**Residence** 28 Buckland Avenue, Newtown	No	No	No	Yes	Yes- fence	No	No	No
HO1271	**Residence** 32 Buckland Avenue, Newtown	Yes	No	No	Yes	No	No	No	No
HO1273	**“Torbank” Residence** 39 Buckland Avenue, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1275	**"Kanoona" Residence** 42 Buckland Avenue, Newtown	No	No	No	Yes	Yes- fence	No	No	No
HO1726	**Geelong Christian College, Middle Campus** 18A & 18-32 Burdekin Drive, Highton	Yes	No	No	Yes	No	No	Yes	No

2.3 Streets C-G

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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?
HO1657	**Residence** 19 Campbell Street, Barwon Heads	No	No	No	Yes	No	No	No	No
HO643	**Residence** 7 Candover Street, Geelong West	Yes	No	No	Yes	Yes- outbuilding	No	No	No

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HO645	**Residence** 18 Candover Street, Geelong West	No	No	No	Yes	Yes- fence	No	No	No
HO646	**Residence** 23 Candover Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO647	**Residence** 25 Candover Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO648	**Residence** 37 Candover Street, Geelong West	No	No	No	Yes	Yes- outbuilding	No	No	No
HO649	**Residence** 53 Candover Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO1658	**Residence** 2 Carr Street, Barwon Heads	No	No	No	Yes	No	No	No	No
HO1659	**Stone Fence & Trees** 20 Carr Street, Barwon Heads	No	No	Yes- cypress trees	Yes	Yes- front stone fence	No	No	No
HO1546	**“Avondale” Residence** 10 Church Road, Bellarine	No	No	Yes	Yes	No	No	No	No
HO50	**Bellarine Uniting Church (former), now Methodist Church (former)** 42-50 Church Road, Bellarine	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO1547	**Uniting Church Hall** 42-50 Church Road, Bellarine	No	No	Yes	Yes	No	No	Yes	No
HO1759	**Residence (front residence)** 2 Church Street, Belmont	No	No	No	Yes	No	No	No	No

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HO1760	**Residence** 8 Church Street, Belmont	No	No	No	Yes	No	No	No	No
HO1761	**Residence** 10 Church Street, Belmont	No	No	No	Yes	No	No	No	No
HO650	**Residence** 59 Church Street, Geelong West	No	No	No	Yes	No	No	No	No
HO92	**J.F. Archibald Memorial** 66-76 Church Street, Geelong West To the extent of all the land within 5 metres of the plaque.	Yes	No	No	Yes	No	No	No	No
HO651	**Saleyards Hotel** 77 Church Street, Geelong West	No	No	No	Yes	No	No	Yes	No
HO125	**“Clonard” Residence** 225 Church Street, Manifold Heights	Yes	No	Yes	Yes	No	No	Yes	No
HO1277	**Residence** 7 Claremont Avenue, Newtown	Yes	No	No	Yes	No	No	No	No
HO1278	**Residence** 8 Claremont Avenue, Newtown	No	No	No	Yes	Yes- fence	No	No	No
HO1279	**Residence** 10 Claremont Avenue, Newtown	No	No	No	Yes	Yes- fence	No	No	No
HO1280	**"Bournemouth" Residence** 11 Claremont Avenue, Newtown	No	No	No	Yes	Yes- fence	No	No	No
HO652	**Community Centre**	No	No	No	Yes	No	No	No	No

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	7-9 Clarence Street, Geelong West								
HO654	**Residence** 109 Clarence Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO1283	**Residence** 50 Clarke Street, Newtown	No	No	Yes	Yes	Yes- fence	No	No	No
HO1735	**"Petriwil" Residence** 75 Clarkes Road, Fyansford	Yes	No	Yes	Yes	No	No	No	No
HO1548	**Post Office (former)** 10-12 Clifton Springs Road, Drysdale	Yes	No	No	Yes	No	No	Yes	No
HO1549	**Residence (former Bakery)** 23 Clifton Springs Road, Drysdale	No	No	No	Yes	No	No	Yes	No
HO1550	**Drysdale State School** 52 Clifton Springs Road, Drysdale	Yes	No	No	Yes	No	No	Yes	No
HO2009	**Ceres Recreation Reserve (including Memorial Gates & Trees)** 20 Cochranes Road, Ceres	Yes- memorial gates only	No	Yes- mature Cypress trees	Yes	No	No	No	No
HO1551	**Drysdale Hotel** 8-14 Collins Street, Drysdale	Yes	No	No	Yes	No	No	Yes	No
HO81	**St James Anglican Church** 45-55 Collins Street, Drysdale	Yes	Yes	No	Yes	No	No	Yes	No
HO1552	**St. James Church Hall** 55 Collins Street, Drysdale	No	No	No	Yes	No	No	Yes	No

GREATER GEELONG PLANNING SCHEME

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HO1553	**Residence** former vicarage to St. James 56 Collins Street, Drysdale	No	No	No	Yes	No	No	No	No
HO891	**Stephens House** 10 Connor Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO892	**Residence** 11 Connor Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO655	**Residence** 30 Coquette Street, Geelong West	No	No	No	Yes	No	No	No	No
HO656	**Residence** 32 Coquette Street, Geelong West	No	No	No	Yes	No	No	No	No
HO657	**Residence** 34 Coquette Street, Geelong West	No	No	No	Yes	No	No	No	No
HO658	**Residence** 36 Coquette Street, Geelong West	No	No	No	Yes	No	No	No	No
HO659	**Residence** 38 Coquette Street, Geelong West	No	No	No	Yes	No	No	No	No
HO383	**Geelong Wool Exchange (former)** 44 Corio Street, Geelong	-	-	-	-	-	Yes Ref.No.H622	Yes	No
HO893	**Bush Inn Hotel** 58 Corio Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO399	**Former Scottish Chiefs Hotel**	-	-	-	-	-	Yes	Yes	No

GREATER GEELONG PLANNING SCHEME

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	99 Corio Street, Geelong						Ref.No.H662		
HO248	**Volum Brewery Malthouse** (southern façade only and supporting western wall to a depth of 4.5 metres) 101 Corio Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO126	**Coronal** 7 Coronal Avenue, Newtown **Statement of Significance:** HO126 Coronal, 7 Coronal Avenue, Newtown Statement of Significance (City of Greater Geelong, December 2022)	Yes	Yes	Yes	Yes	No	No	Yes	No
HO660	**Residence/Office** 4 Coronation Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO219	**Terrace Residence** 6-12 Coronation Street, Geelong West	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO197	**Railway Culvert** To the extent of all the land within 10 metres of the culvert. Cowies Creek, North Geelong	Yes	No	No	Yes	No	No	No	No
HO1554	**Residence (former Post Office)** 60 Cresswell Street, Marcus Hill	No	No	Yes	Yes	Yes- outbuildings	No	No	No
HO82	**War Veterans Home (former)** 1-19 Crimea Street, Drysdale	Yes	Yes	No	Yes	No	No	Yes	No
HO43	**Batesford Presbyterian Church**	Yes	Yes	No	Yes	Yes- fence	No	Yes	No

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	31-33 Cross Street, Batesford								
HO2020	**Former Batesford Presbyterian Manse** 35 Cross Street, Batesford	Yes	No	No	Yes	Yes- fence	No	No	No
HO39	**"Innisfail" House** 45 Cross Street, Batesford	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO1768	**Alexander Miller Memorial Homes** 1-12/7 Culbin Avenue, Belmont	Yes	No	Yes- front garden and trees	Yes	No	No	No	No
HO1935	**Semi-Detached Dwellings** 35 & 37 Cumberland Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1936	**Residence** 39 Cumberland Street, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1994	**Tower and Lintel stone** Holy Trinity Church, 29 Curletts Road, Lara To the extent of the tower and Lintel stone only.	Yes	No	No	Yes	No	No	No	No
HO1995	**Cottage** 85 Curletts Road, Lara To the extent of the front fenced portion of the site, including the dwelling and attached structures, to a depth of 40 metres from the front boundary. **Incorporated Plan:** *Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016*	No	No	No	Yes	No	No	No	No

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?
HO661	**Residence** 5 Dearnley Street, Geelong West	Yes	No	No	Yes	Yes- fence	No	No	No
HO370	**Greenstones Axe Quarry** Off Dog Rocks Road, Batesford	No	No	No	Yes	No	No	No	No
HO662	**Residence** 4 Douglass Street, Geelong West	No	No	No	Yes	No	No	No	No
HO1555	**Ocean Grove Primary School** 23 Draper Street, Ocean Grove	No	No	Yes	Yes	No	No	Yes	No
HO1556	**Hall (former St. Peter's Church of England)** 33 Draper Street, Ocean Grove	No	No	Yes	Yes	No	No	Yes	No
HO663	**Residence** 25 Drumcondra Avenue, Drumcondra	Yes	No	No	Yes	Yes- fence	No	No	No
HO1557	**Residence (former Mansell Lodge)** 6 Drysdale Street, Portarlington	No	No	No	Yes	No	No	No	No
HO1558	**"Claremont" Residence** 17 Drysdale Street, Portarlington	No	No	No	Yes	No	No	No	No
HO1783	**Residence** 9 Dudley Street, Belmont	No	No	No	Yes	No	No	No	No
HO1559	**St. Paul's Anglican Church** 10-12 Dudley Parade, St Leonards	No	No	No	Yes	No	No	Yes	No
HO1560	**"Crescent" Residence** 40 Earles Road, Moolap	Yes	Yes	No	Yes	No	No	Yes	No

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HO906	**Walbaringa Flats (former)** 16 & 18 Eastern Beach Road, Geelong	Yes	No	Yes	Yes	No	No	No	No
HO95	**"Ariston" and "Jesmond" Residence** 32-34 Eastern Beach Road, Geelong	Yes	Yes	Yes	Yes	Yes- fence	No	Yes	No
HO907	**Residence** 36 Eastern Beach Road, Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO908	**Residence** 40 Eastern Beach Road, Geelong	Yes	No	No	Yes	No	No	No	No
HO910	**Residence** 46 Eastern Beach Road, Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO911	**Residence** 48 Eastern Beach Road, Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO912	**Fence** 54 Eastern Beach Road, Geelong To the extent of all the land within 5 metres of the fence.	Yes	No	No	Yes	Yes- fence	No	No	No
HO8	**"Corio Villa" House** 56-58 Eastern Beach Road, Geelong	-	-	-	-	-	Yes Ref.No.H193	Yes	No
HO903	**Eastern Beach Bathing Complex and Reserve** 31 Eastern Beach Road and 1 Ritchie Boulevard, Geelong	-	-	-	-	-	Yes Ref.No.H929	Yes	No
HO1284	**"Laburnum" Residence** 9 Elderslie Terrace , Newtown	No	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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HO1285	**Residence** 21 Elderslie Terrace, Newtown	No	No	No	Yes	No	No	No	No
HO664	**Residence** 54 Elizabeth Street, Geelong West	Yes	No	No	Yes	Yes- outbuilding	No	No	No
HO665	**Shop** 71 Elizabeth Street, Geelong West	Yes	No	No	Yes	No	No	Yes	No
HO666	**Residence** 90 Elizabeth Street, Geelong West	No	No	Yes	Yes	Yes- fence	No	No	No
HO667	**"St Elmo" Residence** 127 Elizabeth Street, Geelong West	-	-	-	-	-	Yes Ref.No.H1180	Yes	No
HO680	**Residence** 12 Eureka Street, Geelong West	No	No	No	Yes	No	No	No	No
HO1785	**Residence** 17 Evans Street, Belmont	No	No	No	Yes	No	No	No	No
HO1786	**Residence** 27 Evans Street, Belmont	No	No	No	Yes	No	No	No	No
HO1660	**Bluestone Retaining Wall** 1 Ewing Blyth Drive, Barwon Heads	Yes	No	No	Yes	Yes- bluestone wall	No	No	No
HO1661	**Barwon Heads Park** 1 Ewing Blyth Drive, Barwon Heads	No	No	Yes	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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HO1662	**Earl of Charlemont Anchor, Barwon Heads Park** To the extent of 5 metres around the anchor 7-71 Ewing Blyth Drive, Barwon Heads	Yes	No	No	Yes	No	No	No	No
HO1663	**Barwon Heads Jetties & Co-op Sheds, Barwon Heads Park** 7-71 Ewing Blyth Drive, Barwon Heads	No	No	No	Yes	No	No	Yes	No
HO1664	**Boot Room,Barwon Heads Park** 7-71 Ewing Blyth Drive, Barwon Heads	No	No	No	Yes	No	No	Yes	No
HO1665	**Orungal Secondary Anchor, Barwon Heads Park** To the extent of 5 metres around the anchor 7-71 Ewing Blyth Drive, Barwon Heads	Yes	No	No	Yes	No	No	No	No
HO1666	**Lobster Pot Dance Hall (former), Barwon Heads Park** 7-71 Ewing Blyth Drive, Barwon Heads	No	No	No	Yes	No	No	Yes	No
HO33	**Earl of Charlemont Memorial** 7-71 Ewing Blyth Drive, Barwon Heads To the extent of all the land within 5 metres of the plaque.	Yes	No	No	Yes	No	No	No	No
HO1667	**Residence** 20 Ewing Blyth Drive, Barwon Heads	No	No	Yes- two golden cypress trees	Yes	No	No	No	No
HO914	**Barwon Woollen Mill Co. Works - Godfrey Hirst**	Yes	No	No	Yes	Yes- fence & outbuildings	No	Yes	No

GREATER GEELONG PLANNING SCHEME

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	7-9 Factories Road, Geelong								
HO1286	**"Carinya" (former) Residence** 88 Fairview Avenue, Newtown	Yes	No	No	Yes	No	No	No	No
HO915	**Gordon Technical College** 6 Fenwick Street, Geelong	-	-	-	-	-	Yes Ref.No. H1019	Yes	No
HO916	**Residence** 9 Fenwick Street, Geelong	No	No	No	Yes	No	No	Yes	No
HO917	**Reformed Presbyterian Church** 10 Fenwick Street, Geelong	Yes	Yes	No	Yes	No	No	Yes	No
HO918	**Residence** 11 Fenwick Street, Geelong	No	No	No	Yes	No	No	Yes	No
HO919	**Residence** 12 Fenwick Street, Geelong	No	No	No	Yes	No	No	No	No
HO920	**Baptist Church and Sunday School - Church of Christian Scientists** 14 Fenwick Street, Geelong	Yes	No	No	Yes	Yes-outbuilding (hall)	No	Yes	No
HO921	**Residence** 28 Fenwick Street, Geelong	Yes	No	No	Yes	Yes-outbuilding	No	Yes	No
HO922	**Olrig House** 32 Fenwick Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO135	**"Eudoxus" Prefabricated iron residence** 34 Fenwick Street, Geelong	-	-	-	-	-	Yes Ref.No.H1119	Yes	No

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?
HO923	**Residence** 42 Fenwick Street, Geelong	Yes	No	No	Yes	No	(Part Ref.No. H1106 Railway Tunnel)	No	No
HO924	**Residence** 44 Fenwick Street, Geelong	Yes	No	No	Yes	No	(Part Ref.No.H1106 Railway Tunnel)	No	No
HO108	**"Barwon Grange" Residence** 25 Fernleigh Street, Newtown	-	-	-	-	-	Yes Ref.No.H1102	Yes	No
HO925	**Longville House** 2 Fitzroy Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO926	**Residence** 12 Fitzroy Street, Geelong	No	No	Yes	Yes	No	No	No	No
HO927	**Residence** 34 Fitzroy Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO160	**Horse Trough** Fitzroy Street (between Fitzroy Street and Sydney Parade), Geelong The trough is located within the street reservation, opposite 350 Ryrie Street and the extent of designation applies to all the land within 5 metres of the trough.	Yes	No	No	Yes	No	No	No	No
HO930	**Residence** 128 Fitzroy Street, Geelong	No	No	Yes	Yes	Yes- fence	No	No	No
HO931	**Dennys Lascelles Ltd. Woolstores (former)**	Yes	No	No	Yes	No	No	Yes	No

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?
	135 Fitzroy Street, Geelong								
HO1996	**Pioneers' Memorial Cairn** 1B Flinders Avenue, Lara To the extent of the surrounding curtilage bounded by the corner kerb (south west) and the footpath (north) encompassing the mulched area.	Yes	No	No	Yes	No	No	No	No
HO1997	**Lara Uniting Church Complex** 1B Flinders Avenue, Lara **Incorporated Plan:** *Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016*	Yes	No	No	Yes	No	No	No	No
HO1998	**"The Pines" Residence** 450 Flinders Avenue, Lara To the extent of the front portion of the site, including the front garden and side driveway, Edwardian dwelling and the rear yard of the dwelling enclosed by fencing. **Incorporated Plan:** *Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016*	No	No	No	Yes	No	No	No	No
HO1668	**Shop** 1 Flinders Parade, Barwon Heads	Yes	No	No	Yes	No	No	Yes	No
HO382	**Matthew Flinders Memorial Plaques** Flinders Peak, You Yangs	Yes	No	No	Yes	No	No	No	No

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?
	To the extent of all the land within 5 metres of the plaque.								
HO1973	**Limella Cottage** 31-45 Forest Road South, Lara	No	No	Yes- the peppercorn trees on the south side of the property.	Yes	No	No	No	No
HO1974	**Cottage** 51 Forest Road South, Lara To the extent of the entire site, to all of the boundaries of the title.	No	No	No	Yes	No	No	No	No
HO1975	**Former Lake Bank Hotel Complex** 110-120 Forest Road South, Lara To the extent of: ▪ the part of the former hotel site, including the former hotel building and outbuildings, situated on lots 2–10 of Plan of Subdivision 708889; ▪ the full length of the stone wall that extends along the Forest Road boundary, with a 1 metre curtilage on each side of the wall; ▪ the gabled outbuilding in the wall, with a 1 metre curtilage; ▪ the Forest Road South road reservation immediately outside of the hotel building complex; and the south-eastern portion of the road reserve of Museum Place, to the west of the building complex.	Yes	Yes	Yes	Yes	Yes	No	No	No

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?
HO1976	**Clover Hill Farm** 155 Forest Road South, Lara To the extent of the surviving dwelling and land 5 metres each side and 20 metres to the rear and the land between the dwelling and the Forest Road South boundary. **Incorporated Plan:** *Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016*	Yes	No	No	Yes	No	No	No	No
HO932	**Residence** 30 Foster Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1788	**Residence** 2 Francis Street, Belmont	No	No	No	Yes	No	No	No	No
HO1789	**Residence** 4 Francis Street, Belmont	No	No	No	Yes	No	No	No	No
HO1790	**Residence** 5 Francis Street, Belmont	No	No	No	Yes	No	No	No	No
HO1791	**Residence** 6 Francis Street, Belmont	No	No	No	Yes	No	No	No	No
HO1792	**Residence** 11 Francis Street, Belmont	No	No	No	Yes	No	No	No	No
HO1793	**Residence** 18 Francis Street, Belmont	No	No	No	Yes	No	No	No	No
HO1797	**Residence**	No	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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?
	63 Francis Street, Belmont								
HO1799	**Residence** 84 Francis Street, Belmont	No	No	Yes- Norfolk pine tree	Yes	No	No	No	No
HO1800	**Residence** 99 Francis Street, Belmont	No	No	No	Yes	No	No	No	No
HO261	**Winter's Cellars** 197 Francis Street, Grovedale	Yes	No	No	Yes	No	No	Yes	No
HO933	**Residence** 14 Frederick Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO934	**Residence** 37 Fyans Street, Geelong	No	No	No	Yes	No	No	No	No
HO935	**Residence** 75 Fyans Street, Geelong	No	No	No	Yes	No	No	No	No
HO1736	**Former Junction/Keens Hotel ruins** 5-55 Fyansford-Gheringhap Road, Fyansford	Yes	No	Yes	Yes	No	Yes	Yes	No
HO48	**Gange Cemetery** 9A Gange Place, Clifton Springs	Yes	No	No	Yes	No	No	No	No
HO880	**Eastern Park and Geelong Botanic Gardens and First Customs House** 1-55 Garden Street, East Geelong The heritage place includes LaTrobe Plaque	-	-	-	-	-	Yes Ref.No.H185 & Ref.No.H2095	No	No

GREATER GEELONG PLANNING SCHEME

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?
HO14	**"Merchiston Hall" Residence** 2A Garden Street, Geelong	-	-	-	-	-	Yes Ref.No.H192	Yes	No
HO937	**Residence** 8 Garden Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO938	**Shop and Residence** 24 Garden Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO939	**Residence** 77 Garden Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO940	**Residence** 102 Garden Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO941	**Residence** 117 Garden Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO943	**Residence** 185 Garden Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO1977	**Cottage complex** 80 Gebbies Road, Lara	Yes	No	Yes- peppercorn trees	Yes	Yes- former kitchen, dairy, bakery and farm outbuilding in the south-east corner of the site	No	No	No
HO36	**Moorabool Railway Viaduct** Geelong-Ballarat Railway over Moorabool River, Moorabool	-	-	-	-	-	Yes Ref.No.H1105	No	No

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?
HO1970	**Cowies Creek Rail Bridge No 1** Geelong-Gheringhap Railway (Geelong-Ballarat Railway), Bell Post Hill and Lovely Banks	-	-	-	-	-	Yes Ref.No.H2240	No	No
HO1971	**Cowies Creek Rail Bridge No 2** Geelong-Gheringhap Railway (Geelong-Ballarat Railway), Moorabool	-	-	-	-	-	Yes Ref.No.H2241	No	No
HO1561	**Geelong-Queenscliff Railway Line** between South Geelong and Point Lonsdale to the extent of all the land within 5 metres either side of the centre line of the railway line.	No	No	No	Yes	No	No	No	No
HO1670	**Residence** 26 George Street, Barwon Heads	No	No	No	Yes	No	No	No	No
HO1671	**Residence** 29 George Street, Barwon Heads	Yes	No	No	Yes	No	No	No	No
HO1802	**"Grandview"** 26 George Street, Belmont	No	No	No	Yes	Yes- front fence	No	No	No
HO681	**Residence** 13 George Street, Geelong West	No	No	No	Yes	No	No	No	No
HO682	**Residence** 15 George Street, Geelong West	No	No	No	Yes	No	No	No	No
HO683	**Residence** 17 George Street, Geelong West	No	No	No	Yes	No	No	No	No
HO684	**Residence**	No	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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?
	19 George Street, Geelong West								
HO685	**Residence** 21 George Street, Geelong West	No	No	No	Yes	No	No	No	No
HO686	**Residence** 23 George Street, Geelong West	No	No	No	Yes	No	No	No	No
HO687	**Residence** 25 George Street, Geelong West	No	No	No	Yes	No	No	No	No
HO688	**Residence** 27 George Street, Geelong West	No	No	No	Yes	No	No	No	No
HO1287	**Residence** 47 George Street, Newtown	No	No	No	Yes	Yes- outbuilding	No	No	No
HO1288	**Residence** 49 George Street, Newtown	No	No	No	Yes	Yes- outbuilding	No	No	No
HO209	**“Pineville” Nursing home** 2-12 Gertrude Street, Geelong West	Yes	No	Yes	Yes	Yes- outbuilding	No	Yes	No
HO689	**Residence** 9 Gertrude Street, Geelong West	-	-	-	-	-	Yes Ref.No.H1124	No	No
HO690	**Residence** 35 Gertrude Street, Geelong West	Yes	No	No	Yes	Yes- fence	No	No	No
HO111	**Belcher Drinking Fountain** Gheringhap Street and Malop Street (Cnr) Roundabout, Geelong	-	-	-	-	-	Yes Ref.No.H1116	No	No

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HO944	**Dalgety & Co. Ltd** 1-11 Gheringhap Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO386	**Dalgety & Co. Woolstore (fronting Western Beach)** 1-11 Gheringhap Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO152	**"Golden Age" Hotel** 2-4 Gheringhap Street, Geelong	-	-	-	-	-	Yes Ref.No.H1161	Yes	No
HO102	**Johnstone Park** 24-28 Gheringhap Street, Geelong	-	-	-	-	-	Yes Ref.No.H1114	No	No
HO1621	**Peace Memorial** Johnstone Park, 24-28 Gheringhap Street and 49 Little Malop Street, Geelong	Yes	Yes- peace memorial interior only	No	Yes	No	No	Yes	No
HO122	**Geelong Town Hall** 30 Gheringhap Street, Geelong	-	-	-	-	-	Yes Ref.No.H184	Yes	No
HO945	**Court House (former)** 40 Gheringhap Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO946	**Telephone Exchange** 50 Gheringhap Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO947	**Hunt's Grocery** 55A Gheringhap Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO224	**Former St Giles Church and Free Church School**	-	-	-	-	-	Yes Ref.No.H633	Yes	No

GREATER GEELONG PLANNING SCHEME

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?
	72-80 Gheringhap Street, Geelong								
HO948	**Freemasons Hall** 79 Gheringhap Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO251	**"Wellwood Terrace"** 82-92 Gheringhap Street, Geelong	Yes	Yes	No	Yes	Yes- fence	No	Yes	No
HO949	**Residence** 142 Gheringhap Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO950	**Residence** 147 Gheringhap Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO951	**Residence** 149 Gheringhap Street, Geelong	No	No	No	Yes	No	No	No	No
HO952	**Residence** 158 Gheringhap Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO693	**Residence** 26 Girton Crescent, Geelong	No	No	No	Yes	Yes- outbuilding	No	No	No
HO151	**"Glenpanyal" Residence** 22 Glengate Road, Hamlyn Heights	Yes	No	Yes	Yes	No	No	Yes	No
HO694	**Residence** 5 Glenleith Avenue, Geelong West	No	No	No	Yes	Yes- outbuilding	No	No	No
HO696	**Residence** 25 Glenleith Avenue, Geelong West	No	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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?
HO1672	**Barwon Heads Golf Club Clubhouse** Golf Links Road, Barwon Heads The heritage place includes Cypress trees	-	-	-	-	-	Yes Ref.No.H2258	Yes	No
HO1673	**Jessie McKechnie Memorial Gates & Plaque, Barwon Heads State School** 3A Golf Links Road, Barwon Heads	Yes	No	No	Yes	No	No	No	No
HO1674	**"Jeancourt" Residence** 34 Golf Links Road, Barwon Heads	No	No	No	Yes	No	No	No	No
HO953	**Factory Complex** 8-10 Gravel Pits Road, Geelong	Yes	No	No	Yes	Yes-outbuilding	No	No	No
HO1292	**New Breed Furniture** (original Austral Paper Mills) Gregory Avenue, Newtown	Yes	No	No	Yes	Yes-outbuilding	No	Yes	No
HO1676	**Residence** 11 Grove Road, Barwon Heads	No	No	No	Yes	No	No	No	No
HO1679	**Residence** 33 Grove Road, Barwon Heads	No	No	No	Yes	No	No	No	No
HO2010	**“Barwonside”** 240 Gully Road, Ceres	No	No	No	Yes	No	No	No	No
HO2011	**“Erinvale”** 285 Gully Road, Ceres To the extent of the house and land, extending 25 metres from the east and 10 metres north of the house.	No	No	No	Yes	No	No	No	No

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?
HO955	**"Elvie" Residence** 18 Gurr Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No

2.4 Streets H-L

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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?
HO88	**Bridge over Moorabool River** Hamilton Highway, Fyansford	-	-	-	-	-	Yes Ref.No.H1108	No	No
HO4	**Old Swan Inn (former)** 4 Hamilton Highway, Fyansford The heritage place includes Bicentennial Commemorative Plaque off Hamilton Highway adjacent to Bridge	-	-	-	-	-	Yes Ref.No.H267	Yes	No
HO1533	**Fyansford Primary School (former)** 60-80 Hamilton Highway, Fyansford	Yes	No	No	Yes	Yes- outbuildings	No	Yes	No
HO1738	**"Condie" Residence** 370 Hamilton Highway, Fyansford	Yes	No	Yes- to the extent of 5 metres around	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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?
				the cypress trees					
HO1739	**Tulchan Ruins** 335-415 Hamilton Highway, Fyansford	Yes	No	No	Yes	No	No	No	No
HO89	**"Frogmore"** 425-465 Hamilton Highway, Fyansford	-	-	-	-	-	Yes Ref.No.H696	Yes	No
HO1562	**Residence (former Post Office)** 1 Harding Street, Portarlington	Yes	No	No	Yes	No	No	Yes	No
HO326	**R.S.L. Hall** 8 Harding Street, Portarlington	Yes	No	No	Yes	No	No	Yes	No
HO1563	**St. Patricks Catholic Hall** 10 Harding Street, Portarlington	No	No	No	Yes	No	No	Yes	No
HO1564	**Residence** (former Methodist Church of Portarlington) 27-29 Harding Street, Portarlington	Yes	No	No	Yes	No	No	No	No
HO1619	**School** 40-46 Hendy Street, Corio	No	No	No	Yes	No	No	Yes	No
HO1680	**Residence** 6 Henley Street, Barwon Heads	No	No	Yes- front cypress trees	Yes	No	No	No	No
HO1803	**Residence** 5 Herd Road, Belmont	No	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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HO1804	**Residence** 19 Herd Road, Belmont	No	No	No	Yes	Yes- front fence	No	No	No
HO1907	**Armytage House stables and classrooms (former) and The Hermitage Church of England Girls Grammar School classrooms (former)** 19-21 Hermitage Road, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO698	**Residence** 48 Heytesbury Street, Herne Hill	Yes	No	No	Yes	No	No	No	No
HO1978	**House and Dairy outbuilding** 30 Hicks Street, Lara To the grouping of buildings within the south-west corner of the property.	No	No	No	Yes	Yes- small gabled stone outbuilding	No	No	No
HO1805	**Residence** 84 High Street, Belmont	No	No	No	Yes	No	No	No	No
HO1806	**Residence** 86 High Street, Belmont	No	No	No	Yes	No	No	No	No
HO1807	**Shop/Office** 138-140 High Street, Belmont	Yes	No	No	Yes	No	No	Yes	No
HO1810	**Residence** 228 High Street, Belmont	No	No	No	Yes	No	No	No	No
HO1813	**Residence** 264 High Street, Belmont	No	No	No	Yes	No	No	No	No
HO1814	**Residence**	No	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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	266 High Street, Belmont								
HO1815	**Residence** 268 High Street, Belmont	No	No	No	Yes	No	No	No	No
HO78	**Former Bellarine Shire Hall and Court House** 11 High Street, Drysdale	Yes	Yes	No	Yes	No	No	Yes	No
HO1565	**War Memorial** 11 High Street, Drysdale To the extent of all the land within 5 metres of the memorial.	Yes	No	No	Yes	No	No	No	No
HO1566	**Drysdale Community Hall (former Methodist Sunday School)** 17 High Street, Drysdale	No	No	No	Yes	No	No	Yes	No
HO75	**Drysdale Free Library** 18-20 High Street, Drysdale	Yes	No	No	Yes	No	No	Yes	No
HO76	**Drysdale Uniting Church (former), now Methodist Church** 22-24 High Street, Drysdale	Yes	No	No	Yes	No	No	Yes	No
HO1681	**Residence & Outbuilding** 37 Hitchcock Avenue, Barwon Heads	No	No	No	Yes	Yes-outbuilding	No	Yes	No
HO1745	**c1890-1920 Post Box** To the extent of 3 metres around the Post Box opposite 51 Hitchcock Avenue, Barwon Heads	Yes	No	No	Yes	No	No	No	No

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?
HO1746	**Shop & Residence** 56 Hitchcock Avenue, Barwon Heads	Yes	No	No	Yes	No	No	Yes	No
HO1683	**All Saints Anglican Church** 61-63 Hitchcock Avenue, Barwon Heads	No	No	Yes	Yes	No	No	Yes	No
HO1685	**Barwon Heads Uniting Church** 71 Hitchcock Avenue, Barwon Heads	No	No	No	Yes	No	No	Yes	No
HO1686	**Barwon Heads Community Hall** 79 Hitchcock Avenue, Barwon Heads	Yes	No	No	Yes	No	No	Yes	No
HO1687	**Holy Family Catholic Church** 101 Hitchcock Avenue, Barwon Heads	No	No	Yes	Yes	No	No	Yes	No
HO1688	**"Maxwelton" Residence** 105 Hitchcock Avenue, Barwon Heads	No	No	Yes	Yes	No	No	No	No
HO378	**“St Albans” Homestead** 6-30 Homestead Drive, St Albans Park	-	-	-	-	-	Yes Ref.No.H741	Yes	No
HO699	**Residence** 12 Hope Street, Geelong West	No	No	No	Yes	No	No	No	No
HO700	**Residence** 14 Hope Street, Geelong West	No	No	No	Yes	No	No	No	No
HO701	**Residence** 24 Hope Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO702	**Residence** 25 Hope Street, Geelong West	Yes	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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?
HO703	**Residence** 26 Hope Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO704	**Residence** 27 Hope Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO705	**Residence** 32 Hope Street, Geelong West	No	No	No	Yes	No	No	No	No
HO706	**Residence** 34 Hope Street, Geelong West	No	No	No	Yes	No	No	No	No
HO707	**Residence** 90 Hope Street, Geelong West	Yes	No	No	Yes	No	No	Yes	No
HO708	**Residence** 194 Hope Street, Geelong West	No	No	No	Yes	No	No	No	No
HO57	**Buckley's Well** Horwood Drive, Breamlea To the extent of all the land within 10 metres of the Well.	Yes	No	No	Yes	No	No	No	No
HO957	**Residence** 14 Humble Street, Geelong	No	No	No	Yes	Yes-outbuildings	No	No	No
HO1740	**Former Geelong Cement Transport System (former railway and limestone belt conveyor)** 50 Hyland Street, Fyansford	Yes	No	No	Yes	No	No	No	No
HO1742	**Former Post Office (now Fyansford Antiques and Dolls Shop)**	Yes	No	No	Yes	No	No	Yes	No

GREATER GEELONG PLANNING SCHEME

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	60 Hyland Street, Fyansford								
HO85	**Balmoral Hotel (former)** 66 Hyland Street, Fyansford	Yes	No	No	Yes	No	No	Yes	No
HO87	**Fyansford Hotel** 67 Hyland Street, Fyansford	-	-	-	-	-	Yes Ref.No.H744	Yes	No
HO1293	**Residence** 15-17 Jackman Road, Newtown	Yes	No	Yes	Yes	No	No	No	No
HO710	**Residence** 8 John Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO711	**Residence** 20 John Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO1816	**Residence** 11 Kardinia Street, Belmont	Yes	No	No	Yes	No	No	No	No
HO1818	**"Clare"** 44 Kardinia Street, Belmont	No	No	Yes- rear Norfolk Pine tree	Yes	No	No	No	No
HO1819	**Garage (on Clare property) fronting Riverview Terrace** 44 Kardinia Street, Belmont	No	No	No	Yes	No	No	No	No
HO1567	**"Kalimnar" Residence,** 63 Kensington Road, Leopold	Yes	No	No	Yes	No	No	No	No
HO1568	**Leopold Cemetery** 69-77 Kensington Road, Leopold	No	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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?
HO232	**"Shoubra" Residence** 6A Keram Crescent, Highton	Yes	Yes	Yes	Yes	No	No	Yes	No
HO958	**Stable/Workshop** 5 Kilgour Street, Geelong	Yes	No	No	Yes	Yes- outbuilding (stable)	No	Yes	No
HO959	**Residence** 104-106 Kilgour Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO241	**Bell & Son Baker (former)** 121 Kilgour Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO164	**Residence** 126 Kilgour Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO2022	**Claremont Homestead** 12-16 Kinsmead Street, Waurn Ponds **Incorporated plan:** Claremont 12-16 Kinsmead Street, Waurn Ponds Design Guidelines Incorporated Plan February 2022 **Statement of significance:** Claremont Homestead 12-16 Kinsmead Street, Waurn Ponds Statement of Significance February 2022	Yes	No	Yes- Norfolk Island Pine tree near north boundary	Yes	Yes- large outbuilding to the south of the Homestead	No	No	No
HO1569	**Ford over Yarram Creek** Knights Road, Mannerim To the extent of all the land within 20 metres of the Ford.	Yes	No	No	Yes	No	No	No	No
HO1714	**Residence**	No	No	Yes	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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	371-399 Lake Road, Connewarre								
HO1715	**Timber Outbuilding** 462 Lake Road, Connewarre	No	No	Yes	Yes	Yes- outbuilding	No	No	No
HO15	**St Paul's Anglican Church** 175 Latrobe Terrace, Geelong	-	-	-	-	-	Yes Ref.No.H187	Yes	No
HO962	**Victorian Railways Institute** 195 Latrobe Terrace, Geelong	No	No	No	Yes	No	No	Yes	No
HO128	**"Culloden Castle" (former Hotel)** 226 Latrobe Terrace, Geelong West	Yes	Yes	No	Yes	No	No	Yes	No
HO1964	**Former Andrews Residence** 230 Latrobe Terrace, Geelong West	Yes	No	No	Yes	No	No	Yes	No
HO325	**House** 234 Latrobe Terrace, Geelong West	Yes	No	No	Yes	No	No	Yes	No
HO1965	**Residence** 236 Latrobe Terrace, Geelong West	Yes	No	No	Yes	No	No	Yes	No
HO1966	**Angarrack Flats** 238 Latrobe Terrace, Geelong West	Yes	No	No	Yes	Yes- rear garage	No	Yes	No
HO1967	**Dr Piper's Residence** 240 Latrobe Terrace, Geelong West	Yes	No	No	Yes	No	No	Yes	No
HO1968	**"Narbethong"** 242 Latrobe Terrace, Geelong West	Yes	No	Yes- front gum tree	Yes	No	No	Yes	No
HO223	**St George's Presbyterian Church and Manse (former)**	Yes	Yes	No	Yes	Yes- fence	No	Yes	No

GREATER GEELONG PLANNING SCHEME

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	245 Latrobe Terrace and 13 Ryrie Street, Geelong								
HO713	**"Currabeg" House** 248 Latrobe Terrace, Geelong West	Yes	No	No	Yes	No	No	No	No
HO166	**Residence** 256 Latrobe Terrace, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO167	**"Tooronga" Residence** 258 Latrobe Terrace, Newtown	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO963	**"Carlyon"** 259 Latrobe Terrace, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO174	**"St Leonards" Residence** 262 Latrobe Terrace, Newtown	-	-	-	-	-	Yes Ref.No.H1174	Yes	No
HO182	**"Ingliston" Residence** 264 Latrobe Terrace, Newtown	Yes	No	No	Yes	Yes- outbuilding	No	Yes	No
HO168	**"Sarnia" Residence** 266-268 Latrobe Terrace, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO169	**"Sommerset" Residence** 270 Latrobe Terrace, Newtown	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO159	**Gaelic Church and Schoolhouse (former)** 271 Latrobe Terrace, Geelong	-	-	-	-	-	Yes Ref.No.H1121	Yes	No
HO170	**"Roslyn" Residence** 272 Latrobe Terrace, Newtown	Yes	No	No	Yes	Yes- fence	No	Yes	No

GREATER GEELONG PLANNING SCHEME

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HO90	**"Allington" Residence** 274 Latrobe Terrace, Newtown	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO964	**Church of Christ (former Free Church of England - Trinity Church)** 275 Latrobe Terrace, Geelong	-	-	-	-	-	Yes Ref.No.H1123	Yes	No
HO1294	**Consulting Room** 278 Latrobe Terrace, Newtown	Yes	No	No	Yes	No	No	No	No
HO172	**Residence** 280 Latrobe Terrace, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO173	**Residence** 282 Latrobe Terrace, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO965	**Residence** 291 Latrobe Terrace, Geelong	No	No	No	Yes	No	No	No	No
HO1297	**Residence** 292 Latrobe Terrace, Newtown	Yes	No	No	Yes	No	No	No	No
HO966	**Residence** 295 Latrobe Terrace, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO1299	**"Ardoch" Residence** 298 Latrobe Terrace, Newtown	Yes	No	No	Yes	Yes- outbuilding and fence	No	No	No
HO114	**Boer War Memorial** Latrobe Terrace, north of Kilgour Street, Kardinia Park, Geelong	Yes	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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?
	To the extent of all the land within 5 metres of the memorial.								
HO1937	**"Borrodale" Residence** 318 Latrobe Terrace, Newtown	Yes	No	No	Yes	No	No	No	No
HO1938	**Commercial Building** 364-366 Latrobe Terrace, Newtown	Yes	No	No	Yes	No	No	No	No
HO1300	**Shops & Residence** 386-394 Latrobe Terrace, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1301	**Residence** 398 Latrobe Terrace, Newtown	No	No	No	Yes	Yes- fence	No	No	No
HO1302	**Residence** 402 Latrobe Terrace, Newtown	No	No	No	Yes	Yes- fence	No	Yes	No
HO1303	**Shop** 404 Latrobe Terrace, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1304	**Residence** 410 Latrobe Terrace, Newtown	No	No	No	Yes	Yes- fence	No	Yes	No
HO1305	**Collins Bros. Pty Ltd** (former Union Woollen Mill) 510 Latrobe Boulevard, Newtown	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO1306	**Albion Woollen & Worsted Mills (former)** 512A-560A Latrobe Boulevard, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1312	**Residence** 9A Laurel Bank Parade, Newtown	No	No	Yes	Yes	Yes- fence	No	No	No

GREATER GEELONG PLANNING SCHEME

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?
HO1313	**Residence** 12 Laurel Bank Parade, Newtown	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO1316	**Residence** 18A Laurel Bank Parade, Newtown	Yes	No	No	Yes	Yes- outbuilding and fence	No	No	No
HO1318	**Residence** 19A Laurel Bank Parade, Newtown	Yes	No	No	Yes	No	No	No	No
HO1321	**Residence** 22 Laurel Bank Parade, Newtown	No	No	No	Yes	Yes- outbuilding and fence	No	No	No
HO1323	**"Llanberis" Residence** 24 Laurel Bank Parade, Newtown	Yes	No	No	Yes	No	No	No	No
HO1326	**"Kal-Mya" Residence** 27 Laurel Bank Parade, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1327	**Residence** 29 Laurel Bank Parade, Newtown	No	No	No	Yes	Yes- fence	No	No	No
HO1331	**"Ingelweuk" Residence** 34 Laurel Bank Parade, Newtown	Yes	No	No	Yes	No	No	No	No
HO1332	**Residence** 35 Laurel Bank Parade, Newtown	No	No	Yes	Yes	No	No	No	No
HO243	**“Toren” Residence** 36 Laurel Bank Parade, Newtown	Yes	No	Yes	Yes	Yes- fence	No	Yes	No
HO714	**Ashby Primary School** 2 Lawton Avenue, Geelong West	Yes	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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?
HO716	**Residence** 10 Lawton Avenue, Geelong West	No	No	No	Yes	Yes- fence	No	No	No
HO725	**Residence** 4 Leckie Place, Geelong West	No	No	No	Yes	No	No	No	No
HO191	**Lime Kiln Complex** Limeburners Road and Hearne Parade, Limeburners Point, East Geelong	-	-	-	-	-	Yes Ref.No.H1288	Yes	No
HO726	**Residence** 2 Lisdale Street, Geelong West	No	No	No	Yes	No	No	No	No
HO2023	**State Government Offices, Geelong** 30 Little Malop Street, Geelong	-	-	-	-	-	Yes Ref.No.H2451	Yes	No
HO967	**Cheetham Salt Pty Ltd** 71 Little Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO253	**W.F. Duckers Auction Rooms (former)** 77-79 Little Malop Street, Geelong	-	-	-	-	-	Yes Ref.No.H877	Yes	No
HO968	**Cresco Fertilisers Co. Building** 80 Little Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO969	**Shops & Residence** 93 and 93A Little Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO970	**Shops & Residence** 95-99 Little Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO971	**Residence** 6 Little Maud Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No

GREATER GEELONG PLANNING SCHEME

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?
HO294	**Archaeological Site** (Gaz. 120.8-12-1974 p.4300), Mount Rothwell Stone Arrangement, Mt Rothwell Station 700-850 Little River-Ripley Road, Little River	No	No	Yes	Yes	No	No	No	Yes
HO295	**Mt Rothwell Homestead** 965 Little River-Ripley Road, Little River	-	-	-	-	-	Yes Ref.No.H1107	Yes	No
HO973	**Wesleyan Minister's Residence (former), now Residence** 1 Little Ryrie Street, Geelong	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO2014	**Residence** 3 Little Ryrie Street, Geelong	No	No	No	Yes	No	No	Yes	No
HO975	**Mt Zion Particular Baptist Church** 10 Little Ryrie Street, Geelong	-	-	-	-	-	Yes Ref.No.H1122	Yes	No
HO976	**Caledonian Hotel** 28 Little Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO977	**Offices** 42 Little Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO978	**Residence** 69 Little Ryrie Street, Geelong	No	No	No	Yes	No	No	Yes	No
HO979	**Residence** 25 Loch Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO981	**Residence** 4 Lonsdale Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No

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?
HO983	**Residence** 22 Lonsdale Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO984	**Residence** 24 Lonsdale Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO985	**Residence** 26 Lonsdale Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1728	**Former Corio Distillery complex (Cheetham Pty Ltd) including former workers houses** 23A-35 Lowe Street, Corio	Yes	No	Yes	Yes	Yes- fence and outbuildings	No	Yes	No
HO1716	**Residence & Underground Tank, Cottage Ruins, Tank & Horse Works, Dairy Building, Water Tank & Cemetery** 421 Lower Duneed Road, Connewarre	Yes	No	Yes	Yes	No	No	No	No
HO208	**Barwon Paper Mills Complex** 42-52 Lower Paper Mills Road (Workers Cottage) and 100 Lower Paper Mills Road (Paper Mill), Fyansford	-	-	-	-	-	Yes Ref.No.H743	Yes	No
HO194	**“Lunan” House** 24 Lunan Avenue, Drumcondra	-	-	-	-	-	Yes Ref.No.H673	Yes	No
HO727	**Residence** 27 Lupton Street, Geelong West	No	No	No	Yes	No	No	No	No
HO728	**Residence** 29 Lupton Street, Geelong West	No	No	No	Yes	No	No	No	No

2.5 Streets M-O

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Proposed C432ggee

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?
HO1648	**Classweave Industries (Former Federal Woollen Mills)** 13 Mackey Street, North Geelong	-	-	-	-	-	Yes Ref.No.H1938	Yes	No
HO99	**Ashby Presbytery of St Peter & St Paul** 1 Malone Street, Geelong	-	-	-	-	-	Yes Ref.No.H1112	Yes	No
HO986	**Dalgety & Co.** 1-7 Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO5	**A.N.Z. Bank (former)** 2 Malop Street, Geelong	-	-	-	-	-	Yes Ref.No.H191	Yes	No
HO11	**Trustees Chambers** 8 Malop Street, Geelong	-	-	-	-	-	Yes Ref.No.H190	Yes	No
HO6	**Former ES & A Bank** 9-11 Malop Street, Geelong	-	-	-	-	-	Yes Ref.No.H189	Yes	No
HO987	**Carlton Hotel** 13-19 Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO988	**Offices** 27 Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO989	**Glenn, Boyd & Broughton Store** 32 Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO990	**Shop & Office** 47 Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No

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?
HO991	**National Bank & Chambers** 53 Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO992	**National Mutual Life Building** 54 Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO115	**C.M.L. Building including Austin Clock** 74 Malop Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO237	**Strachan, Murray and Shannon Wool Warehouses (former)** 95-97 Malop Street and Moorabool Street and Brougham Street, Geelong	-	-	-	-	-	Yes Ref.No.H596	Yes	No
HO246	**"Tirana Lodge"** 163 Malop Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO993	**Residence** 240 Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO994	**Residence** 242 Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO995	**Residence** 244 Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO996	**Outbuilding** 245-247 Malop Street, Geelong	Yes	No	No	Yes	Yes- outbuilding	No	No	No
HO997	**Residence** 248 Malop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO732	**Alexander Miller Memorial Homes**	Yes	No	Yes	Yes	Yes- fence	No	No	No

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?
	4-10 Malvern Grove, Geelong West								
HO347	**Block Building** 105-139 Market Square Mall, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO192	**List's Building** 140 Market Square Mall, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1334	**Marnock Geelong (former Phoenix Wool Scouring Works)** South east corner of Marnock and Riversdale Roads, Newtown To the extent of all the land within 20 metres of each of the three brick buildings remaining on site.	Yes	No	No	Yes	Yes- outbuilding	No	Yes	No
HO1939	**Residence (former Salvation Army Barracks)** 18 Marshall Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1338	**Residence** 36 Marshall Street, Newtown	No	No	No	Yes	Yes-outbuilding and fence	No	No	No
HO1570	**Residence** 90 Matthews Road, Leopold	No	No	Yes	Yes	No	No	No	No
HO284	**"Lake View" Homestead** 202-230 Matthews Road, Leopold	Yes	No	No	Yes	No	No	Yes	No
HO285	**"Melaleuca" (also known as Melaleuka) Residence** 221-229 Matthews Road, Leopold	-	-	-	-	-	Yes Ref.No.H1117	Yes	No
HO999	**Former Shop & Residence**	Yes	No	No	Yes	No	No	Yes	No

GREATER GEELONG PLANNING SCHEME

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	2-4 Maud Street, Geelong								
HO1000	**Residence** 33 Maud Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1001	**Residence** 35 Maud Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1002	**Residence** 37 Maud Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1004	**Residence** 40 Maud Street, Geelong	No	No	No	Yes	No	No	No	No
HO1005	**Residence** 45 Maud Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO12	**Geelong Grammar School (former)** 55 and 55A Maud Street, Geelong	-	-	-	-	-	Yes Ref.No.H188	Yes	No
HO1007	**"Leeton"** 57 Maud Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1010	**Rosemary Branch Hotel (former)** 77 Maud Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1012	**Residence** 100 Maud Street, Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO1013	**Residence** 118 Maud Street, Geelong	Yes	No	No	Yes	Yes- outbuilding and fence	No	No	No
HO1014	**Irish Cottages** 4 McCann Place, Geelong	Yes	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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HO1015	**Irish Cottages** 6 McCann Place, Geelong	Yes	No	No	Yes	No	No	No	No
HO66	**Former Wesleyan Church** 17 McCann Street, Ceres	Yes	No	No	Yes	No	No	No	No
HO72	**Temperance Hall** 40 McCann Street, Ceres	Yes	No	No	Yes	No	No	Yes	No
HO61	**Sandstone Residence** 5-7 McCann Street, Ceres	Yes	No	No	Yes	No	No	Yes	No
HO2012	**"Hurley House"** 100 McCann Street, Ceres To the extent of 3.5 metres north of the house	No	No	No	Yes	No	No	No	No
HO239	**Protestant Orphan Asylum and Common School (former)** 150-220 McCurdy Road, Fyansford	-	-	-	-	-	Yes Ref.No.H1095	Yes	No
HO1724	**c1920 former Geelong Cement Chimney Pedestal ruins in Hyland Street** To the extent of 2 metres from the chimney stack base. 200 McCurdy Road, Fyansford	Yes	No	No	Yes	No	No	No	No
HO1723	**Former Geelong Cement First Head Office** 180 McCurdy Road, Herne Hill	Yes	No	Yes	Yes	Yes- front fence	No	Yes	No
HO3	**"Coriyule" Homestead** 1-69 McDermott Road, Curlewis	-	-	-	-	-	Yes Ref.No.H272	Yes	No

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?
HO1820	**Residence** 2 McDonald Street, Belmont	Yes	No	No	Yes	No	No	No	No
HO134	**Emu Cottage Residence** 19 McKillop Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO161	**"Honddu Villas" (semi-detached villas)** 41-43 McKillop Street, Geelong	Yes	Yes	No	Yes	Yes- fence	No	Yes	No
HO162	**Residence (semi-detached villas)** 42-44 McKillop Street, Geelong	Yes	Yes	No	Yes	Yes- fence	No	Yes	No
HO117	**Wintergarden (former Congregational Church and Prefabricated Iron Building)** 51 McKillop Street, Geelong	-	-	-	-	-	Yes Ref.No.H1173	Yes	No
HO1019	**Christian Brothers Monastery** 53-55 McKillop Street, Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO1022	**Residence** 57 McKillop Street, Geelong	Yes	No	Yes	Yes	Yes- fence	No	Yes	No
HO1023	**Residence** 68 McKillop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1024	**Residence** 70 McKillop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1025	**Regent Court Flats** 72 McKillop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1026	**Alexander Miller Memorial Homes**	-	-	-	-	-	Yes	Yes	No

GREATER GEELONG PLANNING SCHEME

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	73 McKillop Street, Geelong						Ref.No.H1183		
HO240	**Synagogue (former)** 74-78 McKillop Street, Geelong	-	-	-	-	-	Yes Ref.No.H1103	Yes	No
HO1027	**Upton's Shop & Residence** 80 McKillop Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1028	**Residence** 81 McKillop Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO247	**Haimes Memorial Homes** 102-110 McKillop Street, Geelong	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO1029	**Weekes House** 124 McKillop Street, Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO1030	**Residence** 128 McKillop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1031	**Shop & Residence** 142 McKillop Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1032	**Elephant & Castle Hotel** 158 McKillop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1036	**Residence** 224 McKillop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1037	**St Matthew's Anglican Church** 226 McKillop Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO729	**Residence** 8 McNicol Street, Geelong West	Yes	No	No	Yes	No	No	Yes	No

GREATER GEELONG PLANNING SCHEME

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?
HO731	**Residence** Flat 8/9 McNicol Street, Geelong West	No	No	No	Yes	No	No	No	No
HO730	**Residence** 10 McNicol Street, Geelong West	Yes	No	No	Yes	No	No	Yes	No
HO1039	**Residence** 6 Meakin Street, Geelong	No	No	Yes	Yes	No	No	No	No
HO1571	**"Monmeath" Residence** 310 Melaluka Road, Leopold	No	No	No	Yes	No	No	Yes	No
HO290	**"Toorang" Homestead** 401-419 Melaluka Road, Leopold	Yes	No	No	Yes	No	No	Yes	No
HO1040	**Shops & Residence** 157, 159 & 159A Melbourne Road, Geelong	Yes	No	No	Yes	Yes- outbuilding	No	Yes	No
HO1534	**North Geelong Primary School (former)** 209-211 Melbourne Road, North Geelong	Yes	No	No	Yes	Yes- outbuilding	No	Yes	No
HO1999	**Vietnam Veterans Avenue of Honour and Memorial** Melbourne Road, Osborne Park and 241 Melbourne Road, North Geelong	Yes	No	Yes- avenue of 146 *Eucalyptus sideroxylon* (Ironbark trees) both sides of Melbourne Road	Yes	No	No	No	No

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?
HO2000	**Osborne Park Gates** Osborne Park, Melbourne Road, North Geelong	Yes- Osborne Park bluestone pillars and cast/ wrought iron gates	No	No	Yes	Yes- bluestone pillars and cast/wrought iron gates	No	No	No
HO1722	**Pilkington Australia Factory and No 1 Furnace** 265-307 Melbourne Road, North Geelong	Yes	Yes- No 1 Furnace & stairwell and stairs fronting Melbourne Road	No	Yes	No	No	Yes	No
HO1717	**Ford Motor Company Complex** 365-455 Melbourne Road, Norlane	-	-	-	-	-	Yes Ref.No.H2305	Yes	No
HO1339	**“Mandalay” Residence** 6A Mercer Parade, Newtown	No	No	No	Yes	No	No	No	No
HO1940	**Residence** 8 Mercer Parade, Newtown	Yes	No	No	Yes	No	No	No	No
HO1941	**Residence** 25 Mercer Parade, Newtown	No	No	Yes- front hedge	Yes	Yes- front fence	No	No	No
HO110	**Bay View Hotel** 2-4 Mercer Street, Geelong	-	-	-	-	-	Yes Ref.No.H1159	Yes	No
HO1041	**Shop & Residence** 15 Mercer Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO238	**Iron Store**	-	-	-	-	-	Yes	Yes	No

GREATER GEELONG PLANNING SCHEME

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?
	17-19 Mercer Street, Geelong						Ref.No.H742		
HO1043	**Shop & Residence** 26 Mercer Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1044	**Shop & Residence** 28 Mercer Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1045	**Steam Coach Hotel (former)** 49 Mercer Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO230	**Church of St Peter and St Paul** 57-63 Mercer Street and 5 Malone Street, Geelong	-	-	-	-	-	Yes Ref.No.H1111	Yes	No
HO1046	**Ashby Hall (rear)** 59 Mercer Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1047	**Terminus Hotel** 96 Mercer Street, Geelong	-	-	-	-	-	Yes Ref.No.H1162	Yes	No
HO1048	**Balfour's Motors** 155 Mercer Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO35	**Bridge over Moorabool River** Midland Highway, Batesford	-	-	-	-	-	Yes Ref.No.H1115	No	No
HO44	**Travellers Rest Inn (former)** 750 Midland Highway, Batesford	-	-	-	-	-	Yes Ref.No.H846	Yes	No
HO254	**Western Cemetery** 91-93 Minerva Road, Manifold Heights	Yes	No	No	Yes	No	No	No	No
HO1822	**Residence**	No	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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	22 Mitchell Street, Belmont								
HO1572	**Moolap Primary School (former)** 25 Moolap Station Road, Moolap	No	No	No	Yes	No	No	No	No
HO210	**Plaque commemorating the separation of Victoria from NSW** between Moorabool Street and Yarra Street beach front, Geelong To the extent of all the land within 5 metres of the plaque.	Yes	No	No	Yes	No	No	No	No
HO211	**Plaque - Memorial to Moorabool Street Wharf** Moorabool Street, Beach Front, Geelong To the extent of all the land within 5 metres of the plaque.	Yes	No	No	Yes	No	No	No	No
HO221	**Sailor's Rest (former) including Electric Bulb Sign** 3 Moorabool Street, Geelong	Yes	Yes	No	Yes	No	No	Yes	No
HO10	**Dennys Lascelles Woolstores** 26 Moorabool Street, Geelong	-	-	-	-	-	Yes Ref.No.H587	No	No
HO1049	**Liverpool & London & Globe Insurance Co.** 51 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1050	**Wool Exchange Hotel** 59 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO296	**Solomons Building**	Yes	No	No	Yes	No	No	Yes	No

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	95-113 Moorabool Street, Geelong								
HO1051	**Shop** 98 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO272	**Bright & Hitchcock Building** 115-139 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1052	**Shop** 130 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1053	**Edments Ltd (former)** 144 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1054	**A & W Roberts Store** 146, 148 & 148A Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO79	**A.N.Z. Bank (former)** 154A Moorabool Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO245	**T & G Building and Clock** 155-161 Moorabool Street and 151 Ryrie Street, Geelong	Yes	Yes	No	Yes	No	No	Yes	No
HO1056	**Bank of New South Wales (now Westpac)** 165 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1057	**White Hart Hotel** 178 & 178A Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1058	**John Daniel's Ironmongery Warehouse (former)**	Yes	No	No	Yes	No	No	Yes	No

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	186 Moorabool Street rear, (fronting Baylie Place South), Geelong								
HO1059	**Shop & Residence** 189-191 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1060	**National Hotel** 195 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1061	**Shop & McDonald & Co. Store** 200 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1062	**Brian Boru Hotel (former)** 208A & 208B Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1063	**Geelong Hotel** 214-216 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1064	**Manchester Unity Hall** 215-217 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO163	**“Leyton” and “Rochford” Villas** 224-226 Moorabool Street, Geelong	-	-	-	-	-	Yes Ref.No.H562	Yes	No
HO1065	**Shop & Offices** 229, 229A, 229B, 231-233 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO265	**Timber Shop** 240 Moorabool Street, Geelong	Yes	Yes- two storey timber section	No	Yes	No	No	No	No
HO1066	**Office & Residence**	Yes	No	No	Yes	Yes- outbuilding	No	Yes	No

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	244 Moorabool Street, Geelong								
HO7	**Christ Church** 275 Moorabool Street, Geelong	-	-	-	-	-	Yes Ref.No.H186	Yes	No
HO1067	**Palais Royal Pictures** 297 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1069	**Residence** 306 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO147	**"Vectis" (former George and Dragon Hotel)** 310 Moorabool Street, Geelong	-	-	-	-	-	Yes Ref.No.H1163	Yes	No
HO1070	**Gordon Junior Technical College c1927** 312-328 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO2023	**Kelvedon** 332 Moorabool Street **Statement of Significance:** HO2023 Kelvedon Statement of Significance	No	No	No	Yes	No	No	No	No
HO2025	**Penlea** 343 Moorabool Street **Statement of Significance:** HO2025 Penlea Statement of Significance	No	No	No	Yes	No	No	No	No
HO2024	**Kardinia Villa** 344 Moorabool Street	No	No	No	Yes	No	No	No	No

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	Statement of Significance: HO2024 Kardinia Villa Statement of Significance								
HO1071	**South Geelong Sons of Temperance Hall** 441 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1072	**South Geelong Wesleyan Church Complex (former), now South Geelong Uniting Church** 449-471 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1073	**Shop & Residence** 485-487 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1074	**Barwon Club Hotel** 509 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1823	**Residence** 7 Morris Street, Belmont	Yes	No	No	Yes	No	No	No	No
HO1824	**Alsop Park (bounded by Mt Pleasant Road, Francis Street and Barwon Heads Road)** 2-4 Mt Pleasant Road, Belmont	Yes	No	Yes- palm trees	Yes	No	No	No	No
HO1825	**“Tavistock”** 9 Mt Pleasant Road, Belmont	No	No	No	Yes	No	No	No	no
HO1826	**Residence** 11 Mt Pleasant Road, Belmont	No	No	No	Yes	No	No	No	No
HO1910	**Residence**	No	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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?
	27 Mt Pleasant Road, Belmont								
HO1827	**Residence** 29 Mt Pleasant Road, Belmont	No	No	No	Yes	No	No	No	No
HO1828	**GATE (former South Barwon City Offices)** 31-37 Mt Pleasant Road, Belmont	Yes	No	Yes- Palm and Morton Bay fig trees	Yes	No	No	No	No
HO1911	**Residence** 39 Mt Pleasant Road, Belmont	No	No	No	Yes	No	No	No	No
HO1830	**Residence** 44 Mt Pleasant Road, Belmont	No	No	No	Yes	Yes- front fence	No	No	No
HO1912	**Residence** 49 Mt Pleasant Road, Belmont	No	No	No	Yes	No	No	No	No
HO1729	**Belmont Primary School** 51 Mt Pleasant Road, Belmont	No	No	No	Yes	No	No	No	No
HO1831	**"Wanalla"** 52 Mt Pleasant Road, Belmont	No	No	No	Yes	Yes- front fence	No	No	No
HO1832	**Shop** 56A Mt Pleasant Road, Belmont	Yes	No	No	Yes	No	No	Yes	No
HO1833	**Green Gables** 65 Mt Pleasant Road, Belmont	Yes	No	Yes- trees front setback	Yes	Yes- front fence	No	No	No
HO1834	**Residence** 67 Mt Pleasant Road, Belmont	No	No	Yes- magnolia trees	Yes	No	No	No	No

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?
HO1835	**Residence** 71 Mt Pleasant Road, Belmont	No	No	Yes- palm tree	Yes	No	No	No	No
HO1837	**Residence (c1879)** 79 Mt Pleasant Road, Belmont	Yes	No	Yes- front trees	Yes	Yes- underground tank	No	No	No
HO1839	**Residence** 88 Mt Pleasant Road, Belmont	Yes	No	No	Yes	Yes- front fence	No	No	No
HO1840	**Residence** 103 Mt Pleasant Road, Belmont	Yes	No	No	Yes	No	No	No	No
HO1841	**Residence** 121 Mt Pleasant Road, Belmont	No	No	No	Yes	Yes- front fence	No	No	No
HO204	**"Mt Pleasant" Residence** 217 Mt Pleasant Road, Belmont	Yes	No	No	Yes	No	No	Yes	No
HO2	**"Narada" Homestead** 130 Mount Road, Anakie	-	-	-	-	-	Yes Ref.No.H282	Yes	No
HO1075	**Residence** 50 Mundy Street, Geelong	No	No	No	Yes	No	No	No	No
HO77	**National Bank (former)** 2-4 Murradoc Road, Drysdale	Yes	No	No	Yes	No	No	Yes	No
HO1573	**St. Leonards Primary School** 1339 Murradoc Road, St Leonards	Yes	No	Yes	Yes	No	No	Yes	No
HO1574	**Residence (former Post office)** 1350 Murradoc Road, St Leonards	No	No	No	Yes	No	No	No	No
HO139	**Free Presbyterian Church (former)**	Yes	Yes	No	Yes	Yes- fence	No	Yes	No

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?
	2-4 Myers Street, Geelong								
HO195	**Matthew Flinders High School No. 8022** 15 Myers Street, Geelong	-	-	-	-	-	Yes Ref.No.H1645 & Part Ref. No. H1106 Railway Tunnel	Yes	No
HO1076	**Dr. Kilgour House** 16 Myers Street, Geelong	Yes	No	No	Yes	Yes- fence	(Part Ref. No. H1106 Railway Tunnel)	No	No
HO1077	**Thomas Dann House** 18 Myers Street, Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO1078	**St Mary's Catholic College, part facing Fenwick Street, former St Agnes Girls' College** 22-24 Myers Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1079	**Presbyterian Residence (former), now Geneva House** 32 Myers Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1080	**Presbyterian Guild Hall (former)** 33 Myers Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1081	**Star Hotel (former)** 81 Myers Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1082	**Geelong Trades Hall** 127 Myers Street, Geelong	Yes	No	No	Yes	No	No	Yes	No

GREATER GEELONG PLANNING SCHEME

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HO1646	**St Mary of the Angels Presbytery** 142 Myers Street, Geelong	Yes	Yes	No	Yes	Yes- outbuilding and fence	No	Yes	No
HO1083	**Residence** 156 Myers Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1084	**St Mary's Hall** 162-190 Myers Street, Geelong	-	-	-	-	-	Yes Ref.No.H1109	Yes	No
HO1647	**St Mary's Girls School** 162-190 Myers Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1085	**Geelong Artillery Orderly Rooms** 200 Myers Street, Geelong	Yes	No	No	Yes	Yes- outbuildings	No	Yes	No
HO143	**Geelong Gaol (former)** 200-202 Myers Street, Geelong	-	-	-	-	-	Yes Ref.No.H991	Yes	No
HO1089	**Residence** 275 Myers Street, Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO1091	**Residence** 356 Myers Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO1092	**Residence** 372 Myers Street, Geelong	Yes	No	Yes	Yes	No	No	No	No
HO2001	**Dwelling** 31 Nantes Street Newtown	Yes- dwelling only	No	No	Yes	Yes– garage fronting Ruthven Street	No	No	No
HO1575	**Band Rotunda and Weighbridge** Newcombe Street, Portarlington	Yes	No	No	Yes	No	No	No	No

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	To the extent of all the land within the road reservation where the rotunda and weighbridge is located.								
HO1576	**Residence (former Family Hotel)** 40 Newcombe Street, Portarlington	Yes	No	No	Yes	No	No	No	No
HO1577	**Shop (former Old Bakery)** 48 Newcombe Street, Portarlington	Yes	No	No	Yes	No	No	Yes	No
HO1578	**Shop** 62 Newcombe Street, Portarlington	Yes	No	No	Yes	No	No	Yes	No
HO323	**Grand Hotel** 76-80 Newcombe Street, Portarlington	Yes	Yes	No	Yes	No	No	Yes	No
HO1579	**Portarlington Primary School** 100 Newcombe Street, Portarlington	Yes	No	No	Yes	No	No	Yes	No
HO1580	**Residence** 197-201 Newcombe Street, Portarlington	No	No	No	Yes	No	No	No	No
HO1340	**Residence** 102 Nicholas Street, Newtown	No	No	Yes	Yes	Yes- outbuilding and fence	No	No	No
HO1942	**Residence** 104 Nicholas Street, Newtown	No	No	No	Yes	No	No	No	No
HO1943	**Residence** 106 Nicholas Street, Newtown	No	No	No	Yes	No	No	No	No
HO1691	**Residence** 1 Noble Street, Barwon Heads	No	No	No	Yes	No	No	No	No

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?
HO1692	**Residence** 35 Noble Street, Barwon Heads	No	No	No	Yes	No	No	No	No
HO1944	**Sawyers Arms Hotel** 2 Noble Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO198	**Noble Street Uniting Church, Hall and Kindergarten** 35 Noble Street, Newtown	-	-	-	-	-	Yes Ref.No.H1158	Yes	No
HO1342	**"Craiglace" Residence** 109 Noble Street, Newtown	No	No	Yes	Yes	No	No	No	No
HO1343	**"Gomara" Residence** 111 Noble Street, Newtown	No	No	Yes	Yes	Yes- fence	No	No	No
HO1344	**"Strathcona" Residence** 112 Noble Street, Newtown	No	No	Yes	Yes	Yes- fence and outbuildings	No	No	No
HO1345	**All Saints Peace Memorial Hall** 113 Noble Street, Newtown	Yes	No	Yes	Yes	Yes- outbuildings	No	No	No
HO1347	**"Mossgeil" Boarding School** 133 Noble Street, Newtown	Yes	No	Yes	Yes	No	No	No	No
HO1348	**"Majoribanks" Residence** 137 Noble Street, Newtown	Yes	No	Yes	Yes	No	No	No	No
HO1349	**Residence** 138 Noble Street, Newtown	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO171	**St Andrews School (former), now Geelong Grammar (Private)** 139 Noble Street, Newtown	Yes	No	No	Yes	No	No	Yes	No

GREATER GEELONG PLANNING SCHEME

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HO91	**All Saints Anglican Church** 140 Noble Street, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1350	**Residence** 141 Noble Street, Newtown	Yes	No	Yes	Yes	No	No	No	No
HO124	**"Claremont" Residence** 143 Noble Street, Newtown	-	-	-	-	-	Yes Ref.No.H1127	Yes	No
HO201	**"Miharo" Residence** 145 Noble Street, Newtown	-	-	-	-	-	Yes Ref.No.H1137	Yes	No
HO165	**"Hillside" Residence** 147 Noble Street, Newtown	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO1351	**Residence** 176 Noble Street, Newtown	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO1352	**"Allanby" Residence** 188 Noble Street, Newtown	No	No	No	Yes	No	No	No	No
HO1354	**"Vass" Residence** 197 Noble Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1355	**"Chesterfield" Residence** 221 Noble Street, Newtown	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO1094	**Residence** 8 Normanby Street, Geelong	No	No	No	Yes	Yes- fence and outbuilding	No	No	No
HO1096	**Residence** 52 Normanby Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO1581	**Cemetery**	Yes	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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	24-42 Oakden Road, Drysdale								
HO734	**Residence** 23 O'Connell Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO735	**Residence** 24 O'Connell Street, Geelong West	Yes	No	No	Yes	Yes- fence	No	No	No
HO46	**Batesford School (original 1877 building)** 25 Old Ballarat Road, Batesford	Yes	No	No	Yes	No	No	Yes	No
HO298	**Rothwell Bridge** over Little River, Old Melbourne Road, Little River	-	-	-	-	-	Yes Ref.No.H1454	No	No
HO1098	**Residence** 67 Ormond Road, East Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO1099	**Residence** 73 Ormond Road, East Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO1100	**Ormond Lodge** 75 Ormond Road, East Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO119	**Cemetery** 141 Ormond Road, East Geelong	Yes	No	Yes	Yes	No	No	No	No
HO193	**Eastern Cemetery Gate House** 141 Ormond Road, East Geelong	-	-	-	-	-	Yes Ref.No.H1170	Yes	No
HO1101	**Eastern Cemetery Chapel** 141 Ormond Road, East Geelong	Yes	No	Yes	Yes	No	No	No	No
HO1693	**Latrines Shed**	No	No	No	Yes	No	No	Yes	No

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?
	Ozone Road/Flinders Parade (opposite 1 Ozone Road), Barwon Heads								
HO1694	**Boat House (former)** 20 Ozone Road, Barwon Heads	No	No	No	Yes	No	No	No	No
HO1695	**Residence** 31 Ozone Road, Barwon Heads	No	No	No	Yes	No	No	No	No
HO1696	**Barwon Heads Jetty** East end of Ozone Road over Barwon River, Barwon Heads	No	No	No	Yes	No	No	Yes	No

2.6 Streets P-R

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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?
HO337	**Harp Inn (former)** 22 Pakington Street, Geelong West	-	-	-	-	-	Yes Ref.No.H585	Yes	No
HO739	**Shop and Office** 29 Pakington Street, Geelong West To the extent of all perimeter walls to the Victorian building.	Yes	No	No	Yes	No	No	No	No
HO740	**Globe Hotel (former)** Office, 61 Pakington Street, Geelong West	Yes	No	No	Yes	No	No	Yes	No

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HO741	**Former Donaghy's Rope Walk Building (part) and Rope-Making Machinery** 95-103 Pakington Street, Geelong West	-	-	-	-	-	Yes Ref.No.H1169	Yes	No
HO742	**Shop** 100-100A Pakington Street, Geelong West	Yes	No	No	Yes	No	No	Yes	No
HO744	**Pakington Village** 111 Pakington Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO746	**State Bank (former)** 135 Pakington Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO123	**Geelong West City Hall** 153 Pakington Street, Geelong West	Yes	Yes	No	Yes	No	No	Yes	No
HO748	**Court House (former)** 153A Pakington Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO199	**Pakington Street Methodist Church (former), now St Phillips Uniting Church** 178-180 Pakington Street, Geelong West	Yes	Yes	No	Yes	No	No	No	No
HO750	**Beehive Building** 214-216 Pakington Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO146	**Post Office** 210B Pakington Street, Geelong West	Yes	Yes	Yes	Yes	No	No	No	No
HO751	**Shop**	Yes	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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	220 Pakington Street, Geelong West								
HO752	**Shop** 222 Pakington Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO753	**Shop** 226 Pakington Street, Geelong West	Yes	No	No	Yes	No	No	Yes	No
HO200	**Newtown Methodist Church (former), now the Reformed Church of Geelong** 233 Pakington Street, Geelong West	-	-	-	-	-	Yes Ref.No.H1145	Yes	No
HO754	**Shop** 260 Pakington Street, Geelong West	Yes	No	No	Yes	No	No	Yes	No
HO97	**“Ariston” Child care centre** 247 Pakington Street, Newtown	Yes	Yes	No	Yes	Yes- fence	No	Yes	No
HO1357	**"Waitaki” Residence** 251 Pakington Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1358	**Residence** 262 Pakington Street, Newtown	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO1972	**“Armytage House”** 263 Pakington Street, Newtown	-	-	-	-	-	Yes Ref.No.H405	Yes	No
HO1359	**Residence** 264 Pakington Street, Newtown	Yes	No	Yes	Yes	Yes- outbuilding (pergola)	No	No	No
HO1360	**Residence** 266 Pakington Street, Newtown	No	No	No	Yes	Yes- outbuilding	No	No	No

GREATER GEELONG PLANNING SCHEME

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HO1361	**Barwon Region Child Health Centre (former Newtown & Chilwell Council Chambers)** 271 Pakington Street, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1362	**Residence** 270 Pakington Street, Newtown	No	No	Yes	Yes	No	No	No	No
HO145	**Newtown Fire Station (former)** 271A Pakington Street, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1363	**Residence** 272 Pakington Street, Newtown	Yes	No	No	Yes	Yes- outbuilding	No	No	No
HO1364	**Residence** 274 Pakington Street, Newtown	Yes	No	No	Yes	Yes- outbuilding	No	No	No
HO186	**“Keyham” Residence** 275 Pakington Street, Newtown	-	-	-	-	-	Yes Ref.No.H1128	Yes	No
HO1366	**"Ellimatta" Residence,** 278 Pakington Street, Newtown	No	No	Yes	Yes	Yes- fence	No	No	No
HO1367	**Residence** 279 Pakington Street, Newtown	Yes	No	Yes	Yes	No	No	No	No
HO131	**“Duke of Wellington” Hotel (former)** 281 Pakington Street, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1369	**Residence** 286 Pakington Street, Newtown	No	No	Yes	Yes	No	No	No	No
HO1945	**“Twyford” Residence** 288 Pakington Street, Newtown	Yes	No	No	Yes	No	No	No	No

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HO1946	**"Hillside" Residence** 289 Pakington Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1947	**Residence** 293 Pakington Street, Newtown	Yes	No	No	Yes	Yes- front fence	No	No	No
HO1948	**Former Shop & Dwelling** 312 Pakington Street, Newtown	No	No	No	Yes	No	No	No	No
HO1949	**Dwelling & Shop** 313 Pakington Street, Newtown	No	No	Yes- Peppercorn tree	Yes	No	No	No	No
HO120	**Chilwell State School** 313A Pakington Street, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1950	**Former Confectionary Shop** 331 Pakington Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1951	**Former Butchers Shop** 333 Pakington Street, Newtown	Yes- Parapet only	No	No	Yes	No	No	No	No
HO1952	**Cremorne Hotel** 336 Pakington Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1953	**Residence** 366A Pakington Street, Newtown	Yes	No	No	Yes	Yes- front fence	No	No	No
HO1370	**Residence** 383 Pakington Street, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1371	**Returned Sailors & Soldiers Woollen Mill (former)** 403 Pakington Street, Newtown	Yes	No	No	Yes	Yes- outbuilding	No	Yes	No

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HO233	**"Sladen House"** 410 Pakington Street, Newtown	Yes	No	Yes	Yes	Yes-outbuilding	No	Yes	No
HO1103	**Alexander Miller Memorial Homes** 22A Park Street, Geelong	-	-	-	-	-	Yes Ref.No.H1182	No	No
HO1979	**"Lochnaben"** 295 Patullos Road, Lara To the dwelling and curtilage encompassing the tree-lined east and west property boundaries, front boundary and the row of trees on the east-west axis to the rear of the dwelling. **Incorporated Plan:** *Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016*	No	No	No	Yes	No	No	No	No
HO1980	**Tallaranie Homestead** 170 Peak School Road, Lara To the extent of the dwelling and the fenced-off homestead garden. **Incorporated Plan:** *Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016*	No	No	No	Yes	No	No	No	No
HO1846	**Residence** 2 Peary Street, Belmont	No	No	Yes- liquid amber, native and golden ash trees	Yes	No	No	No	No
HO1847	**Residence** 6 Peary Street, Belmont	No	No	No	Yes	Yes- front fence	No	No	No

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HO1849	**Residence** 22 Peary Street, Belmont	Yes	No	No	Yes	Yes- front fence	No	No	No
HO1850	**Residence** 10 Perth Street, Belmont	Yes	No	No	Yes	No	No	No	No
HO642	**St. Patricks School** 11 Petrel Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO106	**"Barrabool" Residence** 13 Pepperdine Way, Highton	Yes	No	No	Yes	No	No	Yes	No
HO229	**St Peter's Church** 25 Percy Street, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO127	**"Bell Terrace"** 9-15 Pevensey Crescent, Geelong	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO1104	**"Tooronga"** 17 Pevensey Crescent, Geelong	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO1106	**Residence** 3 Pevensey Street, Geelong	Yes	No	No	Yes	Yes- outbuilding	No	No	No
HO1107	**Residence** 4 Pevensey Street, Geelong	No	No	Yes	Yes	Yes- fence	No	No	No
HO149	**Portable House** (formerly 22 Coronation Street, Geelong West) Deakin University Campus, Pigdons Road, Waurn Ponds To the extent of all the land within 10 metres of the portable house.	No	Yes	No	Yes	No	No	Yes	No

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HO755	**Residence** 1 Pizer Street, Geelong West	No	No	No	Yes	No	No	No	No
HO756	**Residence** 5 Pizer Street, Geelong West	No	No	No	Yes	No	No	No	No
HO1372	**Residence** 11 Pleasant Street, Newtown	No	No	Yes	Yes	No	No	No	No
HO1373	**Residence** 15 Pleasant Street, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1374	**"Lemea" Residence** 19 Pleasant Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1375	**“Craft Cottage” shop** 21 Pleasant Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1582	**Cheetham Salt Works** 45-131 Point Henry Road, Moolap and 11-129, 68 and 70-72 Portarlington Road, Newcomb The heritage place includes AH Cunningham Memorial Hall/Library & Residence 68 Portarlington Road	-	-	-	-	-	Yes Ref.No.H1157	Yes	No
HO322	**Memorial to the founding of Geelong** Point Henry Road, (Foreshore), Point Henry To the extent of all the land within 5 metres of the plaque.	Yes	No	No	Yes	No	No	No	No
HO1583	**Navigation Station (former)** Point Henry Road, Point Henry	Yes	Yes	No	Yes	No	No	Yes	No

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?
	To the extent of all the land within 20 metres of the building.								
HO49	**Rosedale (formerly Lincoln's Farm House)** Complex of weatherboard buildings comprising stables, outbuildings, house and cheese factory 1-65 Point Richards Road, Portarlington	Yes	Yes	No	Yes	Yes- outbuildings	No	Yes	No
HO1586	**"Bayview" Residence** 950 Portarlington Road, Curlewis	No	No	Yes	Yes	No	No	No	No
HO1587	**St. Francis Xavier Catholic Church** 1030 Portarlington Road, Leopold	Yes	Yes- Former Church Building interior only	Yes	Yes	No	No	Yes	No
HO51	**"Spray Farm"** 2261-2299 Portarlington Road, Bellarine	-	-	-	-	-	Yes Ref.No.H898	Yes	No
HO1588	**Residence** 2450 Portarlington Road, Bellarine	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO757	**Newtown Memorial Sunday School (former), now Reformed Church Hall** 2 Potter Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO1589	**Residence** 13 Powell Street West, Ocean Grove	No	No	No	Yes	No	No	No	No
HO760	**Residence**	Yes	No	No	Yes	No	No	No	No

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	11 Preston Street, Geelong West								
HO761	**Residence** 27 Preston Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO1731	**Hume & Hovell Monument** Fronting Princes Highway, adjacent to 106 Rennie Street, Lara	-	-	-	-	-	Yes Ref.No.H1547	No	No
HO377	**Lime-Burning Kiln** Princes Highway and 110 Lemins Road (Rear), Waurn Ponds	-	-	-	-	-	Yes Ref.No.H866	No	No
HO374	**Bridge (Masonry Arch)** Over Waurn Ponds Creek, Princes Highway West, Waurn Ponds	-	-	-	-	-	Yes Ref.No.H1104	No	No
HO1590	**R.S.L. Hall** 13 Princess Street, Drysdale	Yes	Yes	No	Yes	No	No	Yes	No
HO1851	**Residence** 3 Prospect Avenue, Belmont	No	No	No	Yes	No	No	No	No
HO1852	**Residence** 8 Prospect Avenue, Belmont	No	No	No	Yes	No	No	No	No
HO69	**“Prospect” Homestead** 50 Prospect Road, Ceres	Yes	Yes	No	Yes	No	No	Yes	No
HO1378	**Residence** 70 Prospect Road, Newtown	Yes	No	No	Yes	No	No	No	No
HO1379	**Residence** 72 Prospect Road, Newtown	Yes	No	No	Yes	No	No	No	No

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HO1380	**"Kirrewur Court" Reception Centre** 77 Prospect Road, Newtown	Yes	No	Yes	Yes	Yes- fence and outbuilding	No	No	No
HO178	**"Roseberth" Residence** 79 Prospect Road, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1382	**"Fairbrae" Residence** 89 Prospect Road, Newtown	Yes	No	No	Yes	No	No	No	No
HO1383	**Residence** 92 Prospect Road, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1385	**Residence** 95 Prospect Road, Newtown	No	No	No	Yes	Yes- fence	No	No	No
HO1386	**Residence** 96 Prospect Road, Newtown	Yes	No	No	Yes	No	No	No	No
HO1387	**Residence** 101 Prospect Road, Newtown	Yes	No	No	Yes	No	No	No	No
HO1388	**Residence** 103 Prospect Road, Newtown	Yes	No	No	Yes	No	No	No	No
HO1395	**Residence** 113 Prospect Road, Newtown	Yes	No	No	Yes	No	No	No	No
HO1397	**Residence** 115 Prospect Road, Newtown	No	No	Yes	Yes	No	No	No	No
HO1697	**Residence** 5 Punt Road, Barwon Heads	No	No	No	Yes	No	No	No	No
HO1400	**Residence** 1 Raglan Street, Newtown	Yes	No	No	Yes	No	No	No	No

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HO215	**Geelong Railway Station** 1 Railway Terrace, Geelong	-	-	-	-	-	Yes Ref.No.H1604	Yes	No
HO216	**"Raith" Residence** 2 Raith Terrace, Newtown	Yes	Yes	Yes	Yes	No	No	Yes	No
HO1656	**Residence** 8 Ramsgate Street, Barwon Heads	No	No	Yes- side hedge	Yes	No	No	No	No
HO1855	**Residence** 3 Regent Street, Belmont	No	No	No	Yes	No	No	No	No
HO1856	**Carmel** 9 Regent Street, Belmont	No	No	No	Yes	No	No	No	No
HO1857	**Residence** 11 Regent Street, Belmont	No	No	No	Yes	No	No	No	No
HO1858	**Restaurant (former Fire Station)** 20 Regent Street, Belmont	Yes	No	No	Yes	No	No	Yes	No
HO1859	**Residence** 22 Regent Street, Belmont	Yes	No	Yes- front garden	Yes	Yes- front fence	No	No	No
HO1860	**Geelong Masonic Centre (former Uniting Church) excluding Hall** 25-27 Regent Street, Belmont	Yes	No	No	Yes	No	No	Yes	No
HO1861	**Residence** 26 Regent Street, Belmont	Yes	No	No	Yes	Yes- front fence	No	No	No
HO1913	**Residence** 29 Regent Street, Belmont	No	No	No	Yes	No	No	No	No
HO1914	**Residence**	No	No	No	Yes	No	No	No	No

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	31 Regent Street, Belmont								
HO1862	**St. Stephen's Anglican Church** 42-42A Regent Street, Belmont	Yes	No	No	Yes	No	No	Yes	No
HO1864	**Belmont Heights Neighbourhood Park** Fronting Regent Street and Amundsen Street, Belmont	Yes	No	Yes	Yes	No	No	No	No
HO280	**Corio Shire Hall (former)** 2 Rennie Street, Lara	Yes	No	No	Yes	No	No	Yes	No
HO1981	**Former Corio Shire Engineer's Residence** 8 Rennie Street, Lara	No	No	No	Yes	No	No	No	No
HO1401	**Residence & Convenience Shop** 9 Retreat Road, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1402	**Residence** 11 Retreat Road, Newtown	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO1403	**"Grantham" Residence** 13-15 Retreat Road, Newtown	Yes	No	Yes	Yes	Yes- fence and outbuildings	No	No	No
HO1404	**Residence** 17 Retreat Road, Newtown	No	No	No	Yes	Yes- outbuilding	No	No	No
HO1405	**Residence** 19 Retreat Road, Newtown	No	No	No	Yes	Yes- fence (gate)	No	No	No
HO1408	**Residence** 27 Retreat Road, Newtown	Yes	No	No	Yes	No	No	No	No
HO1409	**Residence**	Yes	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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	29 Retreat Road, Newtown								
HO1410	**Residence** 31 Retreat Road, Newtown	Yes	No	No	Yes	No	No	No	No
HO1411	**Residence** 33 Retreat Road, Newtown	No	No	No	Yes	No	No	No	No
HO1954	**Residence** 46 Retreat Road, Newtown	Yes	No	No	Yes	Yes- front fence	No	No	No
HO220	**Sacred Heart Convent and College** 61 Retreat Road, Newtown	-	-	-	-	-	Yes Ref.No.H555	Yes	No
HO1591	**"Carinya" Residence** 20 Rhinds Road, Wallington	Yes	No	No	Yes	Yes- outbuildings	No	No	No
HO1698	**Residence** 14 River Parade, Barwon Heads	No	No	No	Yes	No	No	No	No
HO107	**"Barwon Bank" Residence** 35-43 Riversdale Road, Newtown	-	-	-	-	-	Yes Ref.No.H425	Yes	No
HO1421	**"Riverdale" Residence** 22 Riversdale Road, Newtown	Yes	No	No	Yes	Yes- outbuildings	No	No	No
HO13	**"Kardinia House"** 1 Riverview Terrace, Belmont	-	-	-	-	-	Yes Ref.No.H337	Yes	No
HO1423	**Residence** 3 Roebuck Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1425	**Residence** 7 Roebuck Street, Newtown	No	No	Yes	Yes	Yes- fence	No	No	No

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?
HO1429	**Residence** 24 Roebuck Street, Newtown	No	No	No	Yes	Yes-fence	No	No	No
HO1430	**Residence** 25 Roebuck Street, Newtown	No	No	No	Yes	Yes- fence	No	No	No
HO1431	**Residence** 26 Roebuck Street, Newtown	No	No	Yes	Yes	Yes- fence and outbuildings	No	No	No
HO1433	**Residence** 28 Roebuck Street, Newtown	No	No	Yes	Yes	No	No	No	No
HO1434	**"Kanimbula" Residence** 31 Roebuck Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1435	**Residence** 32 Roebuck Street, Newtown	Yes	No	No	Yes	Yes- fence (gate)	No	No	No
HO1437	**Residence** 35 Roebuck Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1443	**Residence** 46 Roebuck Street, Newtown	Yes	No	Yes	Yes	Yes- fence and outbuilding	No	No	No
HO1868	**Residence** 13 Roslyn Road, Belmont	Yes	No	No	Yes	No	No	No	No
HO1869	**Tower Hill** 37 Roslyn Road, Belmont	No	No	No	Yes	No	No	No	No
HO1871	**Residence** 108 Roslyn Road, Belmont	No	No	No	Yes	No	No	No	No
HO1872	**Residence** 110 Roslyn Road, Belmont	No	No	No	Yes	No	No	No	No

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?
HO1874	**"Lezayre"** 126 Roslyn Road, Belmont	No	No	No	Yes	No	No	No	No
HO1875	**Residence** 134 Roslyn Road, Belmont	No	No	No	Yes	No	No	No	No
HO1877	**Residence** 166 Roslyn Road, Belmont	No	No	No	Yes	No	No	No	No
HO1878	**Residence** 185 Roslyn Road, Belmont	No	No	No	Yes	No	No	No	No
HO1879	**Residence** 187 Roslyn Road, Belmont	No	No	No	Yes	No	No	No	No
HO1880	**"Ravenswood"** 191 Roslyn Road, Belmont	No	No	No	Yes	No	No	No	No
HO1881	**Residence** 195 Roslyn Road, Belmont	No	No	No	Yes	No	No	No	No
HO1882	**Residence** 209 Roslyn Road, Belmont	Yes	No	No	Yes	No	No	No	No
HO1730	**Highton Primary School** 212 Roslyn Road, Highton	No	No	No	Yes	No	No	No	No
HO225	**St John's Anglican Church** 269 Roslyn Road, Highton	Yes	Yes	No	Yes	No	No	Yes	No
HO1883	**Royd Grange** 2 Royd Grange Court, Belmont	Yes	No	No	Yes	No	No	No	No
HO144	**Railway Tunnel (Geelong-Colac Line)**	-	-	-	-	-	Yes	No	No

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?
	Ryrie Street & Little Myers Street (approximately between), Geelong						Ref.No.H1106 & Part Ref.No.H1645		
HO183	**Residence and Surgery** 6 Ryrie Street, Geelong	Yes	Yes	No	Yes	Yes- fence	No	Yes	No
HO1108	**"Chipchase"** 8-10 Ryrie Street, Geelong	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO187	**"Gosberton House" Residence** 14 Ryrie Street, Geelong	Yes	Yes	No	Yes	Yes- fence	No	Yes	No
HO188	**Hearn's Building (former)** 16-18 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1109	**Shop & Residence** 24 Ryrie Street, Geelong	Yes	No	No	Yes	Yes- outbuilding	No	Yes	No
HO1110	**Purnell's Chambers (former)** 26, 26A, 28, 28A, 30 and 30A Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1111	**Shop** 34 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1112	**Friendly Societies Dispensary** 45 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1113	**Builders' Exchange** 62 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1114	**Annear's Furniture Warehouse** 64-66 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1115	**YMCA (later Hibernian Club)**	Yes	No	No	Yes	Yes- outbuilding	No	Yes	No

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?
	72-76 Ryrie Street, Geelong								
HO242	**Former Telegraph Station** 83A Ryrie Street, Geelong	-	-	-	-	-	Yes Ref.No.H1527	Yes	No
HO213	**Geelong Post Office (former)** The heritage place includes plaque, Geelong Post Office 83 Ryrie Street, Geelong	-	-	-	-	-	Yes Ref.No.H1046	Yes	No
HO401	**Richard Clarke & Co. premises (former)** 84-86 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1116	**Macrow's Furniture Arcade (former)** 85-87 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1117	**W. Leggo & Son Grocers** 88 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1118	**Shop & Offices** 92-94 Ryrie Street, Geelong	Yes	No	No	Yes	Yes- fence and outbuilding	No	No	No
HO381	**Griffiths Book Store** 96-98 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1119	**Queen's Head Hotel** 97-99 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO218	**Market (former Burns Saleyards)** 100-108 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO249	**Premises** 105-109/109a Ryrie Street, Geelong	Yes	No	No	Yes	No	No	Yes	No

GREATER GEELONG PLANNING SCHEME

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?
HO1120	**Shops & Offices** 119 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1121	**Shops & Offices** 121 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1122	**Scott Hamilton & Co.** 126 & 128 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO282	**H. Thacker, Printer** 131-133 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1123	**Hopetoun Chambers** 135, 137 and 139 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1124 + HO1055	**Belcher's Corner** 141-149 Ryrie Street and 150-154 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1125	**James Strong Boot Factory (rear)** 142 Ryrie Street, Geelong	Yes	No	No	Yes	Yes- outbuilding	No	No	No
HO1126	**Geelong Gas Company** 161 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO359	**Shops** 179-181 Ryrie Street, Geelong	Yes	No	No	Yes	Yes- outbuilding	No	Yes	No
HO1127	**Bell's Building** 188-192 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1128	**Geelong Picture Theatre** 198-204 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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HO1129	**Shops** Street frontage to a depth of 5 metres, and eastern wall to a depth of 5 metres. 206-216 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1130	**Residence** 240 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1131	**"Glen Alvie"** 246 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1132	**Residence** 248 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1133	**Kitchener House (original wing) Geelong Memorial Hospital (part)** 285-299 Ryrie Street, Geelong	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO1134	**Alexander Miller Memorial Homes** 324-332 Ryrie Street, Geelong	-	-	-	-	-	Yes Ref.No.H1184	Yes	No
HO1135	**Neimke Row Houses** 325-327 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1137	**Residence** 335 Ryrie Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO1139	**Residence** 341 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1140	**Residence** 343 Ryrie Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO1141	**Residence**	Yes	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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?
	349-349A Ryrie Street, Geelong								
HO112	**"Belleville" Residence** 350 Ryrie Street, Geelong	-	-	-	-	-	Yes Ref.No.H1188	Yes	No
HO256	**"Woodlands" Residence** 354 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1143	**Residence** 370 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1144	**"Wandsworth"** 371 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1145	**Shenton Methodist Church & Timber Hall and Manse (former), now Geelong High School** 379 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1146	**Geelong Girls High School** 385 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1147	**Residence** 462 Ryrie Street, Geelong	No	No	Yes	Yes	Yes- fence	No	No	No
HO1148	**Residence** 479 Ryrie Street, Geelong	No	No	No	Yes	No	No	No	No

2.7 Streets S-Z

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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?
HO1719	**Barwon Water Montpellier Basins & Water Reserves Basins 1, 2 & 3** 100 Scenic Road (east of Scenic Road), Highton	No	No	No	Yes	No	No	No	No
HO1700	**Residence** 29 Seaview Avenue, Barwon Heads	No	No	No	Yes	No	No	No	No
HO1701	**Residence** 41 Seaview Avenue, Barwon Heads	No	No	No	Yes	No	No	No	No
HO1702	**"Moondara" (former School House)** 57 Seaview Avenue, Barwon Heads	No	No	No	Yes	No	No	No	No
HO1887	**Residence** 9 Seaview Parade, Belmont	No	No	No	Yes	No	No	No	No
HO1889	**Claremont** 28 Seaview Parade, Belmont	No	No	Yes- front garden and trees	Yes	Yes- front fence	No	No	No
HO1891	**Radstock** 89 Shackleton Street, Belmont	No	No	No	Yes	No	No	No	No
HO763	**Manifold Emporium** 139-141 Shannon Avenue, Geelong West	Yes	No	No	Yes	No	No	No	No

GREATER GEELONG PLANNING SCHEME

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HO2003	**Attached Dwellings** 321-323 Shannon Avenue (321 Shannon Avenue now known as 117-119 Aphrasia Street), Newtown	Yes- main front portions of dwellings visible from the public realm only	No	No	Yes	Yes- front fence and gate to 321 Shannon Avenue	No	No	No
HO2004	**Dwelling** 325 Shannon Avenue Newtown	Yes– dwelling only	No	No	Yes	Yes- front fence	No	No	No
HO1447	**"Redpath's Antiques" Shop** 327 Shannon Avenue, Newtown	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO1448	**Residence** 343 Shannon Avenue, Newtown	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO1449	**"Chesterfield" Nursing Home** 345 Shannon Avenue, Newtown	Yes	No	No	Yes	No	No	No	No
HO1450	**Residence & Consulting Room** 346 Shannon Avenue, Newtown	Yes	No	Yes	Yes	Yes- fence and outbuilding	No	No	No
HO1451	**Residence** 347 Shannon Avenue, Newtown	Yes	No	No	Yes	Yes- outbuilding	No	No	No
HO1452	**Residence** 348 Shannon Avenue, Newtown	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO1453	**Residence** 350 Shannon Avenue, Newtown	No	No	Yes	Yes	No	No	No	No

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?
HO1454	**Residence** 352 Shannon Avenue, Newtown	No	No	No	Yes	Yes-outbuilding	No	No	No
HO180	**Residence** 353 Shannon Avenue, Newtown	No	No	No	Yes	No	No	Yes	No
HO138	**Foster Fyans Memorial** To the extent of all the land within 5 metres of the memorial. Balyang Sanctuary, Shannon Avenue, Newtown	Yes	No	No	Yes	No	No	No	No
HO1456	**"Uxbridge House", Bakery (former)** 19 Sharp Street, Newtown	Yes	No	No	Yes	Yes-outbuildings	No	Yes	No
HO74	**"Bonnyvale"** Stables and outbuildings only excluding homestead 252-262 Shell Road, Ocean Grove	Yes	No	No	Yes	Yes-outbuildings	No	Yes	No
HO196	**Parker Iron Merchant Store (former)** 10 Shorts Place, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO175	**"The Hawthornes"** (former Presbyterian Manse) 1 Skene Street, Newtown	Yes	Yes	No	Yes	No	No	Yes	No
HO176	**House** 2 Skene Street, Newtown	Yes	No	No	Yes	No	No	Yes	No

GREATER GEELONG PLANNING SCHEME

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HO231	**School Room (former)** Rear of property, 3 Skene Street, Newtown	Yes	No	No	Yes	Yes- outbuilding	No	Yes	No
HO1457	**Residence** 9 Skene Street, Newtown	No	No	No	Yes	No	No	No	No
HO132	**"Edgecumbe"** (now Geelong Workers' Club) 12 Skene Street, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1458	**Residence** 15 Skene Street, Newtown	Yes	No	No	Yes	Yes- fence and outbuilding	No	No	No
HO1460	**Residence** 19 Skene Street, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1461	**Residence** 21 Skene Street, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO136	**"Eumeralla" House** 35 Skene Street, Newtown	Yes	No	No	Yes	Yes- outbuildings	No	Yes	No
HO156	**"Hawthorne" Residence** 39 Skene Street, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO217	**"Rannoch" House** 50B Skene Street, Newtown	-	-	-	-	-	Yes Ref.No.H1165	Yes	No
HO1471	**Residence** 64 Skene Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1472	**Residence**	Yes	No	No	Yes	No	No	No	No

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	66 Skene Street, Newtown								
HO1477	**Residence** 139 Skene Street, Newtown	No	No	Yes	Yes	No	No	No	No
HO1480	**Residence** 144 Skene Street, Newtown	No	No	No	Yes	Yes- fence and outbuilding	No	No	No
HO1482	**Residence** 146 Skene Street, Newtown	No	No	No	Yes	Yes- fence	No	No	No
HO1484	**Residence** 160 Skene Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1485	**Residence** 161 Skene Street, Newtown	No	No	Yes	Yes	Yes- fence and outbuilding	No	No	No
HO1490	**Residence** 171 Skene Street, Newtown	No	No	No	Yes	Yes- fence	No	No	No
HO1491	**Residence** 173 Skene Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1592	**Portarlington Cemetery** 32-40 Smythe Street, Portarlington	Yes	No	No	Yes	No	No	No	No
HO80	**“Soho” Homestead** 1-29 Soho Road, Drysdale	Yes	No	No	Yes	No	No	No	No
HO1892	**Residence** 1 Sommers Street, Belmont	No	No	Yes- front garden and trees	Yes	Yes- front fence	No	No	No

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?
HO1893	**Residence** 2 South Street, Belmont	No	No	No	Yes	No	No	No	No
HO1594	**Former Mineral Springs (The Dell Heritage Area)** Spring Street, Clifton Springs	-	-	-	-	-	Yes Ref. No. H2088	No	Yes
HO1894	**Residence** 26 Spring Street, Belmont	No	No	Yes- front garden and trees	Yes	No	No	No	No
HO764	**Residence** 11 Spring Street, Geelong West	No	No	No	Yes	No	No	No	No
HO765	**Residence** 34 Spring Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO762	**Residence** 5 St James Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO1595	**"Edina Cottage" Residence** 11 St Leonards Street, St Leonards	Yes	No	No	Yes	No	No	No	No
HO1988	**"Kia Ora"** Dwelling, 75 Staceys Road, Lovely Banks To the fence line approximately 15 metres north of the front wall of the dwelling; To a line parallel to and 8 metres to the west of the western wall of the building;	No	No	No	Yes	No	No	No	No

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?
	To a line parallel to and 14 metres to the east of the eastern-most section of the eastern wall of the dwelling; To a line parallel to and 18 metres to the south of the southern-most hipped roof on the south side of the dwelling. **Incorporated Plan:** *Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016*								
HO1708	**Timber Cottage** 127-137 Staceys Road, Connewarre	No	No	No	Yes	Yes- outbuilding	No	No	No
HO1992	**"Roselea" Residence** 450 Staceys Road, Anakie To the extent of the "Roselea" dwelling and immediate curtilage of the homestead garden and land to the Staceys Road boundary, as well as the land including the rear gabled outbuilding close to the rear of the dwelling. **Incorporated Plan:** *Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016*	No	No	No	Yes	Yes- small gabled outbuilding at the rear of the dwelling	No	No	No
HO1596	**Drysdale Weighbridge**	Yes	No	No	Yes	No	No	No	No

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	Opposite 1-12 Station Street, Drysdale To the extent of all the land within 10 metres of the weighbridge.								
HO1597	**Drysdale Railway Station** 2-10 Station Street, Drysdale To the extent of all the land within 20 metres of the railway station building.	No	No	No	Yes	No	No	Yes	No
HO24	**"Staughton Vale" Homestead** 750 Staughton Vale Road, Staughton Vale	Yes	No	No	Yes	No	No	Yes	No
HO1955	**Residence** 11 Stinton Avenue, Newtown	Yes	No	No	Yes	No	No	No	No
HO1956	**"Barrabool" Residence** 16 Stinton Avenue, Newtown	No	No	No	Yes	No	No	No	No
HO1957	**Residence** 35 Stinton Avenue, Newtown	No	No	No	Yes	No	No	No	No
HO1532	**Mannerim Primary School (former)** 900 Swan Bay Road, Mannerim	No	No	Yes	Yes	No	No	Yes	No
HO1152	**Residence** 35 Swanston Street, Geelong	No	No	No	Yes	No	No	No	No
HO1158	**Residence** 74 Swanston Street, Geelong	No	No	No	Yes	No	No	No	No

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?
HO1159	**Residence** 89 Swanston Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1160	**Residence** 91 Swanston Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1161	**Residence** 94 Swanston Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO1166	**Residence** 126 Swanston Street, Geelong	No	No	No	Yes	No	No	No	No
HO1167	**Residence** 128 Swanston Street, Geelong	No	No	No	Yes	Yes- outbuilding	No	No	No
HO1168	**Valley Worsted Mills** 221 Swanston Street, Geelong	Yes	No	Yes	Yes	Yes- fence and outbuilding	No	Yes	No
HO1169	**Victorian Woollen & Cloth Co. Mills** 231 Swanston Street, Geelong	Yes	No	Yes	Yes	Yes- fence and outbuildings	No	Yes	No
HO207	**“Osborne House” including Stables and Courtyard** 51 Swinburne St, North Geelong	-	-	-	-	-	Yes Ref.No.H1101	Yes	No
HO1170	**Residence** 8 Sydney Avenue, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO1172	**“Clifton” House** 38 Sydney Avenue, Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO1173	**Residence**	No	No	No	Yes	No	No	No	No

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	58 Sydney Parade, Geelong								
HO1175	**Residence** 75 Sydney Parade, Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO1493	**Residence** 7 Talbot Street, Newtown	No	No	No	Yes	Yes- outbuilding	No	No	No
HO1495	**Residence** 11 Talbot Street, Newtown	No	No	Yes	Yes	Yes- fence	No	No	No
HO1496	**Former Anglican Vicarage** 15 Talbot Street, Newtown	Yes	No	No	Yes	Yes- outbuilding	No	No	No
HO141	**Geelong College** 20 Talbot Street, Newtown	-	-	-	-	-	Yes Ref.No.H883	Yes	No
HO53	**Breakwater Baptist Manse** 45 Tanner Street, Breakwater	Yes	No	Yes	Yes	No	No	Yes	No
HO55	**Baptist Sabbath School (former)** 47 Tanner Street, Breakwater	Yes	No	No	Yes	No	No	Yes	No
HO1176	**Reeves House** 108 Tanner Street, Breakwater	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO52	**Residence (formerly Haworth)** 116 Tanner Street, Breakwater	Yes	Yes	No	Yes	No	No	Yes	No
HO1895	**Residence** 6 Tasman Avenue, Belmont	No	No	No	Yes	No	No	No	No

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?
HO1747	**Residence** 1-5 The Avenue, Ocean Grove	No	No	Yes	Yes	Yes – rock walls	No	No	No
HO1598	**Ingamells Park** 73-87 The Avenue, Ocean Grove	No	No	Yes	Yes	No	No	No	No
HO1599	**Residence** 111 The Avenue, Ocean Grove	Yes	No	No	Yes	No	No	No	No
HO1963	**Batman Park** **Incorporated Plan:** *Batman Park Indented Head Incorporated Plan June, 2015*	Yes- the Boat Sheds and Indented Head Boat Club and Hall Building only.	Yes- the interiors of Boat Sheds 20 'TeWhare' and 22 'Dalhousie' only.	Yes- rows of Monterey Cypress trees in Batman Park Reserve (27 trees). Monterey Cypress (52 trees), Golden Cypress (19 trees), Canary Island Palm and Norfolk Island Pine trees in Wrathall Reserve. Monterey Cypress trees, Anderson Reserve (3 trees). Cypress trees, Taylor Reserve (4 trees). Cypress trees, Aylmer Reserve (7 trees).	Yes	Yes- the Boat Sheds, Indented Head Boat House and Hall building, former Administration Building and the amenities block (public toilets) immediately west of the former Administration Building.	No	No	Yes
HO324	**Matthew Flinders Memorial** The Esplanade, Portarlington	Yes	No	No	Yes	No	No	No	No

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?
	To the extent of all the land within 5 metres of the memorial.								
HO1603	**"Carrick" Residence** 30 The Esplanade, Portarlington	No	No	Yes	Yes	Yes- fence	No	No	No
HO671	**Residence** 29 The Esplanade, Drumcondra	Yes	No	No	Yes	No	No	No	No
HO672	**Residence** 31 The Esplanade, Drumcondra	No	No	No	Yes	Yes- fence	No	No	No
HO673	**Residence** 35 The Esplanade, Drumcondra	Yes	No	No	Yes	No	No	No	No
HO674	**Residence** 39 The Esplanade, Drumcondra	Yes	No	No	Yes	No	No	No	No
HO675	**Residence** 45 The Esplanade, Drumcondra	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO676	**Residence** 47 The Esplanade, Drumcondra	Yes	No	No	Yes	Yes- fence and outbuilding	No	No	No
HO677	**Residence** 53 The Esplanade, Drumcondra	Yes	No	Yes	Yes	No	No	No	No
HO679	**Residence** 8 The Esplanade South, Drumcondra	Yes	No	No	Yes	No	No	No	No
HO1604	**"Almora" Residence** 56 The Parade, Ocean Grove	No	No	No	Yes	No	No	No	No

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?
HO1605	**Uniting Church** 107-109 The Parade, Ocean Grove	No	Yes	Yes	Yes	No	No	Yes	No
HO1606	**General Store** 82 The Terrace, Ocean Grove	Yes	No	No	Yes	No	No	Yes	No
HO1896	**Residence** 13 Thomas Street, Belmont	No	No	No	Yes	No	No	No	No
HO1897	**Residence** 34 Thomson Street, Belmont	No	No	Yes- palm tree	Yes	Yes- front fence	No	No	No
HO98	**German Cottage** 222-224 Torquay Road and 5-9 Smith Street, Grovedale	-	-	-	-	-	Yes Ref.No.H714	Yes	No
HO260	**Former Wesleyan Methodist Church** 272-276 Torquay Road, Grovedale	Yes	No	No	Yes	No	No	Yes	No
HO1607	**“Nargoondy” Residence** 470 Tower Road, Portarlington	Yes	No	Yes	Yes	No	No	No	No
HO1177	**Residence** 53 Tucker Street, Breakwater	No	No	No	Yes	Yes- fence	No	No	No
HO47	**Sunnyside Wool Scour** 76-78 Tucker Street, Breakwater	-	-	-	-	-	Yes Ref.No.H1146	Yes	No
HO1608	**“Kingston” Residence** 65 Tuckfield Street, Ocean Grove	Yes	No	Yes	Yes	No	No	No	No

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?
HO19	**Portarlington (Flour) Mill** 7 Turner Court, Portarlington	-	-	-	-	-	Yes Ref.No.H389	Yes	Yes
HO1179	**Residence** 12 Verner Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO288	**St Marks on the Hill Church** 7-9 Vicarage Road, Leopold	-	-	-	-	-	Yes Ref.No.H776	Yes	No
HO1180	**John Knox Presbyterian Church** 60 Victoria Street, Rippleside	No	No	No	Yes	No	No	Yes	No
HO766	**Residence** 6 Villamanta Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO767	**Residence** 8 Villamanta Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO768	**Residence** 27 Villamanta Street, Geelong West	No	No	Yes	Yes	No	No	No	No
HO769	**Residence** 35 Villamanta Street, Geelong West	Yes	No	No	Yes	Yes- outbuilding	No	No	No
HO772	**Residence** 41 Villamanta Street, Geelong West	No	No	No	Yes	Yes- fence	No	No	No
HO773	**Residence**	No	No	No	Yes	No	No	No	No

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?
	42 Villamanta Street, Geelong West								
HO1498	**Residence** 10 Virginia Street, Newtown	No	No	Yes	Yes	No	No	No	No
HO1499	**Residence** 11 Virginia Street, Newtown	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO1501	**Residence** 13 Virginia Street, Newtown	No	No	Yes	Yes	Yes- fence	No	No	No
HO1503	**Residence** 15 Virginia Street, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1507	**Residence** 21 Virginia Street, Newtown	Yes	No	Yes	Yes	Yes- fence and outbuilding	No	No	No
HO177	**"Belvedere" House** 25 Virginia Street, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1509	**Residence** 27 Virginia Street, Newtown	Yes	No	Yes	Yes	No	No	No	No
HO1511	**Residence** 31 Virginia Street, Newtown	No	No	Yes	Yes	Yes- fence	No	No	No
HO1512	**Residence** 32 Virginia Street, Newtown	Yes	No	No	Yes	Yes- outbuilding	No	No	No
HO1514	**"Drummond" Residence** 35 Virginia Street, Newtown	Yes	No	Yes	Yes	Yes- fence	No	No	No

GREATER GEELONG PLANNING SCHEME

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?
HO1515	**Residence** 36 Virginia Street, Newtown	No	No	Yes	Yes	No	No	No	No
HO1516	**Residence** 39 Virginia Street, Newtown	No	No	Yes	Yes	Yes- fence and outbuilding	No	No	No
HO1517	**"Acton" Residence** 41 Virginia Street, Newtown	Yes	No	Yes	Yes	Yes- fence and outbuilding	No	No	No
HO1519	**Residence** 43 Virginia Street, Newtown	Yes	No	Yes	Yes	No	No	No	No
HO1520	**Residence** 47 Virginia Street, Newtown	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO1521	**Residence** 48 Virginia Street, Newtown	No	No	Yes	Yes	Yes- fence	No	No	No
HO1522	**Residence** 49 Virginia Street, Newtown	Yes	No	No	Yes	Yes- outbuilding	No	No	No
HO1523	**Residence** 50 Virginia Street, Newtown	No	No	No	Yes	Yes- fence	No	No	No
HO1524	**"Yemoneit" Residence** 51 Virginia Street, Newtown	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO1527	**Residence** 60 Virginia Street, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1898	**Residence** 1 Vivian Street, Belmont	No	No	No	Yes	Yes- front fence	No	No	No

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?
HO775	**Residence** 30 Volum Street, Geelong West	no	No	Yes	Yes	No	No	No	No
HO776	**Residence** 38 Volum Street, Geelong West	No	No	No	Yes	No	No	No	No
HO1982	**Bills Trough** Corner Walker and Rennie Streets, Lara To the extent of a 5 metre perimeter around the trough.	Yes	No	No	Yes	No	No	No	No
HO1983	**Waverley Residence** 14 Walkers Road, Lara	No	No	No	Yes	No	No	No	No
HO1984	**Avenues of Honour, Cypresses, Memorial Gates & Fencing** Walkers Road, Lara To the extent of: ▪ The Avenue of Honour of *Pinus lambertiana* in Walkers Road; ▪ Six Golden Lambertiana adjacent to the Memorial Gates & Fencing; ▪ Remnant Soldiers' Avenue of Sugar Gums in the Recreation Reserve; ▪ Rows of *Pinus lambertiana* & Cypresses forming the boundary of the Recreation Reserve; and	Yes	No	Yes- The Avenue of Honour of *Pinus lambertiana* in Walkers Road; Six Golden Lambertiana adjacent to the Memorial Gates & Fencing; Remnant Soldiers' Avenue of Sugar Gums in the Recreation Reserve; and Rows of *Pinus lambertiana* & Cypresses forming	Yes	Yes	No	No	No

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?
	▪ The Memorial Gates & Fencing. Each to include a curtilage of 2 metres from the drip line of each tree.			the Northern boundary of the Recreation Reserve; Each to include a curtilage of 2 metres from the drip line of the tree.					
HO1609	**Uniting Church** 376 Wallington Road, Wallington	No	No	No	Yes	No	No	Yes	No
HO1610	**Residence** 580 Wallington Road, Wallington	No	No	No	Yes	Yes-outbuilding	No	No	No
HO1611	**Wallington Hall** 610 Wallington Road, Wallington	No	No	No	Yes	No	No	Yes	No
HO1969	**Former Ropeworks Substation & Dining Hall** 2 Waratah Street Geelong West	Yes – electric sub-station building	No	No	Yes	No	No	Yes	No
HO777	**The Western Grandstand** West Oval, Weddell Road, Geelong West To the extent of all the land within 10 metres of the grandstand excluding the road reservation.	Yes	No	No	Yes	No	No	No	No
HO1985	**Former Presbyterian Church** Lara Community Centre, 11 Waverley Road, Lara	No	No	No	Yes	No	No	No	No

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	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

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?
HO1530	**Residence** 70 West Fyans Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1531	**Residence** 72 West Fyans Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO137	**"Fernshaw" Residence** 4 Western Beach, Geelong	-	-	-	-	-	Yes Ref.No.H1129	Yes	No
HO1181	**Residence** 12 Western Beach, Geelong	Yes	No	No	Yes	No	No	No	No
HO1182	**Residence** 12A Western Beach, Geelong	Yes	No	No	Yes	No	No	No	No
HO1184	**Residence** 30 Western Beach, Geelong	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO1186	**Residence** 36 Western Beach, Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO1187	**Residence** 38-40 Western Beach, Geelong	Yes	No	No	Yes	No	No	No	No
HO150	**"Glenburnie" Residence** 54 Western Beach, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1188	**Residence** 56 Western Beach, Geelong	Yes	No	No	Yes	No	No	No	No
HO339	**Residence** 94 Western Beach, Geelong	Yes	Yes	No	Yes	No	No	Yes	No

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?
HO1189	**Dennys Lascelles Ltd Woolstore** 98 Western Beach, Geelong	Yes	No	No	Yes	No	No	No	No
HO317	**"Hillside" Residence** 30 Williams Road, Mt Duneed	Yes	No	No	Yes	No	No	Yes	No
HO315	**Cemetery** 110 Williams Road, Mt Duneed	Yes	No	No	Yes	No	No	No	No
HO1612	**St. Paul's Anglican Church** 245 Wilsons Road, Whittington	No	No	No	Yes	No	No	Yes	No
HO379	**St Albans Uniting Church** 276 Wilsons Road, Whittington	Yes	Yes	No	Yes	No	No	Yes	No
HO380	**St Albans Homestead Gate Lodge** 305 Wilsons Road, St Albans Park	-	-	-	-	-	Yes Ref.No.H1113	Yes	No
HO1901	**Cartret** 13 Wimmera Street, Belmont	Yes	No	No	Yes	No	No	No	No
HO279	**"Pirra" Homestead** 108 Windermere Road, Lara	-	-	-	-	-	Yes Ref.No.H1723	Yes	No
HO1614	**St. Thomas Catholic Church** 39 Wyndham Street, Drysdale	Yes	Yes	No	Yes	Yes- fence	No	Yes	No
HO1615	**St. Thomas Presbytery** 41 Wyndham Street, Drysdale	Yes	No	No	Yes	No	No	No	No
HO384	**Royal Mail Hotel**	Yes	No	No	Yes	No	No	Yes	No

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?
	17 Yarra Street, Geelong								
HO387	**Cressy Trading Co. Building** 33 Yarra Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO234	**Solicitor's Row Buildings (Bowman's Office)** 43 Yarra Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO214	**Protestant Meeting Rooms** 61 Yarra Street, Geelong	Yes	Yes	No	Yes	No	No	Yes	No
HO190	**Lamp Post (outside Corio Hotel)** 69 Yarra Street, Geelong The lamp post is located on the road reservation and the extent of designation applies to all the land within 5 metres of the Lamp Post.	Yes	No	No	Yes	No	No	No	No
HO1190	**Corio Hotel** 69 Yarra Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO286	**Former Union Bank original 1848 building** 76 Yarra Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1191	**YMCA Hall** 78 Yarra Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO113	**Residence (formerly Dr Croker's)** 83 Yarra Street, Geelong	Yes	Yes	No	Yes	Yes-outbuilding	No	Yes	No

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?
HO1192	**Residence** 93 Yarra Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1193	**Residence** 95 Yarra Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO252	**Wesley Church and Parsonage (former), now Wesley Uniting Church** 96-100 Yarra Street, Geelong	Yes	Yes	No	Yes	Yes- fence	No	Yes	No
HO1194	**Residence** 119 Yarra Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1195	**Residence** 132 Yarra Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO228	**St Mary of the Angels Catholic Church** 136-148 Yarra Street, Geelong	-	-	-	-	-	Yes Ref.No.H1026	Yes	No
HO1196	**Residence** 155 Yarra Street, Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO1197	**Residence** 157 Yarra Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO226	**St John's Lutheran Church** 165 Yarra Street, Geelong	-	-	-	-	-	Yes Ref.No.H656	Yes	No
HO1198	**Residence** 168 Yarra Street, Geelong	Yes	No	No	Yes	Yes- fence	No	No	No

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?
HO1199	**Residence** 181 Yarra Street, Geelong	No	No	Yes	Yes	Yes- fence	No	No	No
HO1200	**Residence** 186 Yarra Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1201	**Residence** 194 Yarra Street, Geelong	No	No	No	Yes	No	No	No	No
HO1202	**South Geelong Primary School No. 2143** 200 Yarra Street, Geelong	Yes	No	No	Yes	Yes- outbuildings	No	Yes	No
HO101	**Austin Hall & Terrace Complex** 217A Yarra Street, Geelong	-	-	-	-	-	Yes Ref.No.H841	Yes	No
HO1203	**Residence** 243 Yarra Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1204	**Residence** 257-259 Yarra Street, Geelong	Yes	No	Yes	Yes	Yes- outbuilding	No	No	No
HO1205	**“Moorpanyal” House** 288 Yarra Street, Geelong	No	No	Yes	Yes	Yes- fence	No	No	No
HO788	**Residence** 7 Yuille Street, Geelong West	No	No	No	Yes	No	No	No	No
HO789	**Residence** 23 Yuille Street, Geelong West	No	No	No	Yes	No	No	No	No

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Proposed C432ggee

SCHEDULE 50 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO50**

40-44 LONSDALE STREET, 146 SWANSTON STREET & 51 CARR STREET SOUTH GEELONG

1.0 Design objectives

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Proposed C432ggee

To develop an ecologically sustainable, transit orientated precinct that incorporates best practice environmental management.

To support a mix of high-quality high and medium density built form that has an appropriate interface to adjacent streets and creates a landmark building fronting the station plaza north of the railway line.

To create high-quality landscaped and safe public spaces that ensure a visual connection across the railway line at Bellerine Street, celebrates the beginning of the Bellarine Rail Trail and delivers a legible and coherent street structure.

To improve pedestrian connections within and around the subject site and contribute to improved street environments resulting from the closure and redirection of Carr Street.

To protect the internal amenity of all land uses sensitive to noise by limiting noise transmission and provide acoustic measures to protect from current and potential noise generating sources such as train and public spaces.

2.0 Buildings and works

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Proposed C432ggee

The following buildings and works requirements apply to an application to construct a building or construct or carry out works.

General requirements

Development should be generally in accordance with Map 1 to this schedule.

Support the development of a pedestrian link over the railway line along the Bellerine/Carr Street alignment generally in accordance with Map 3 to this schedule.

Building height

Development should not exceed the preferred maximum building heights as shown in Table 1 and Map 2 to this schedule.

The preferred maximum building height does not include architectural features, masts and building services including plant rooms, air conditioning, lift overruns, structures associated with roof top gardens, decks and communal outdoor spaces and their ancillary facilities or enclosed stairwells provided that the following criteria are met:

- Not more than 50% of the roof area is occupied by equipment (other than solar panel or greening);
- The equipment is located to minimise additional overshadowing and reduce visual impact;
- The equipment does not exceed the preferred maximum height limit by more than 3.6 metres; and
- The equipment and screening is integrated into the design of the building to the satisfaction of the responsibly authority.

Street wall heights

Street wall heights should be generally in accordance with the maximum street wall heights specified in Table 1 and Map 2 to this schedule.

Setbacks

Development should be generally in accordance with the preferred setbacks specified in Table 1 and Figures 1 to 5.

Table 1 to Schedule 50 to Clause 43.02

Parcel	Preferred Maximum Building Height	Preferred Maximum Street Wall Height - Carr Street	Preferred Maximum Street Wall Height - Lonsdale Street	Preferred Above Street Wall Setbacks	Preferred Other Setbacks
A	22 metres (6 storeys)	11 metres (3 storeys) to Station Forecourt	22 metres (6 storeys)	4.5 metres to Station Forecourt	n/a
B	22 metres (5 - 6 storeys)	11 metres (3 storeys)	11 metres (3 storeys)	4.5 metres to Lonsdale Street 3 metres to Carr Street, laneway and any new pedestrian link	4.5 metres to eastern boundary at ground level for new shared street. 6 metres at ground level to new pedestrian links.
C	13.5 metres (4 storeys)	n/a	n/a	n/a	4.5 metres to western boundary at ground level for new shared street. 4 metres at ground level to new pedestrian links.

Figure 1: Parcel A fronting Lonsdale Street, Bellarine Street, and Future Station Forecourt

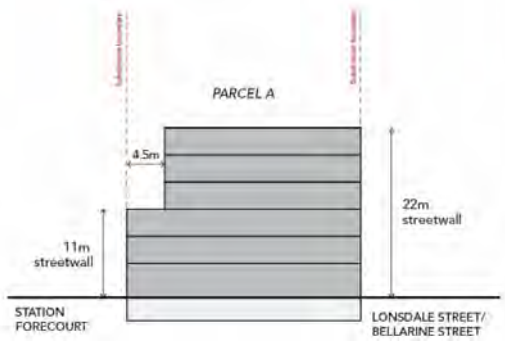


Figure 2: Parcel B fronting Lonsdale Street and Carr Street

GREATER GEELONG PLANNING SCHEME

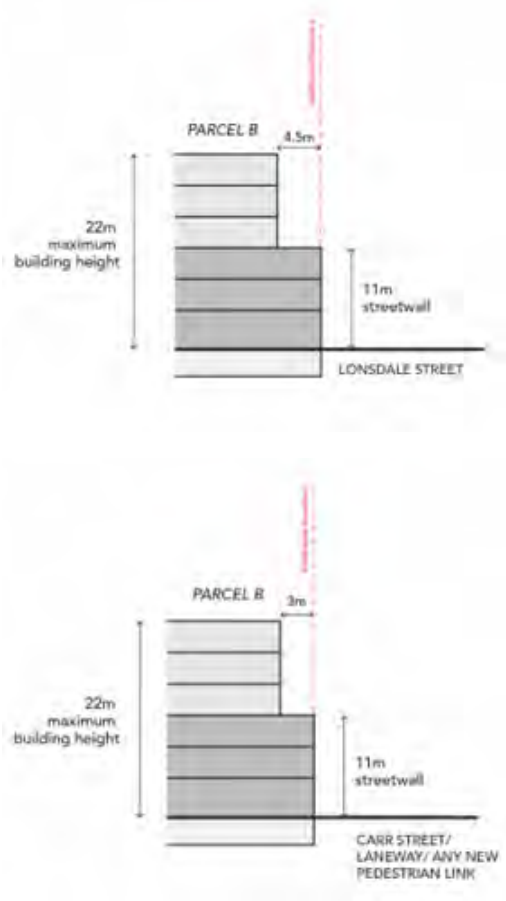
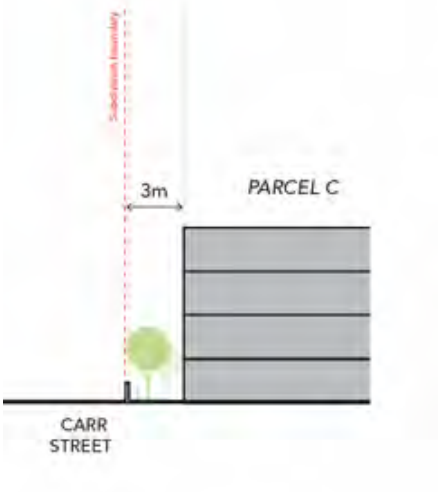


Figure 3: Setback to existing laneway for Parcel C



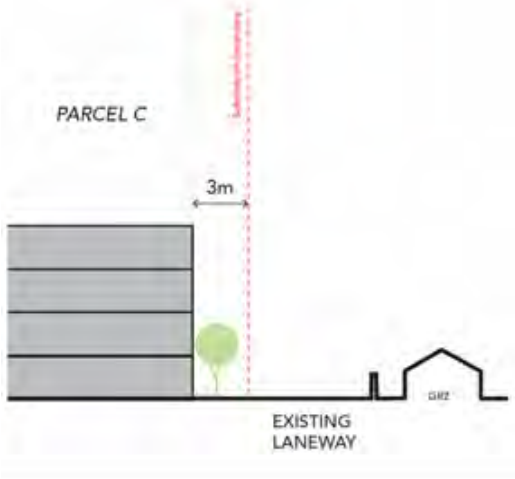


Figure 4: Setback to new shared street

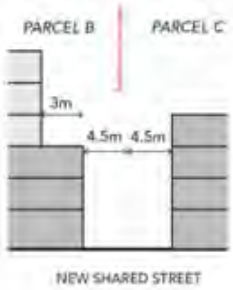
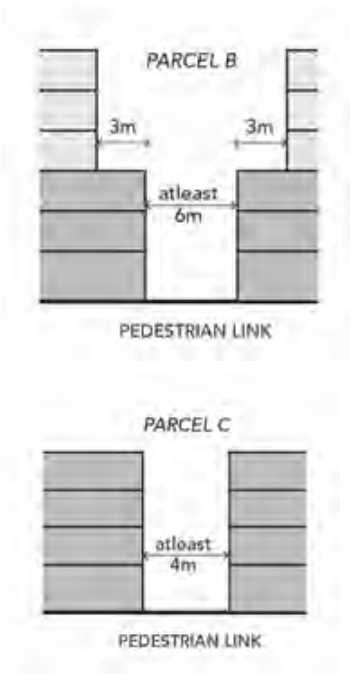


Figure 5: Setback to new pedestrian links



Building Separation

Development should provide a minimum of 9 metres distance between towers above the maximum street wall height of 11 metres.

Building Design

Ensure that Parcel A presents as a distinctive landmark building of high architectural quality, providing a point of positive reference to South Geelong Station and further enhances the character, function, and appearance of the surrounding area, including the public realm.

Design buildings to address front, oblique and side views.

Mitigate the impact of visual bulk with well-articulated facades that include variation in forms, materials, openings, and recesses and building separation in upper levels.

Create visual interest in upper levels through the provision of balconies, eaves, terraces, and verandas ensures passive surveillance of the public realm.

Avoid highly reflective glazing in the façade that diminishes the ability of the development to fit within the historic context.

Avoid blank walls visible from the public realm including where they abut a street or laneway. Include an interim façade strategy when blank walls are visually prominent while adjoining properties are being realised.

Introduce midblock pedestrian links connecting Lonsdale Street to Carr Street generally in accordance with Map 3.

Ensure new pedestrian connections are safe (comply with Crime Prevention Through Environmental Design Guidelines), receive adequate access to sunlight and are open to the sky.

Development should meet the following minimum floor to floor dimensions:

- 4 metres at ground level
- 3.2 - 3.5 metres for residential and non-residential uses in the levels above.

Public Realm Interface

Provide opportunities for active surveillance of the public realm including plazas and where practical laneways and car parks. Avoid concealed alcoves and hidden entrances that affect perceived safety.

Maximise the usability and attractiveness of new public spaces by introducing ground floor uses that ensure interaction with the street and enhance the pedestrian environment.

Provide ground floor tenancy frontages that can accommodate a wide range of commercial and retail uses while maintaining the fine grain character of the area on Parcels A and B.

Avoid large signage and/or non-transparent glazing at ground level.

Provide separate residential and commercial entrances that are clearly legible from the street. Dwellings at the ground level should be provided with individual entrances from the footpath.

Create opportunities for landscaping, particularly along the existing and new pedestrian links, laneways and shared street.

Incorporate façade design and lighting that establishes a sense of safety and security after hours.

Provide active frontages to both sides of pedestrian connections through development where possible.

Ensure direct, attractive, safe, and well-lit pedestrian and cycle access between main streets and South Geelong Station.

Overshadowing

Development should not overshadow the opposite footpath of adjoining streets (excluding Carr Street) between 10:00 am and 3:00 pm on 22 September.

Minimise the impact on solar access from new development to established residential areas, including balconies, terraces and habitable room windows.

Wind and weather protection for buildings 18m or taller

Ensure safe wind conditions as specified in Table 2 on public land, publicly accessible areas on private land, private open space and communal open space; and

Achieve comfortable wind conditions as specified in Table 2 *o*n public land and publicly accessible areas on private land.

Avoid the addition of protective screens and other incidental add-ons to offset excessive wind gust levels. Discourage landscaping within public spaces as a means to mitigate wind.

Incorporate continuous weather protection such as awnings, openings and architectural detail that promotes activity and visual interest. Ensure the soffit of awnings are well detailed and attractive when viewed from the street.

Ensure weather protection technique employed does not impinge existing or future street trees.

Table 2 to Schedule 50 to Clause 43.02

Wind condition	Requirement
Safe wind conditions	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: ▪ 3 metres per second for sitting areas, ▪ 4 metres per second for standing areas, ▪ 5 metres per second for walking areas.
Unsafe wind conditions	Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.

Acoustic attenuation

Incorporate acoustic treatments to limit noise transmission from external noise sources such as trains, train station, Kardinia Park & Stadium, entertainment venues and public spaces to a level that is comfortable for all land uses sensitive to noise.

Incorporate noise attenuation measures and suppression techniques to ensure noise does not unreasonably affect the amenity of nearby land within a General Residential Zone and Residential Growth Zone.

A permit must contain conditions which give effect to the Acoustic Assessment Report, where the land has been identified as a lot that requires mitigation measures against noise impacts.

Sustainable Design

Provide green roofs where viable in accessible and serviceable locations and where visible from the public realm or within the development.

Ensure landscaping includes high-quality finishes, well-designed seating areas, lighting and places for diverse uses.

Access, Parking and Loading Areas

Provide an easily identifiable entrance and sense of arrival and safety through placing the primary pedestrian entrances to dwellings and tenancies on the street frontage.

Minimise the impact of vehicle access and car parking on the public realm by:

- Incorporating streetscapes and building interfaces that encourage movement by means other than private car.
- Consolidating vehicular entries and locate vehicle access at the rear of buildings generally in accordance with Map 3 (Parcel A via Bellerine Street, and Parcel B and C via future shared street or existing laneway).
- Locating private car parking where it cannot be seen from the public realm.
- Designing basement or carparking garage entrance to have minimal visual impact.

Provide car parking within the basement, within a consolidated carpark suitable for repurposing or conceal it from the public realm if located within the podium by sleeving with active uses.

Support shared car parking arrangements across the site.

Design all above ground car parking areas to support adaptive reuse over time.

Support active transport through the supply of bicycle parking in both commercial and residential development and change facilities for commercial development.

Provide centralised loading areas for commercial uses across the site away from pedestrian priority areas.

Provide a central bin storage area for each development which is not visible from the street.

3.0 Subdivision

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Proposed C432ggee

A permit to subdivide land must meet the following requirements:

- Supports the partial closure and reconfiguration of Carr Street establishing land parcels generally in accordance with Map 1.

An application to subdivide land into lots each containing an existing dwelling or car parking space is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

4.0 Signs

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Proposed C432ggee

None specified

5.0 Application requirements

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Proposed C432ggee

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:

An Urban Context Report and Design Response which:

- Responds to the urban context (including built form character of adjacent and nearby buildings, adjacent and nearby heritage places, and equitable outcomes for potential development on adjoining sites);
- Implements recommendations from the other technical reports required under the application requirements of this schedule;
- Responds to the design objectives and buildings and works requirements of this schedule; and
- Provides design excellence through providing sustainable, high quality architecture which articulates and minimises visual bulk, and landscape architecture and urban design enforcing liveability and activating the public realm.

An Environmentally Sustainable Design Management Plan (EMP) prepared by a suitably qualified environmental engineer or equivalent that demonstrates how the development provides for best practice environmentally sustainable design.

A wind report for buildings exceeding a height of 18 metres (5 storeys).

Any application for subdivision or development of land for Accommodation, Education Centre (other than Tertiary institution and Employment training centre) or Hospital, must be accompanied by an acoustic assessment report prepared by a qualified acoustic engineer or other suitably skilled person to the satisfaction of the responsible authority which:

- Applies the following noise objectives:
  - Not greater than 35 dB LAeq,8h when measured within a sleeping area between 10 pm and 6 am.
  - Not greater than 40 dB LAeq,16h when measured within a living area between 6 am and 10 pm.
  - For areas other than sleeping and living areas, not greater than the median value of the range of recommended designed sound levels of Australian Standard AS/NZ 2107:2016 (Acoustics – Recommended design sound level and reverberation times for building interiors).
- Noise levels should be assessed:
  - Considering the cumulative noise from all sources impacting on the proposal including road traffic noise and industry noise, as well as potential other potential noise sources; and
  - In unfurnished rooms with a finished floor and the windows closed and be based on average external noise levels measured as part of a noise level assessment.
- Addresses noise compatible design for buildings, with siting, orientation, and internal layout, to be considered prior to setting building envelope performance requirements.
- Addresses potential noise character (such as tonality, impulsiveness or intermittency) is addressed wherever relevant, including through the application of adjustments to the internal noise levels that are determined using the procedures to adjust industry noise levels of the Noise Protocol.

A Traffic Impact Assessment Report (TIAR), where relevant.

A Circulation and Movement Plan prepared by a suitably qualified person that demonstrates how the internal road hierarchy, pedestrian and cycling priority areas, and loading and building services achieve a legible and coherent structure improving the pedestrian connectivity and creating safe public spaces.

Plans, elevations, and section drawings for any car parking proposed at or above ground level to show finished floor levels and a statement by a suitably qualified engineer to demonstrate the capacity for this to be adapted to alternative uses.

A Landscape Plan detailing proposed hard and soft landscape elements, plant schedule, plant container details and maintenance and irrigation systems.

Scaled shadow diagrams to show existing and proposed shadows at hourly intervals between 10:00 am and 3:00 pm on 22 September, to demonstrate compliance with overshadowing requirements.

A three-dimensional perspective which shows the proposed development within the streetscape in the context of adjacent development.

Any application for development of land for a dwelling including a dwelling as part of a mixed-use development should provide an Affordable Housing Delivery Strategy to the satisfaction of the responsible authority which sets out:

- How affordable housing is to be delivered in accordance with social and affordable housing policy at Clause 16.01 of the Planning Scheme.
- 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.

6.0 Decision guidelines

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Proposed C432ggee

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 development appropriately responds to the design objectives and requirements in this schedule.
- Whether the development or subdivision is generally in accordance with the maps included in this schedule
- Whether the subdivision of the site supports the partial closure and reconfiguration of Carr Street and ensures equitable development opportunities to all three sites.
- Whether the development employs an appropriate massing strategy that reduces visual bulk.
- Whether the development supports high-quality pedestrian amenity within the public realm, in relation to human scale and overshadowing.
- Whether the buildings adopt and enables a diversity of forms, typologies, and architectural language.
- Whether the application incorporates acoustic treatments to limit the impact from noise from all current and potential noise generating sources such as railway operation and activities on Kardinia Park and Stadium.
- Whether the application includes an Affordable Housing Delivery Strategy to the satisfaction of the responsible authority.
- Whether the development incorporates ecologically sustainable design practices.
- Whether the proposal allows for open sightlines and high levels of passive surveillance by users and residents.
- Whether the development avoids:
  - Extensive blank walls along streets.
  - Buildings oriented towards internal spaces rather than streets.
  - Alcoves and recesses that may provide hiding places or that may collect dirt and litter
- Whether the development provides active street frontages including integration of required servicing into the façade away from key pedestrian spaces and public spaces, co-location of service cabinets internal to loading, waste or parking areas where possible.
- Whether the development supports a staged development of the site in a manner which effectively manages car parking demand and access, enhances pedestrian connections and public realm within and around the Station Hub.
- Whether car parking demand can be appropriately managed.
- Whether the development achieves design excellence by providing high quality and innovative architecture, landscape architecture and urban design which demonstrates function, liveability, sustainability and public contribution to buildings and urban spaces.
- Whether the development achieves appropriate levels of residential density and is not an underdevelopment of the site.

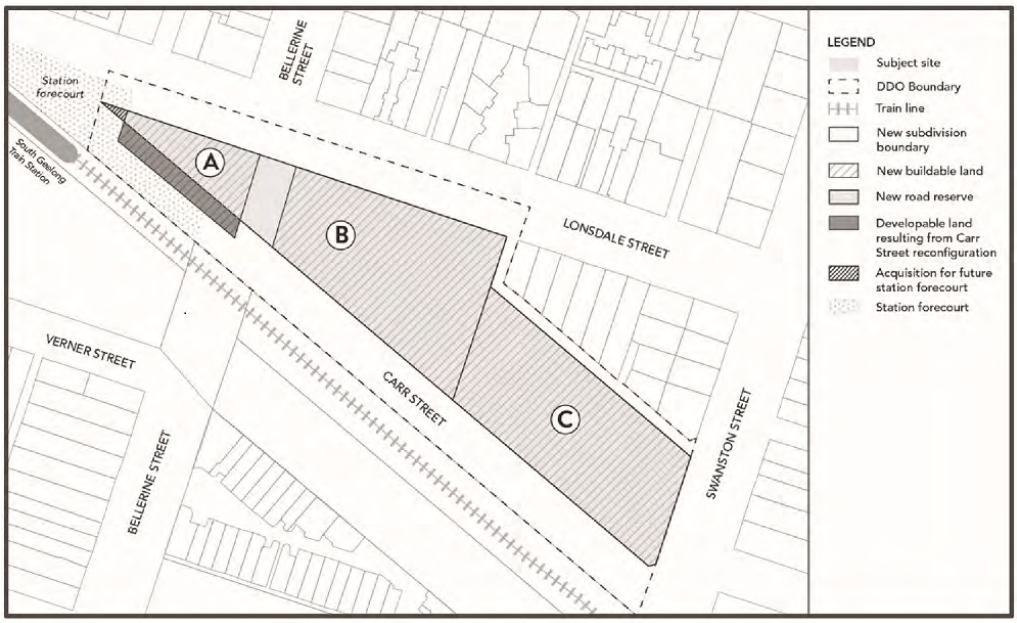
Variations to preferred requirements

Where an application proposes to exceed, or vary a preferred requirement under a discretionary control contained within this schedule consider:

- Whether the design objectives have been met.
- Whether the street wall heights and upper level setbacks of development minimises the impact on the character and appearance of any Heritage Area opposite or adjacent to the site.
- Whether a variation to a requirement avoids or minimises adverse off-site impacts such as visual bulk, overlooking and overshadowing to adjacent residential properties and the public realm.
- Whether the proposal can enable a variation to a requirement without material adverse offsite impacts.
- Whether the proposal presents, or substantially facilitates an improved architectural outcome.

GREATER GEELONG PLANNING SCHEME

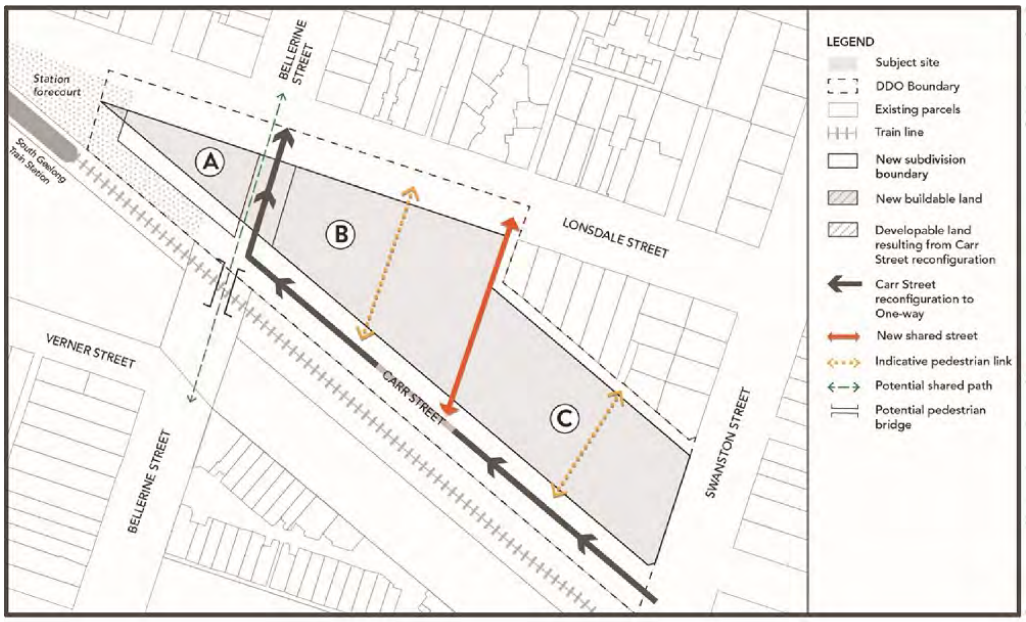
Map 1 to Schedule 50 to Clause 43.02



Map 2 to Schedule 50 to Clause 43.02

Map 3 to Schedule 50 to Clause 43.02

GREATER GEELONG PLANNING SCHEME



GREATER GEELONG PLANNING SCHEME

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Proposed C432ggee

SCHEDULE 54 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO54**

SOUTH GEELONG - MOORABOOL STREET KEY REDEVELOPMENT AREA

1.0 Design objectives

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Proposed C432ggee

To promote contemporary design and built form that demonstrates design excellence, enables a diverse mix of housing and commercial uses, and contributes to the distinctive boulevard character and greening of Moorabool Street.

To support lot consolidation to achieve preferred maximum building heights, desired scale and setbacks that also deliver high levels of internal amenity.

To ensure that development provides equitable development rights to adjoining sites and allows reasonable access to sunlight, daylight, outlook, and privacy to habitable spaces.

To ensure that development supports accessibility and ease of walking, cycling, and use of public transport, to, from and around the Moorabool Street area.

To protect the internal amenity of all land uses sensitive to noise by limiting noise transmission and provide acoustic measures to protect from current and potential noise generating sources such as trains, commercial activities and public spaces.

2.0 Buildings and works

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Proposed C432ggee

The following buildings and works requirements apply to an application to construct a building or construct or carry out works.

Exemption

A permit is not required for building and works for a single storey structure or where the proposed buildings and works do not increase the existing floor area by more than 100 square metres.

General Requirement

Consolidate sites where appropriate to maximise development potential while balancing equitable development opportunities on adjacent lots.

Building height

Development should not exceed the preferred maximum building heights as shown in Map 1 to this schedule.

The preferred maximum building height does not include architectural features, masts and building services including plant rooms, air conditioning, lift overruns, structures associated with roof top gardens, decks and communal outdoor spaces and their ancillary facilities or enclosed stairwells provided that the following criteria are met:

- Not more than 50% of the roof area is occupied by equipment (other than solar panel or greening).
- The equipment is located to minimise additional overshadowing and reduce visual impact.
- The equipment does not exceed the preferred maximum height limit by more than 3.6 metres; and
- The equipment and screening are integrated into the design of the building to the satisfaction of the responsibly authority.

Development should meet the following minimum floor to floor dimensions:

- 4 metres at ground level
- 3.2 - 3.5 metres for residential and non-residential uses in the levels above.

Interfaces

Development should not exceed the preferred maximum street wall heights specified in Map 1 and Table 1 to this schedule.

Development should provide a 2 metre setback to boundaries adjoining laneways should be generally in accordance with the preferred setbacks specified in Table 1 and Figure 1 to 4.

Table 1 to Schedule 54 of Clause 43.02

Interface Type	Preferred maximum street wall/podium height	Preferred setback above street wall/podium
Interface Type A	None.	None.
Interface Type B1	11 metres (3 storeys)	4 metres to Moorabool Street
Interface Type B2	11 metres (3 storeys)	3 metres to Lonsdale Street
Interface Type C1	11 metres (3 storeys)	4 metres to Moorabool Street, Verner Street, Foster Street. Park Crescent
Interface Type C2	11 metres (3 storeys)	3 metres to Moorabool Street, Balliang Street, Fyans Street
Interface Type L1 and L2	11 metres (3 storeys)	4.5 metres to Lambs Place

Figure 1: Interface to future pedestrian links

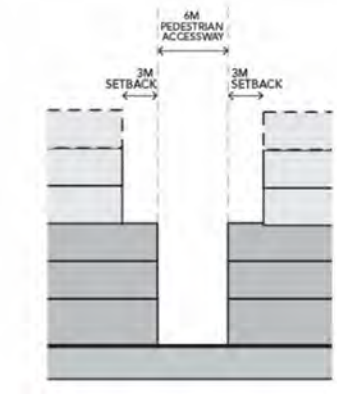


Figure 2: Interface to Sons of Temperance Hall

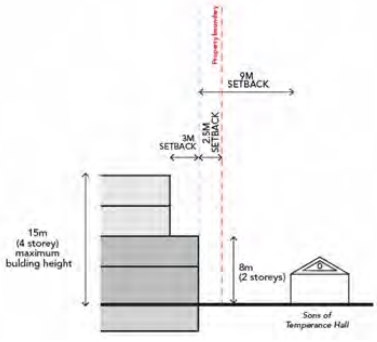


Figure 3: Interface to South Geelong Uniting Church (Moorabool Street)

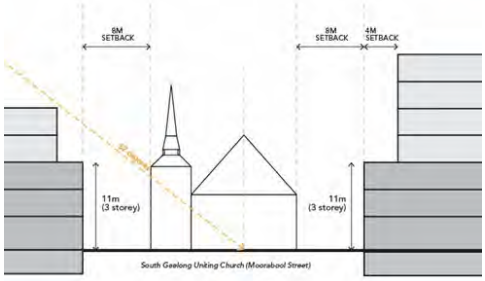
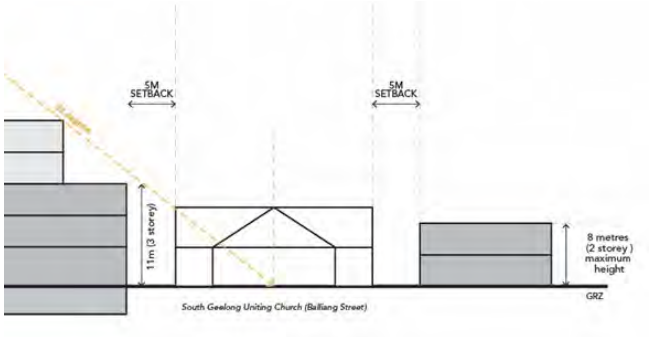


Figure 4: Interface to South Geelong Uniting Church (Balliang Street)



Building Setbacks and Separation

All buildings should generally be built to side boundaries.

Development should provide a minimum of 9 metres distance between towers above the maximum street wall height of 11 metres or 3 storeys.

Building Design

Incorporate low scale podium and distinctive upper levels through variation in form, materiality, recesses, and openings with emphasis on ground floor detailing that achieves human scale with an active street experience.

Ensure that building design and setbacks at the podium level provide separation that assists to mitigate visual bulk and excessive screening to avoid overlooking.

Design buildings to address front, oblique and side views.

Achieve high quality design outcomes on corner sites that address both street frontages with door openings, windows and interesting soffit lighting and treatment at street level.

Create visual interest in upper levels through the provision of balconies, eaves, terraces, and verandas that ensures passive surveillance of the public realm.

Discourage primary aspect to side boundaries for residential dwellings.

Avoid extensive expanses of unbroken solid or reflective blank glass or blank walls visible to the public realm including where they abut a street or laneway. Include an interim façade strategy when blank walls are visually prominent while adjoining properties are being realised.

Create midblock pedestrian links connecting Moorabool Street to Lamb Place generally as indicated in Map 1.

Ensure new pedestrian links are safe (comply with Crime Prevention Through Environmental Design Guidelines), receive adequate access to sunlight and are open to the sky as indicated in Figure 1.

Ensure devices and privacy screens do not substantially reduce the potential for day lighting or outlook for residents.

Public Realm Interface

Ensure ground floor activity, façade and internal layout is designed to facilitate visual and physical access between the building and adjoining public realm, enhancing the pedestrian environment.

Retain and plant street trees along Moorabool Street to create a boulevard effect.

Avoid concealed alcoves, recessed nooks and hidden entrances that affect perceived safety.

Avoid large signage and/or non-transparent glazing at ground level.

Provide separate residential and commercial entrances that are clearly legible from the street. Dwellings at the ground level should be provided with individual entrances from the footpath.

Provide a high level of passive surveillance from upper levels of building to future open space and forecourts surrounding the former South Geelong Uniting Church including the former Methodist Hall at 451-471 Moorabool Street and 4-6 Balliang Street and the Sons of Temperance Hall at 441 Moorabool Street.

Incorporate façade design and lighting that establishes a sense of safety and security after hours including along main streets, side streets and laneways.

Provide sleeved active frontages along pedestrian connections where possible.

Overshadowing

Minimise any overshadowing to the secluded private open space of dwellings to the rear of the Moorabool Street Key Redevelopment Area between 10 am and 2 pm on 22 September.

Minimise additional overshadowing at the spring equinox to existing and future forecourts of the Former South Geelong Uniting Church including the former Methodist Hall at 451-471 Moorabool Street and 4-6 Balliang Street and Sons of Temperance Hall at 441 Moorabool Street as indicated in Figure 3 and 4 and should be designed to maximise solar access at the spring equinox to the new open space required through setbacks around these buildings.

Wind and weather protection

Ensure safe wind conditions as specified in Table 2 on public land, publicly accessible areas on private land, private open space and communal open space.

Achieve comfortable wind conditions as specified in Table 2 in public land and publicly accessible areas on private land.

Avoid the addition of protective screens and other incidental add-ons to offset excessive wind gust levels.

Discourage the use of landscaping within public spaces to mitigate wind.

Table 2 to Schedule 54 to Clause 43.02

Wind condition	Requirement
Safe wind conditions	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: ▪ 3 metres per second for sitting areas, ▪ 4 metres per second for standing areas, ▪ 5 metres per second for walking areas.
Unsafe wind conditions	Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.

Incorporate along Moorabool Street continuous weather protection such as awnings, openings and architectural detail that promotes activity and visual interest. Ensure the soffit of awnings are well detailed and attractive when viewed from the street.

Ensure weather protection technique employed does not impinge upon existing or future street trees.

Acoustic attenuation

Incorporate acoustic treatments to limit noise transmission from external noise sources such as trains, South Geelong train station, Kardinia Park and Stadium, entertainment venues and public spaces to a level that is comfortable for all land uses sensitive to noise.

Incorporate noise attenuation measures and suppression techniques to ensure noise does not unreasonably affect the amenity of nearby land within a residential zone.

A permit must contain conditions which give effect to the Acoustic Assessment Report, where the land has been identified as a lot that requires mitigation measures against noise impacts.

Access, Parking and Loading Areas

Provide an easily identifiable entrance, sense of arrival and safety through placing the primary pedestrian entrances to dwellings and tenancies on the street frontage.

Minimise the impact of vehicle access and car parking on the public realm by:

- Providing vehicle access to side streets or rear laneways.
- Locating car parking where it cannot be seen from the public realm.
- Designing vehicular entrances to have minimal visual impact.
- Providing car parking within the basement or conceal it from the public realm if located within the podium by encouraging active use frontages.

Avoid vehicular crossovers to Moorabool Street and Lonsdale Street.

Remove redundant crossovers from Moorabool Street.

Design all above ground car parking areas to support adaptive reuse over time.

Support reduced or shared car parking amenities for development where possible.

Locate bin enclosures and other storage at the rear of buildings and screened from public view to ensure a tidy presentation of streets and laneways.

Sustainable Design

Integrate landscape design with building form and layout.

Provide green roofs in accessible, serviceable, and visible parts of the roof. Incorporate vertical gardens where possible.

Fencing

Discourage fencing on Moorabool Street and Lambs Place.

Ensure a side or rear boundary fence does not exceed 1800 mm in height above ground level at any point and follows any change in level along the property boundary.

Discourage gates that open directly over a footpath or road.

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. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

3.0 Subdivision

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Proposed C432ggee

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

4.0 Signs

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Proposed C432ggee

None specified

5.0 Application requirements

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Proposed C432ggee

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:

An Urban Context Report and Design Response which:

- Responds to the urban context (including built form character of adjacent and nearby buildings, adjacent and nearby heritage places, and equitable outcomes for potential development on adjoining sites).
- Implement recommendations from the other technical reports required under the application requirements of this schedule.
- Responds to the design objectives and buildings and works requirements of this schedule.
- Provides design excellence through providing sustainable, high quality architecture which articulates and minimises visual bulk, and landscape architecture and urban design enforcing liveability and activating the public realm.

An Environmentally Sustainable Design Management Plan (EMP) prepared by a suitably qualified environmental engineer or equivalent that demonstrates how the development provides for best practice environmentally sustainable design.

A Wind Report for buildings exceeding a height of 18 metres (5 storeys).

Any application for subdivision or development of land for Accommodation, Education Centre (other than Tertiary institution and Employment training centre) or Hospital, must be accompanied by an acoustic assessment report prepared by a qualified acoustic engineer or other suitably skilled person to the satisfaction of the responsible authority which:

- Applies the following noise objectives:
  - Not greater than 35 dB LAeq,8h when measured within a sleeping area between 10pm and 6am.
  - Not greater than 40 dB LAeq,16h when measured within a living area between 6am and 10pm.
  - For areas other than sleeping and living areas, not greater than the median value of the range of recommended designed sound levels of Australian Standard AS/NZ 2107:2016 (Acoustics – Recommended design sound level and reverberation times for building interiors).
- Noise levels should be assessed:
  - Considering the cumulative noise from all sources impacting on the proposal including road traffic noise and industry noise, as well as potential other potential noise sources; and
  - In unfurnished rooms with a finished floor and the windows closed and be based on average external noise levels measured as part of a noise level assessment.

- Addresses noise compatible design for buildings, with siting, orientation, and internal layout, to be considered prior to setting building envelope performance requirements.
- Addresses potential noise character (such as tonality, impulsiveness or intermittency) is addressed wherever relevant, including through the application of adjustments to the internal noise levels that are determined using the procedures to adjust industry noise levels of the noise Protocol.

A Traffic Impact Assessment Report (TIAR), where relevant.

Plans, elevations, and section drawings for any car parking proposed at or above ground level to show finished floor levels and a statement by a suitably qualified engineer to demonstrate the capacity for this to be adapted to alternative uses.

A Landscape Plan detailing proposed hard and soft landscape elements, plant schedule, plant container details and maintenance and irrigation systems.

Scaled shadow diagrams to show existing and proposed shadows at hourly intervals between 10:00 am and 3:00 pm on 22 September, to demonstrate compliance with overshadowing requirements.

Streetscape elevations showing the existing streetscape, and how the proposed development sits within the streetscape. A three-dimensional perspective which shows the proposed development within the streetscape in the context of adjacent development.

Any application for development of land for a dwelling including a dwelling as part of a mixed-use development should provide an Affordable Housing Delivery Strategy to the satisfaction of the responsible authority which sets out:

- How affordable housing is to be delivered in accordance with social and affordable housing policy at Clause 16.01 of the Planning Scheme.
- 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.

6.0 Decision guidelines

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Proposed C432ggee

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 development appropriately responds to the design objectives and requirements including building heights, streetwall heights and setbacks in this schedule.
- Whether the development delivers efficient built form outcomes that manages visual and internal amenity through site consolidation.
- Whether the development employs an appropriate massing strategy that reduces visual bulk particularly when viewed from the low scale surrounds.
- Whether the development supports high-quality pedestrian amenity within the public realm, in relation to human scale and overshadowing.
- Whether the application incorporates acoustic treatments to limit the impact from noise from all current and potential noise generating sources such as railway operations, commercial activities and activities at Kardinia Park and Stadium.
- Whether the application includes an Affordable Housing Delivery Strategy to the satisfaction of the responsible authority.
- Whether the development incorporates ecologically sustainable design practices.

- Whether the proposal allows for open sightlines and high levels of passive surveillance by users and residents.
- Whether the development avoids:
  - Extensive blank walls along streets.
  - Buildings oriented towards internal spaces rather than streets.
  - Alcoves and recesses that may provide hiding places or that may collect dirt and litter.
- Whether the development provides active street frontages including integration of required servicing into the façade away from key pedestrian and public spaces, co-location of service cabinets internal to loading, waste or parking areas where possible.
- Whether the development achieves design excellence by providing high quality and innovative architecture, landscape architecture and urban design which demonstrates function, liveability, sustainability and public contribution to buildings and urban spaces.
- Whether car parking demand can be appropriately managed.

Variations to preferred requirements

Where an application proposes to exceed, or vary a preferred requirement under a discretionary control contained within this schedule consider:

- Whether the design objectives have been met.
- Whether a variation to a requirement avoids or minimises adverse off-site impacts such as visual bulk, overlooking and overshadowing to adjacent residential properties and the public realm.
- Whether the proposal can enable a variation to a requirement without material adverse offsite impacts.
- Whether the proposal presents or substantially facilitates an improved architectural outcome.
- Whether the proposal results in, or substantially facilities, the delivery of appropriately secured public benefits such as the provision of pedestrian links or public open space in excess of any minimum requirement in this Scheme.

GREATER GEELONG PLANNING SCHEME

Map 1 to Schedule 54 to Clause 43.02

GREATER GEELONG PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

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Proposed C432ggee

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
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 (Urban Enterprise, December 2023)	VC249
Armstrong Creek Horseshoe Bend Precinct Structure Plan (September 2014)	C259
Armstrong Creek North East Industrial Precinct Development Contributions Plan (Urban Enterprise, December 2023)	VC249
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 (Urban Enterprise, December 2023)	VC249
Armstrong Creek Urban Growth Plan Framework Plan (November 2008, updated September 2012 and June 2015)	C301
Armstrong Creek West Precinct Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Armstrong Creek West Precinct Native Vegetation Precinct Plan (November 2012)	C240
Armstrong Creek West Precinct Structure Plan (September 2012)	C240
Australian Standard AS2021-2015 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction (Standards Australia Limited, 2015)	VC244
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 (Urban Enterprise, December 2023)	VC249
Chisholm Road Prison Project, Lara, Incorporated Document (June 2019)	C389ggee
City of Greater Geelong Sign Guidelines (City of Greater Geelong, February 2024)	C383ggee

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 Convention and Exhibition Centre Strategic Development Site Project (April 2023)	C456ggee
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
HO25 Marathon Estate Woolshed & Yard Complex Statement of Significance (City of Greater Geelong, March 2023)	C452ggee
HO126 Coronal, 7 Coronal Avenue, Newtown Statement of Significance (City of Greater Geelong, December 2022)	C452ggee
HO154 McKellar Memorial Chapel Statement of Significance (City of Greater Geelong, October 2023)	C452ggee
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

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
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
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

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
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
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 Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2025)	C432ggee
HO1641 City South Heritage Area Statement of Significance (City of Greater Geelong, 2025)	C432ggee
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

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
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
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

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
HO2018 Western Beach Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2023 Kelvendon Statement of Significance (City of Greater Geelong, 2025)	C432ggee
HO2024 Kardinia Villa Statement of Significance (City of Greater Geelong, 2025)	C432ggee
HO2025 Penlea Statement of Significance (City of Greater Geelong, 2025)	C432ggee
Horseshoe Bend Precinct Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Jetty Road Urban Growth Area Stage 1 Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Lara West Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Lara West Growth Area, Lara, Native Vegetation Precinct Plan (September 2013)	C246
Lara West Precinct Structure Plan, Revision J (25 September 2013)	C246
Melbourne Geelong Interconnection Project (June 2010)	C229
Manzeene Village, Lara, Native Vegetation Precinct Plan (June 2014)	C285
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

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
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

City South Heritage Area Heritage Design Guidelines

City of Greater Geelong, April 2025

Heritage Place:	City South Heritage Area	**PS ref no:**	HO1641

Demolition or removal

Retain existing and intact significant places that are of moderate and major contributory value.

Landscape and Subdivision Character

Promote conservation of the landscape and subdivision character along primary and secondary streets:

- Encourage ongoing evolution of the existing roadways to accommodate ongoing vehicle, cycle, pedestrian, etc, traffic needs and public safety.
- Encourage street tree planting along nature strips or along central medians.
- Encourage nature strips to be grassed or otherwise treated with soft landscaping. Hard paving may be permitted to facilitate mixed use activities at former or existing corner stores but should otherwise be discouraged.
- Encourage front boundary fencing to dwellings, of an appropriate height and transparent or semi-transparent character, so as to retain visual connection between front gardens and the street.
- Encourage retention of front setbacks consistent with the contributory historical building median on that street, and garden areas between dwellings and front property boundaries.
- Retain the appearance of the historical allotment configuration in that street, typically being a detached dwelling extending across most, but not all, of each lot frontage.
- Encourage separation between neighbouring buildings consistent with the contributory historical building median on that street; discourage buildings that are constructed side boundary to side boundary.
- Encourage vehicle access to be off service lanes and minor streets when these are available. Where verge crossings have to be installed they should be kept to a single vehicle width.
- Discourage double width verge crossings and minimise hard paved areas between the street building frontages and the street; encourage any necessary hardstand for parking or the like to occur at the rear or sides of the building.
- Consolidation or subdivision of the front halves of lots, typically incorporating the original houses, should be discouraged. Consolidation or subdivision of the rear halves of lots may be considered, on the proviso subdivision will not cause new vehicle accommodation and verge crossings to be constructed on the street frontage.

Bulk, form and appearance

Promote conservation and appropriate adaptive reuse of the contributory historical dwellings within the area:

- Encourage existing Victorian, Edwardian, and Interwar Bungalow houses to be retained with appropriate adaptation to accommodate ongoing use.
- Encourage retention of significant character attributes and detailing, especially to exterior elements visible from the public domain.
- Discourage additions or alterations to the street frontage other than works that are restoring original details or returning the building to a form closer to its original appearance.

- Encourage additions or alterations that are reasonably visible from the public domain, excluding from service lanes of minor streets, to utilise a roof form and eave height, materials palette, architectural style and detailing, that complements the original style of the building, and which retains the original building's street frontage as the dominant visible feature of the property.
- For additions and alterations to the rear of the original building and new buildings within the rear part of the property that are not reasonably visible from the public domain or are visible only from service lanes or minor streets, high-quality modern architectural design adaptions that complement the original style may be incorporated.
- Encourage garages or carports to be provided at the rear, otherwise at the side but setback from the front facade, of any building. Any garage doors visible from the street frontage should be single width. Carport design may either match the joinery style and form of the original building or may pursue a high-quality minimalist design with a thin fascia-less or floating roof plane that minimises visual impact on the setting of the house.
- Discourage painting of exterior surfaces that were originally unpainted, eg face brick.
- Encourage use of colour schemes on painted surfaces that are appropriate to the stylistic period of the house.

Promote conservation of the wider historical architectural character of the area through incorporating appropriate design characteristics within new infill development on the front half of the original lot:

- Present to the main street as a detached, single storey buildings, whilst allowing two storey additions or separate buildings upon the rear half of lots.
- Present single fronted, narrow facades or double fronted large facades to the main streets.
- Roof forms should complement the nearest the nearest contributory historical buildings, typically of a hipped, gabled or mixed form, with a pitch between 20-35 degrees.
- Highest point of the roof and the eave height or the equivalent roof pitching/springing height should complement those of the nearest contributory historical buildings.
- The main street façade should incorporate an entry that addresses the street within either a full width roofed verandah, or a covered or recessed porch.
- Windows should be of a rectangular vertical format (ie height substantially exceeds width) but can be grouped to form a horizontal bank.
- Wall cladding should complement contributory historical buildings within the neighbouring block, typically horizontal timber weatherboards or rendered masonry, with face brick in limited areas.
- Roof cladding should be corrugated sheet metal in a galvanised or bonded colour finish, avoiding dark colours and bare zincalume.
- For new infill building development that is not within the front half of a lot, there may be discretion as to side and rear setbacks, form and style provided the height does not exceed two stories and the form and massing does not detract from the character of the historical contributory buildings visible at the main street frontage.

Primary source

Geelong Region Historic Buildings and Objects Study Volume 2 (Allan Willingham, 1986)

Geelong City Urban Conservation Study, Volume 1 (Graeme Butler, 1993) Geelong City Urban Conservation Study, Volumes 2-5 (Graeme Butler, 1991) Geelong City Urban Conservation Study, Volume 4(a) (Helen Lardner, 1995) City of Greater Geelong Heritage and Design Guidelines (Helen Lardner, 1997)

City Fringe Heritage Area Review (RBA Architects + Conservation Consultants, 2016)

City of Greater Geelong, South Geelong UDF Heritage Review, 2025

This document is an incorporated document in the Greater Geelong Planning Scheme pursuant to section 6(2)(j) of the
Planning and Environment Act 1987

City South Heritage Area- Statement of Significance

City of Greater Geelong, April 2025

Heritage Place:	City South Heritage Area	**PS ref no:**	HO1641

What is significant?

The City South Heritage Area occurs between the southern edge of the Geelong Central Business District and the Fyans Road industrial estate, a residential subdivision incorporating parts of the City's earliest town plan known as the Hoddle Grid, with streetscapes of Victorian, Federation/Edwardian and Interwar Bungalow housing of consistent scale and setback, set along broad landscaped streets, with street trees and modest gardens set behind low and semi-transparent front fences, with most vehicle access segregated to rear service lanes.

Contributory buildings are identified at the end of this document.

How is it significant?

This City South Heritage Area is of local architectural, historical, aesthetic and scientific significance to the City of Greater Geelong.

Why is it significant?

The HO1641 City South Heritage Area is of historical cultural heritage significance for its ability to strongly demonstrate a range of historical and aesthetic values associated with its planning and development as a residential area over the period 1850s-1920s. (Criteria A, D, E)

South Geelong, along with the central Geelong CBD, was defined in the earliest town plan for the City, which connected the Barwon River to Corio Bay. The hierarchal street layouts and the early lot subdivision developed by Government Surveyor Robert Hoddle and his assistant Henry Smythe during 1837-38 – the 'Hoddle Grid' - remain a distinctive feature of Geelong's town planning, are well-demonstrated and predominantly intact across the City South Heritage Area. (Criteria A, E, F, H)

The overall urban landscape of City South Heritage Area is significant in demonstrating the early period of the City's European settlement 1850s – 1920s including the aspirations of the working-middle class residents for detached housing and ornamental front yards, albeit of modest stature, within walking distance of the CBD, and the port and riverside industrial areas. (Criteria A, D)

The aesthetic values of the City South Heritage Area are particularly fine and well-recognised by the community, demonstrating such attributes as wide landscaped road reserves, the segregation of vehicle access to rear service lanes, the consistent form and scale of the residential built development, and the attractive blend of predominantly-intact Victorian, Federation and Interwar Bungalow architecture that occurs throughout. (Criteria E)

As an early developmental area within the City, the City South Heritage Area possesses modest scientific value or research potential associated with early occupation and land use within the City. (Criteria C)

Primary sources

Allan Willingham, *Geelong Region Historic Buildings and Objects Study Volume 2,* 1986

City of Greater Geelong, *South Geelong UDF Heritage Review*, 2025

Graeme Butler, *Geelong City Urban Conservation Study, Volume 1*, 1993

Graeme Butler, *Geelong City Urban Conservation Study, Volumes 2-5*, 1991

Helen Lardner, *Geelong City Urban Conservation Study, Volume 4(a),* 1995

Helen Lardner, *City of Greater Geelong Heritage and Design Guidelines,* 1997

RBA Architects + Conservation Consultants, *City Fringe Heritage Area Review*, 2016

Contributory buildings in HO1641

House	Street	Grade
31	Balliang St	Contributory
31	Balliang St	non contributory
39	Balliang St	Contributory
57	Balliang St	non-contributory
59	Balliang St	Contributory
60	Balliang St	non-contributory
61	Balliang St	Contributory
62	Balliang St	non-contributory
63	Balliang St	Contributory
64	Balliang St	Contributory
65	Balliang St	Contributory
66	Balliang St	non-contributory
67	Balliang St	Contributory
68	Balliang St	Contributory
69	Balliang St	non-contributory
70	Balliang St	Contributory
71	Balliang St	non-contributory
72	Balliang St	Contributory
73	Balliang St	Contributory
74	Balliang St	Contributory
75	Balliang St	Contributory
76	Balliang St	Contributory
77	Balliang St	Contributory
78	Balliang St	Contributory

79	Balliang St	Contributory
80	Balliang St	Contributory
81	Balliang St	Contributory
82-84	Balliang St	Contributory
83	Balliang St	Contributory
85	Balliang St	Contributory
2	Bambra St	non contributory
4	Bambra St	non contributory
16	Bambra St	non contributory
1	Bean St	Contributory
5	Bean St	Contributory
6	Bean St	non contributory
7	Bean St	non contributory
8	Bean St	non contributory
153	Bellerine St	Contributory
157	Bellerine St	Contributory
159	Bellerine St	Contributory
161	Bellerine St	Contributory
163	Bellerine St	Contributory
165	Bellerine St	Contributory
166	Bellerine St	Contributory
168	Bellerine St	Contributory
170	Bellerine St	Contributory
172	Bellerine St	Contributory
180	Bellerine St	non contributory
182	Bellerine St	Contributory
184	Bellerine St	Contributory
186	Bellerine St	non contributory
188	Bellerine St	Contributory
189	Bellerine St	non contributory
191	Bellerine St	Contributory

194	Bellerine St	Contributory
195	Bellerine St	Contributory
198	Bellerine St	Contributory
200	Bellerine St	non contributory
201	Bellerine St	non contributory
203	Bellerine St	non contributory
206	Bellerine St	non contributory
207	Bellerine St	Contributory
209	Bellerine St	non contributory
215	Bellerine St	Contributory
217	Bellerine St	Contributory
219	Bellerine St	Contributory
220	Bellerine St	non contributory
221	Bellerine St	Contributory
222	Bellerine St	Contributory
223	Bellerine St	Contributory
224	Bellerine St	Contributory
225	Bellerine St	Contributory
227	Bellerine St	Contributory
228	Bellerine St	Contributory
229	Bellerine St	Contributory
230	Bellerine St	Contributory
232	Bellerine St	non contributory
233	Bellerine St	non contributory
235	Bellerine St	non contributory
237	Bellerine St	Contributory
239	Bellerine St	Contributory
243	Bellerine St	Contributory
245	Bellerine St	Contributory

271	Bellerine St	non-contributory
273	Bellerine St	Contributory
275	Bellerine St	Contributory
277	Bellerine St	non-contributory
289	Bellerine St	Contributory
291	Bellerine St	Contributory
293	Bellerine St	Contributory
295	Bellerine St	Contributory
297	Bellerine St	Contributory
9/25	Carr St	non contributory
10/25	Carr St	non contributory
11/25	Carr St	non contributory
12/25	Carr St	non contributory
53	Carr St	non-contributory
59	Carr St	non contributory
5	Dew St	non contributory
1	Douglas Place	non contributory
5	Douglas Place	non contributory
7	Douglas Place	non contributory
31	Fenwick St	Contributory
33	Fenwick St	Contributory
35	Fenwick St	Contributory
37	Fenwick St	Contributory
39	Fenwick St	Contributory
1	Fenwick St Sth	non contributory
2	Fenwick St Sth	non contributory
4	Fenwick St Sth	non contributory
130	Fitzroy St	Contributory
132	Fitzroy St	Contributory
134	Fitzroy St	Contributory
136	Fitzroy St	Contributory

138	Fitzroy St	Contributory
5	Foster St	Contributory
7	Foster St	Contributory
8	Foster St	Contributory
9	Foster St	non-contributory
1/10	Foster St	non-contributory
2/10	Foster St	non-contributory
11	Foster St	Contributory
12	Foster St	Contributory
13	Foster St	Contributory
14	Foster St	non-contributory
16	Foster St	Contributory
17	Foster St	Contributory
18	Foster St	Contributory
19	Foster St	Contributory
20	Foster St	Contributory
22	Foster St	Contributory
23	Foster St	Contributory
24	Foster St	Contributory
25	Foster St	Contributory
27	Foster St	Contributory
29	Foster St	non-contributory
31	Foster St	Contributory
32	Foster St	Contributory
33	Foster St	Contributory
34	Foster St	Contributory
35	Foster St	Contributory
36	Foster St	non contributory
37	Foster St	Contributory
39	Foster St	Contributory
41	Foster St	Contributory

43	Foster St	Contributory
64	Foster St	non-contributory
66	Foster St	Contributory
68	Foster St	Contributory
70	Foster St	Contributory
72	Foster St	Contributory
72	Foster St	Contributory
74	Foster St	Contributory
76	Foster St	Contributory
78	Foster St	Contributory
80	Foster St	Contributory
82	Foster St	Contributory
84	Foster St	Contributory
86	Foster St	Contributory
88	Foster St	Contributory
90	Foster St	non-contributory
92	Foster St	Contributory
4&6	Foster St	Contributory
	Foster St Reserve	Contributory
1/94	Gheringhap St	non contributory
2/94	Gheringhap St	non contributory
3/94	Gheringhap St	non contributory
4/94	Gheringhap St	non contributory
5/94	Gheringhap St	non contributory
96	Gheringhap St	Contributory
98	Gheringhap St	Contributory
100	Gheringhap St	Contributory
104	Gheringhap St	Contributory
126	Gheringhap St	non contributory
128	Gheringhap St	Contributory
130	Gheringhap St	Contributory

132	Gheringhap St	Contributory
134	Gheringhap St	Contributory
136	Gheringhap St	non contributory
138	Gheringhap St	Contributory
1/140	Gheringhap St	non contributory
2/140	Gheringhap St	non contributory
13	Jones Place	non contributory
16	Jones Place	non contributory
1/3	Kilgour Crt	non contributory
2/3	Kilgour Crt	non contributory
7	Kilgour Crt	Contributory
9	Kilgour Crt	Contributory
11	Kilgour St	Contributory
13	Kilgour St	Contributory
15	Kilgour St	non contributory
19	Kilgour St	non contributory
21	Kilgour St	non contributory
23	Kilgour St	Contributory
25	Kilgour St	Contributory
40	Kilgour St	Contributory
42	Kilgour St	Contributory
44	Kilgour St	Contributory
46	Kilgour St	Contributory
48	Kilgour St	Contributory
50	Kilgour St	Contributory
52	Kilgour St	Contributory
54	Kilgour St	Contributory
56	Kilgour St	Contributory
58	Kilgour St	Contributory
60	Kilgour St	Contributory
62	Kilgour St	Contributory

94	Kilgour St	non contributory
95	Kilgour St	Contributory
96	Kilgour St	Contributory
98	Kilgour St	Contributory
99	Kilgour St	non contributory
100	Kilgour St	Contributory
101	Kilgour St	Contributory
102	Kilgour St	non contributory
1/103	Kilgour St	non contributory
2/103	Kilgour St	non contributory
3/103	Kilgour St	non contributory
4/103	Kilgour St	non contributory
5/103	Kilgour St	non contributory
6/103	Kilgour St	non contributory
1/105	Kilgour St	non contributory
2/105	Kilgour St	non contributory
3/105	Kilgour St	non contributory
4/105	Kilgour St	non contributory
108	Kilgour St	Contributory
110	Kilgour St	Contributory
113	Kilgour St	non contributory
115	Kilgour St	non contributory
116	Kilgour St	Contributory
120	Kilgour St	Contributory
124	Kilgour St	non contributory
125	Kilgour St	non contributory
127	Kilgour St	Contributory
128	Kilgour St	non contributory
129	Kilgour St	non contributory
131	Kilgour St	non contributory
135	Kilgour St	non contributory

137	Kilgour St	Contributory
139	Kilgour St	non contributory
143	Kilgour St	non contributory
144	Kilgour St	non contributory
145	Kilgour St	Contributory
147	Kilgour St	non contributory
148	Kilgour St	Contributory
1/149	Kilgour St	Contributory
2/149	Kilgour St	non contributory
150	Kilgour St	Contributory
151	Kilgour St	Contributory
151	Kilgour St	Contributory
152	Kilgour St	Contributory
153	Kilgour St	Contributory
154	Kilgour St	Contributory
156	Kilgour St	Contributory
158	Kilgour St	Contributory
160	Kilgour St	Contributory
162	Kilgour St	Contributory
164	Kilgour St	Contributory
168	Kilgour St	Contributory
170	Kilgour St	Contributory
172	Kilgour St	Contributory
1/4	Korroit Place	non contributory
2/4	Korroit Place	non contributory
299	Latrobe Terrace	non contributory
315	Latrobe Terrace	non contributory
2	Little Fenwick St	non contributory
4	Little Fenwick St	non contributory
4A	Little Fenwick St	non contributory
6	Little Fenwick St	non contributory

7	Little Fenwick St	non contributory
8	Little Fenwick St	non contributory
3	Little Maud St	non contributory
6	Little Maud St	Contributory
14	Little Myers St	Contributory
16	Little Myers St	Contributory
17	Little Myers St	Contributory
18	Little Myers St	Contributory
19	Little Myers St	Contributory
21	Little Myers St	Contributory
23	Little Myers St	Contributory
25	Little Myers St	Contributory
27	Little Myers St	Contributory
40	Little Myers St	Contributory
42	Little Myers St	Contributory
44	Little Myers St	Contributory
46	Little Myers St	Contributory
72	Little Myers St	Contributory
74	Little Myers St	Contributory
76	Little Myers St	Contributory
78	Little Myers St	Contributory
80	Little Myers St	Contributory
84	Little Myers St	Contributory
86	Little Myers St	Contributory
88	Little Myers St	Contributory
90	Little Myers St	Contributory
92	Little Myers St	Contributory
2	Lonsdale St	Contributory
6	Lonsdale St	Contributory
8	Lonsdale St	Contributory
10	Lonsdale St	Contributory

12	Lonsdale St	Contributory
14	Lonsdale St	Contributory
16	Lonsdale St	Contributory
18	Lonsdale St	Contributory
20	Lonsdale St	non contributory
29	Lonsdale St	non contributory
1	Maud St	non contributory
3	Maud St	non contributory
5	Maud St	non contributory
5A	Maud St	Contributory
6	Maud St	non contributory
7	Maud St	Contributory
9	Maud St	Contributory
10	Maud St	non contributory
11	Maud St	Contributory
12	Maud St	non contributory
13	Maud St	Contributory
14	Maud St	Contributory
15	Maud St	Contributory
16	Maud St	non contributory
17	Maud St	Contributory
18	Maud St	Contributory
19	Maud St	Contributory
20	Maud St	Contributory
21	Maud St	non contributory
22	Maud St	Contributory
23	Maud St	Contributory
24	Maud St	Contributory
25	Maud St	Contributory
26	Maud St	Contributory
27	Maud St	Contributory

29	Maud St	Contributory
30	Maud St	Contributory
31	Maud St	non contributory
32	Maud St	Contributory
59	Maud St	Contributory
61	Maud St	Contributory
63	Maud St	Contributory
65	Maud St	non contributory
67	Maud St	non contributory
69	Maud St	non contributory
70	Maud St	Contributory
74	Maud St	Contributory
76	Maud St	Contributory
78	Maud St	Contributory
80	Maud St	Contributory
82	Maud St	Contributory
84	Maud St	Contributory
85	Maud St	Contributory
86	Maud St	Contributory
88	Maud St	Contributory
89	Maud St	non contributory
90	Maud St	Contributory
93	Maud St	Contributory
95	Maud St	Contributory
97	Maud St	Contributory
99	Maud St	Contributory
101	Maud St	Contributory
102	Maud St	Contributory
103	Maud St	Contributory
104	Maud St	Contributory
105	Maud St	Contributory

106	Maud St	Contributory
107	Maud St	Contributory
1/107	Maud St	Contributory
108	Maud St	Contributory
109	Maud St	Contributory
110	Maud St	non contributory
111	Maud St	Contributory
113	Maud St	Contributory
114-116	Maud St	non contributory
115	Maud St	Contributory
117	Maud St	non contributory
122	Maud St	Contributory
128	Maud St	Contributory
132	Maud St	Contributory
134	Maud St	Contributory
136	Maud St	Contributory
138	Maud St	Contributory
140	Maud St	Contributory
142	Maud St	Contributory
146	Maud St	Contributory
148	Maud St	Contributory
150	Maud St	Contributory
152	Maud St	Contributory
1/158	Maud St	Contributory
2/158	Maud St	Contributory
9	McKenzie St	non contributory
11	McKenzie St	non contributory
3	McKillop St	Local
5	McKillop St	Contributory
6	McKillop St	Contributory
7	McKillop St	Contributory

8	McKillop St	Contributory
10	McKillop St	Contributory
11	McKillop St	Contributory
12	McKillop St	Contributory
13	McKillop St	Contributory
14	McKillop St	Contributory
15	McKillop St	Contributory
16	McKillop St	Contributory
17	McKillop St	Contributory
18	McKillop St	Contributory
19	McKillop St	Contributory
20	McKillop St	Contributory
22	McKillop St	Contributory
24	McKillop St	Contributory
26	McKillop St	Contributory
28	McKillop St	Contributory
30	McKillop St	Contributory
32	McKillop St	non contributory
33-39	McKillop St	Contributory
45	McKillop St	Contributory
49	McKillop St	Contributory
66	McKillop St	non contributory
1/66	McKillop St	non contributory
76	McKillop St	non contributory
78	McKillop St	non contributory
82	McKillop St	non contributory
91A	McKillop St	non contributory
91	McKillop St	non contributory
93	McKillop St	Contributory
95	McKillop St	Contributory
1/97	McKillop St	non contributory

2/97	McKillop St	non contributory
3/97	McKillop St	non contributory
4/97	McKillop St	non contributory
99	McKillop St	non contributory
101	McKillop St	Contributory
103	McKillop St	Contributory
105	McKillop St	non contributory
107	McKillop St	Contributory
109	McKillop St	Contributory
111	McKillop St	non contributory
112	McKillop St	Contributory
113	McKillop St	Contributory
114	McKillop St	Contributory
115	McKillop St	Contributory
116	McKillop St	Contributory
118	McKillop St	Contributory
120	McKillop St	Contributory
122	McKillop St	Contributory
126	McKillop St	non contributory
130	McKillop St	Contributory
132	McKillop St	Contributory
134	McKillop St	non contributory
138	McKillop St	non contributory
140	McKillop St	non contributory
144	McKillop St	non contributory
152	McKillop St	non contributory
303	Moorabool St	Contributory
305	Moorabool St	Contributory
307	Moorabool St	Contributory
309	Moorabool St	Contributory
311	Moorabool St	non contributory

1/14	Mundy St	non contributory
2/14	Mundy St	non contributory
3/14	Mundy St	non contributory
5	Pardon Place	non contributory
7	Pardon Place	non contributory
9	Pardon Place	non contributory
11	Pardon Place	non contributory
2	School St	Contributory
4	School St	Contributory
6	School St	Contributory
1	Stringers Lane	non contributory
6	Stringers Lane	non contributory
8	Stringers Lane	non contributory
2	Sutherland St	non contributory
4	Sutherland St	Contributory
6	Sutherland St	Contributory
8	Sutherland St	Contributory
4	Suttons Lane	non contributory
78	Swanston St	Contributory
80	Swanston St	Contributory
82	Swanston St	Contributory
88	Swanston St	non contributory
90	Swanston St	non contributory
1/93	Swanston St	non contributory
2/93	Swanston St	non contributory
3/93	Swanston St	non contributory
4/93	Swanston St	non contributory
5/93	Swanston St	non contributory
6/93	Swanston St	non contributory
97	Swanston St	non contributory
98	Swanston St	non contributory

99	Swanston St	Contributory
100	Swanston St	Contributory
101	Swanston St	non contributory
102	Swanston St	Contributory
103	Swanston St	non contributory
105	Swanston St	non contributory
106	Swanston St	Contributory
108	Swanston St	Contributory
109	Swanston St	non contributory
111	Swanston St	non contributory
111C	Swanston St	non contributory
116	Swanston St	non contributory
131	Swanston St	Contributory
133	Swanston St	Contributory
135	Swanston St	Contributory
137	Swanston St	Contributory
139	Swanston St	Contributory
141	Swanston St	Contributory
143	Swanston St	Contributory
145	Swanston St	Contributory
147	Swanston St	Contributory
149	Swanston St	Contributory
151	Swanston St	Contributory
153	Swanston St	Contributory
155	Swanston St	Contributory
157	Swanston St	Contributory
159	Swanston St	Contributory
161	Swanston St	non-contributory
162	Swanston St	Contributory
163	Swanston St	Contributory
164	Swanston St	Contributory

165	Swanston St	Contributory
167	Swanston St	Contributory
169	Swanston St	Contributory
170	Swanston St	Contributory
171	Swanston St	Contributory
173	Swanston St	Contributory
174	Swanston St	Contributory
175	Swanston St	Contributory
177	Swanston St	Contributory
178	Swanston St	non-contributory
179	Swanston St	Contributory
181	Swanston St	Contributory
184	Swanston St	Contributory
185	Swanston St	non-contributory
185	Swanston St	non-contributory
187	Swanston St	Contributory
188	Swanston St	non-contributory
189	Swanston St	Contributory
190	Swanston St	Contributory
191	Swanston St	non-contributory
193	Swanston St	Contributory
195	Swanston St	Contributory
197	Swanston St	Contributory
199	Swanston St	Contributory
3	Verner St	Contributory
5	Verner St	Contributory
6	Verner St	non contributory
1/7	Verner St	non contributory
2/7	Verner St	non contributory
3/7	Verner St	non contributory
4/7	Verner St	non contributory

8	Verner St	non contributory
9	Verner St	Contributory
11	Verner St	non contributory
13	Verner St	Contributory
14	Verner St	Contributory
15	Verner St	Contributory
16	Verner St	Contributory
17	Verner St	Contributory
18	Verner St	Contributory
19	Verner St	Contributory
20	Verner St	Contributory
22	Verner St	Contributory
24	Verner St	Contributory
112	Verner St	non-contributory
114	Verner St	non-contributory
117	Verner St	Contributory
119	Verner St	Contributory
120	Verner St	Contributory
121	Verner St	Contributory
122	Verner St	Contributory
123	Verner St	Contributory
124	Verner St	Contributory
125	Verner St	non-contributory
126	Verner St	Contributory
127	Verner St	Contributory
128	Verner St	Contributory
129	Verner St	Contributory
130	Verner St	Contributory
131	Verner St	Contributory
132	Verner St	Contributory
133	Verner St	Contributory

134	Verner St	Contributory
135	Verner St	Contributory
137	Verner St	Contributory
139	Verner St	Contributory
141	Verner St	Contributory
159	Yarra St	Contributory
169	Yarra St	non contributory
170	Yarra St	Contributory
172	Yarra St	Contributory
1/173	Yarra St	Contributory
2/173	Yarra St	Contributory
3/173	Yarra St	Contributory
174	Yarra St	Contributory
175	Yarra St	non contributory
176	Yarra St	Contributory
177	Yarra St	non contributory
178	Yarra St	Contributory
179	Yarra St	Contributory
180	Yarra St	Contributory
182	Yarra St	Contributory
183	Yarra St	Contributory
184	Yarra St	Contributory
185	Yarra St	Contributory
186	Yarra St	Contributory
187	Yarra St	Contributory
189	Yarra St	non contributory
191	Yarra St	non contributory
193	Yarra St	non contributory
197	Yarra St	Contributory
199	Yarra St	Contributory
201	Yarra St	Contributory

203	Yarra St	Contributory
205	Yarra St	Contributory
207	Yarra St	Contributory
211	Yarra St	Contributory
213	Yarra St	Contributory
220	Yarra St	Contributory
222	Yarra St	Contributory
224	Yarra St	Contributory
226	Yarra St	Contributory
228	Yarra St	Contributory
229	Yarra St	Contributory
230	Yarra St	Contributory
231	Yarra St	Contributory
232	Yarra St	Contributory
233	Yarra St	Contributory
234	Yarra St	Contributory
235	Yarra St	Contributory
238	Yarra St	Contributory
238	Yarra St	Contributory
239	Yarra St	Contributory
241	Yarra St	Contributory
242	Yarra St	Contributory
246	Yarra St	Contributory
247	Yarra St	non contributory
248	Yarra St	Contributory
249	Yarra St	non contributory
254	Yarra St	Contributory
255	Yarra St	non contributory
256	Yarra St	Contributory

‘Kelvendon’ - Statement of Significance

City of Greater Geelong, 2025

Heritage Place:	House, ‘Kelvendon’	**PS ref no:**	HO2023

What is significant?

‘Kelvendon’ at 332 Moorabool Street, Geelong is a single storey, hipped roofed, brick dwelling in the Late Victorian style, built in 1887 and extended in 1901.The significant features of the place are:

- The original 1887 8-room house including polychromatic brickwork and chimneys, double-hung timber windows, centrally located entry door with side and high lights, hipped roof form, and cast-iron verandah columns.
- The 1901 house addition to the south-west including polychromatic brickwork and double-hung timber windows.

Features that are not of significance include all outbuildings and fences.

How is it significant?

‘Kelvendon’ is of historical significance (Criterion A), and associative significance (Criterion G & H) to the City of Greater Geelong.

Why is it significant?

‘Kelvendon’ is an example of housing commissioned and lived in by the wealthy and aspirational trade sector from the mid to late nineteenth century. ‘Kelvendon’ is significant for its ability to demonstrate the effects of the land boom which saw the growth of the trade and commercial sectors and rise of speculators, architects, and builders in Geelong. (Criterion A).

‘Kelvendon’ is significant as an example of second-generation migrant wealth achieved through the trade sector by its owner, Solomon Jacobs. The place remains substantially unchanged since his occupation thereby providing an example of Jacobs’ original residence and living conditions. Its connection to mid-nineteenth century migration of Eastern Europeans to Victoria and the history of the Jewish community in Geelong is significant. (Criterion G).

'Kelvendon’ is significant for its association with draper and Mayor of Geelong, Solomon Jacobs, the son of one of the earliest Jewish families to settle in Geelong. It is also associated with architect A. J. Derrick, plumbers Edwin and Frank Drew, and philanthropist Mary Cheetham. (Criterion H).

Primary sources

Bantow, J., *Stage 3 Submission, South Geelong Interim Final Urban Design Framework*, 10 April 2022

City of Greater Geelong, *South Geelong UDF Heritage Review*, 2025

‘Kardinia Villa’ - Statement of Significance

City of Greater Geelong, 2025

Heritage Place:	Kardinia Villa	**PS ref no:**	HO2024

What is significant?

‘Kardinia Villa’ at 344 Moorabool Street, Geelong is a single storey, hipped roofed, brick dwelling in the Late Victorian style, built in 1883 and extended in the early 20th Century. The significant features of the place are:

- The original brick house including tuck pointed façade with bi-chromatic brickwork, bluestone foundations, double hung windows either side of an elaborate four-panelled door with high lights, sandstone windowsills, verandah with timber balustrade and decorative ironwork in the ‘Rinceau’ pattern, hipped roof form, and three rendered brick chimneys.
- The weatherboard addition to the west including hipped and skillion roof forms.

A garage with access from Carr Street dates from the 2007-08 restoration and is not significant.

How is it significant?

‘Kardinia Villa’ is of historical significance (Criterion A), aesthetic significance (Criterion E), and associative significance (Criterion H) to the City of Greater Geelong.

Why is it significant?

‘Kardinia Villa’ is an example of the type of housing commissioned by the wealthy and aspirational trade sector from the mid to late nineteenth century. ‘Kardinia Villa’ is significant for its ability to demonstrate the effects of the land boom which saw the growth of the trade and commercial sectors and rise of speculators, architects, and builders in Geelong. (Criterion A)

‘Kardinia Villa’ is significant for its associations with ironmonger Thomas Baldock, and prolific Geelong architect, Joseph Watts. (Criterion H)

‘Kardinia Villa’ is of aesthetic significance. The place is an example of a Late Victorian residence that incorporates distinctive bi-chromatic brickwork, decorative ironwork in the ‘Rinceau’ pattern, Barrabool Stone windowsills and a geometric veranda balustrade. (Criterion E)

Primary sources

Bantow, J., *Stage 3 Submission, South Geelong Interim Final Urban Design Framework*, 10 April 2022

City of Greater Geelong, *South Geelong UDF Heritage Review*, 2025

‘Penlea’- Statement of Significance

City of Greater Geelong, 2025

Heritage Place:	House, ‘Penlea’	**PS ref no:**	HO2025

What is significant?

‘Penlea’ at 343 Moorabool St Geelong is a single storey weatherboard dwelling in the Federation style incorporating Arts and Crafts influences, built in 1912-13.

The significant features of the place are:

- The original weatherboard house form including steeply pitched hipped roof form with front gable and contiguous verandah roof
- The original house decorative elements including four tall, red brick chimneys with bands of rough cast render, projecting timber-framed bay window with original stained-glass, other timber-framed windows, other original stained-glass glazing, and verandah turned timber posts, eave brackets and fretwork.

Features that are not significant are modern metal-framed windows, metal window safety bars and timber access ramp; the modern metal shed at the rear of the property, and rough stone fence border and low timber fence.

How is it significant?

'Penlea’ is of historical significance (Criterion A), aesthetic significance (Criterion E), and associative significance (Criterion H) to the City of Greater Geelong.

Why is it significant?

‘Penlea’ is historically significant as the earliest documented domestic house designed by notable Geelong-born architect Percy Everett. (Criterion A)

‘Penlea’ is significant for its association with architect Percy Everett who was the first architectural student at Gordon Institute of Technology and became the Chief Architect of the Victorian Public Works Department. (Criterion H)

‘Penlea’ is of aesthetic significance as an intact example of a Federation Arts and Crafts house which has retained its original footprint and architectural features. (Criterion E)

Primary sources

Bantow, J., *Stage 3 Submission, South Geelong Interim Final Urban Design Framework*, 10 April 2022

City of Greater Geelong, *South Geelong UDF Heritage Review*, 2025

GREATER GEELONG PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

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Proposed C432ggee

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, 2017)	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, 2023)	Clauses 37.08-s1, 43.02-s47, 43.04-s38 to 45
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 Advertising Sign Guidelines Review – Issues and Options Paper (City of Greater Geelong, May 2022)	Clause 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

GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
City of Greater Geelong Housing Strategy Background and Issues Report (Swinburne University, 2005)	Clauses 02, 11, 15 and 16
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 Bypass Access Management Strategy (VicRoads, 2017)	Clause 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

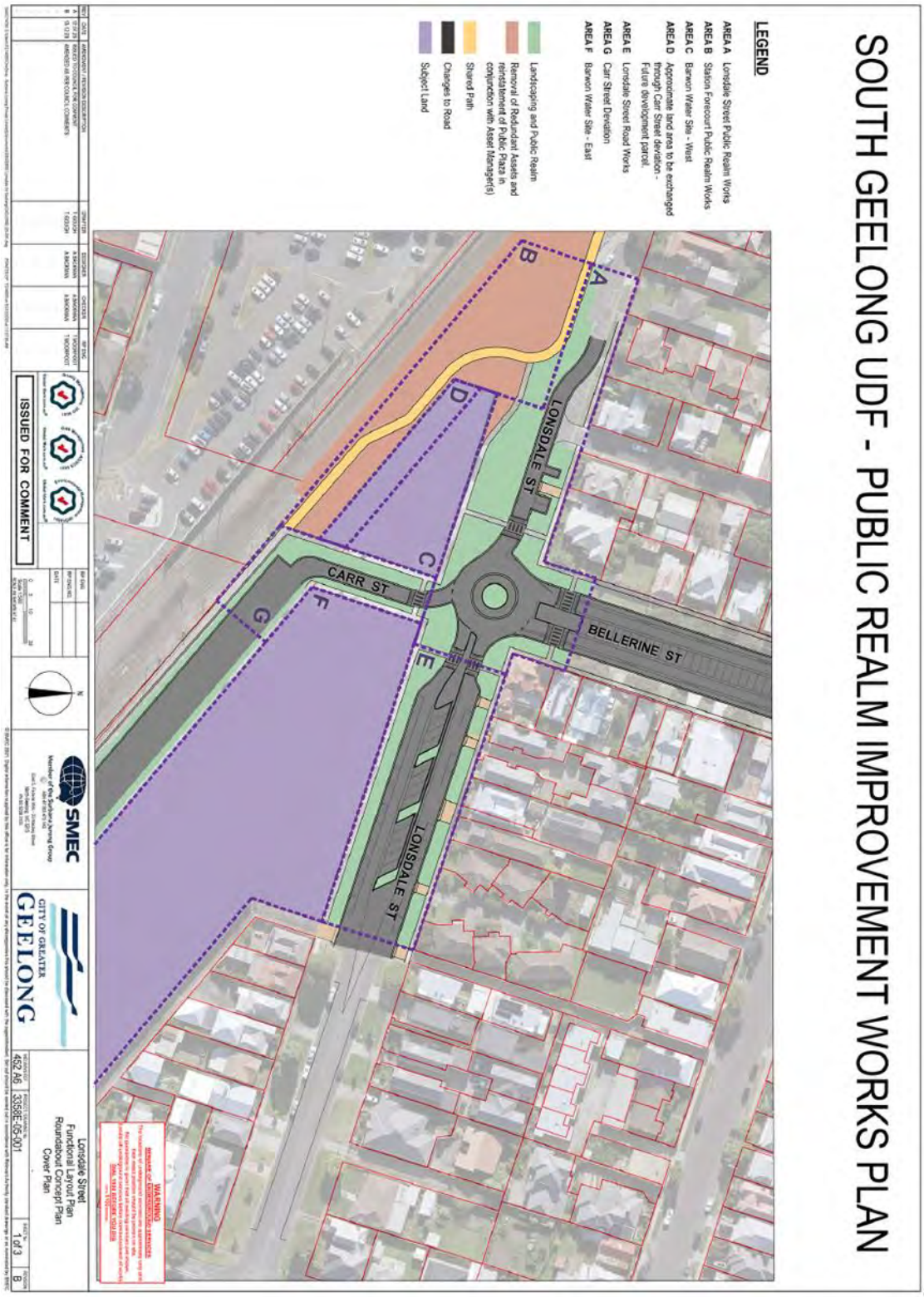
GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
Geelong Regional Floodland Study (Geelong Regional Commission, 1979)	Clauses 02, 12, 13 and 19
Geelong Ring Road Employment Precinct Urban Design Guidelines (City of Greater Geelong, 2010)	Clauses 17 and 43.02-s18
Geelong Sale Yards Conservation Management Plan (Dr David Rowe and Wendy Jacobs, 2007)	Clauses 02 and 15
Geelong Saleyards Precinct Surface Water Management Strategy (BMT, 2021)	Clauses 02 and 11
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, July 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

GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
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
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
Saleyards Precinct Plan (City of Greater Geelong, 2021)	Clauses 02 and 11
South Geelong Urban Design Framework (City of greater Geelong, 2025)	Clause 11, 16, and 43.02 Schedule 50 and 54
South Geelong UDF Heritage Review (City of Greater Geelong, 2025)	Clauses 02 and 15
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

Attachment 05



THE CITY OF
GREATER GEELONG
SOUTH GEELONG
URBAN DESIGN FRAMEWORK
FINAL
APRIL 2025
CITY OF GREATER
GEELONG

ACKNOWLEDGEMENT OF COUNTRY

The City of Greater Geelong Municipality is located on the traditional lands of the Wadawurrung people.

The traditional boundaries of the Wadawurrung people span the coastline from the Werribee River to Lorne Peninsula and traverse inland in a north westerly direction towards Ballarat. The Wadawurrung people have lived within these regions for more than 25,000 years.

The City acknowledges the Wadawurrung people as the Traditional Owners of this land who to this day practice their culture and uphold the dignity of their ancestors.

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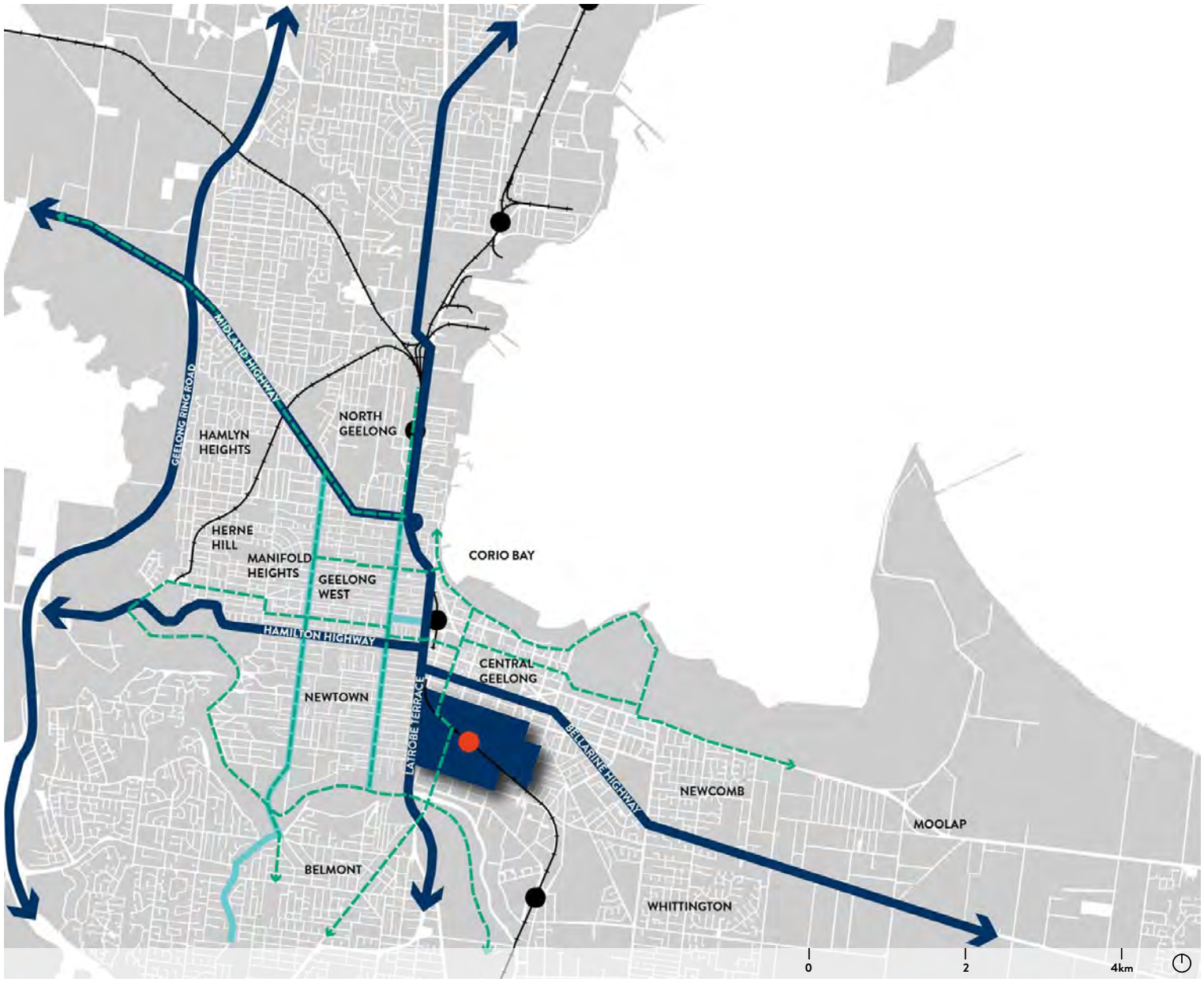
1.0



KEY

- Study Area
- Primary Roads
- Local Roads
- Primary Cycle Paths
- Railway Line
- South Geelong Station

Figure 1. Context Map

1.0 INTRODUCTION

WHAT IS A UDF

An Urban Design Framework (UDF) provides guidance for the future development of a specific area.

The South Geelong UDF has been developed in consultation with the aspirations of the community and seeks to create a strategic vision for the identified study area. This UDF has undertaken;

- A review of existing plans, policies, zones, overlays, strategies and infrastructure programs
- An analysis of the study area's use and movement patterns, and existing urban form
- Analysis of local strengths, weaknesses opportunities and threats
- Analysis of key development areas
- The design of buildings
- Public spaces
- Pedestrian and vehicle access
- Landscape themes
- Engagement with key stakeholders

A UDF is not a rigid master plan, and once endorsed will filter through to a Planning Scheme Amendment and be included in the broader strategic framework resulting in changes to existing policies, zones and overlays.

PURPOSE OF THE SOUTH GEELONG UDF

- To assist in implementing the City's settlement Strategy by investigating the area for high density development potential.
- To leverage opportunities for the Rail Duplication and Station upgrade project being undertaken by the Department of Transport.
- To prepare objectives, strategies, policies to support the vision for South Geelong which will filter through to a Planning Scheme Amendment and be included in the existing Strategic Framework.
- To provide background information to support detailed design guidelines and planning provisions for future development.
- To identify priority projects and an implementation plan to identify community needs, development potential.

KEY STAKEHOLDER ENGAGEMENT

A range of stakeholders are involved, and concepts will be developed to support a future vision for South Geelong. The South Geelong UDF key stakeholders include;

- Department of Transport – Regional Rail Victoria
- Barwon Water
- Local Businesses
- Community Consultation with residents

The UDF presents an opportunity to link several public and private sector strategic projects together. The projects leverage off the South Geelong Train station, GMHBA stadium and the proximity of the location to services and infrastructure. Without the UDF these projects would occur in isolation of one another.

For the South Geelong residents and visitors, it is crucial that this UDF brings together their ideas and vision for their local neighbourhood. The UDF will seek to ensure the local area can continue to thrive, meeting community expectations and that the development and liveability potential of the area is unlocked.

1.1 SITE CONTEXT

STUDY AREA

The study area is located south 1.2km south of central Geelong and is bisected by the South Geelong Train Station. The area has excellent transport connections to Metropolitan Melbourne. The area has good pedestrian links to Central Geelong and the Belmont Sub-Regional shopping centre, and existing transport links via major arterial roads including Moorabool, Fyans and Swanston Street. The Barwon River environs is within walking distance of the residential area and provides an excellent space for residents to enjoy.

The boundaries of the study area include:

- Moorabool Street existing commercial area at the western boundary and a small pocket of residential zoned land at the southern boundary of the GMHBA stadium
- Fyans Street residential area at the southern boundary
- Swanston Street and the residential area abutting the Industrial 1 Zone, and Richmond Crescent at the eastern boundary
- A section of the existing Garden Street residential area
- McKillop Street at the northern boundary.

The predominant land use within the study area is residential, with some existing heritage values recognised formally in the Planning Scheme. The area within Moorabool Street is zoned as Commercial 2 Zone and is opposite the GMHBA stadium. Larger commercial buildings with generous floor areas can be viewed along Moorabool street and include an eclectic combination of commercial uses.

The GMHBA stadium is located within the study area but directly adjoins the Moorabool Street study boundary. The stadium provides an important place for large sporting events and functions, and is surrounding by expansive areas of open space, providing areas for local sport and amenity to residents. There are two large swimming pools which also offers excellent recreation opportunities.

Figure 2. Aerial image showing some of the study area

Figure 3. Existing Moorabool Street Commercial area

Figure 4. South Geelong Station

KEY

- Station
- Railway line
- South Geelong Station UDF Study Area

Figure 5. Aerial of Study Area

1.2 COMMUNITY CONSULTATION - CHANGES FROM DRAFT TO FINAL UDF

Community consultation has been a key part of the development of the South Geelong Urban Design Framework. A series of separate reports have been prepared which summaries the issues and insights from each stage of engagement.

STAGE 1 - ESTABLISHING VISION AND VALUES

Community consultation began with workshops in July-August 2019 and helped to establish the broader visions, key issues and challenges within the study area in discussion with residents. The consultation resulted in several key findings including;

- A need to improve access and connection generally via improved walking and cycling links
- Provision of adequate areas of open space and social infrastructure to support a growing population
- Protection of the neighbourhood character and heritage values of the area is a high priority of residents.
- Providing for a diversity of housing types whilst respecting the existing neighbourhood character values is envisaged.
- Concern with existing traffic concerns in relation to existing street networks and a lack of car parks generally
- A preference to beautify the area with increased landscaping, and by creating public spaces
- Support for vibrant shopping and café areas whilst protecting existing amenity of residents

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

STAGE 2 - DRAFT UDF

The second stage of consultation was held following the exhibition of the Draft UDF, during August-September 2020. The consultation provided insight on resident's views with regards to key development sites including; the Barwon Water site, Station hub re-development, Moorabool Street and Heritage areas.

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

- Clarifies the scale and type of housing changes that will occur across the study area
- Identifies, through a heritage study, 193 additional properties to be included within a Heritage Overlay
- Identifies a preferred maximum height for the Barwon Water site (6 storeys – previously 10)
- Includes design and built form objectives for future development on Moorabool Street, the Station Precinct and the Barwon Water site.
- Identifies land to be included within an Increased Housing Diversity Area (IHDA). The IHDA area is extended to 800m around the train station for substantial change and key development areas only.
- Updates public realm upgrades and projects being undertaken by the City and the State Government. Including more street trees and changes to parking layouts.
- Reinforces the need to support the inclusion of social housing within new development.
- Recommends zone changes based on a Capacity and Change Areas Review which looked at character values within the area, including building form and architectural styles. This reported helped to inform the recommendations to rezone land identified within the Increase Housing Diversity Area to the Residential Growth Zone (currently General Residential Zone) and land within the Key Development Area to a Mixed Use Zone.

1.2

STAGE 3 - INTERIM FINAL UDF

The third stage of consultation was held during February-April 2022. The consultation provided insight into the community views on the changes that were made following the draft UDF.

FINAL CHANGES TO UDF

Following the Stage 3 engagement, the following changes have been made to the final UDF:

- Reduced building heights to 2 storeys and increased setbacks to the rear of properties on Moorabool Street where they abut a residential property (excluding laneway). The overall building heights have remained at 6-7 storeys.
- Supports the removal of the Heritage Overlay from 2A and 2B Lonsdale Street, South Geelong.
- Recommends Individual Heritage Overlays for 332, 343 and 344 Moorabool Street.
- Recommend further work be undertaken to look at social infrastructure needs in South Geelong, and consider combining this work with any future social infrastructure studies being undertaken in Central Geelong.
- Update the Station Precinct design to identify preferred overall building heights.
- Identify the need to investigate the application of the Environmental Audit Overlay on properties along Moorabool Street.
- Recommends further work be undertaken to determine Developer Contributions toward infrastructure upgrades in the area.
- Recommends rezoning land around Richmond Oval to the General Residential Zone from the Neighbourhood Residential Zone.

Figure 6. Consultation workshops

STRATEGIC POLICIES & RELEVANT PROJECTS

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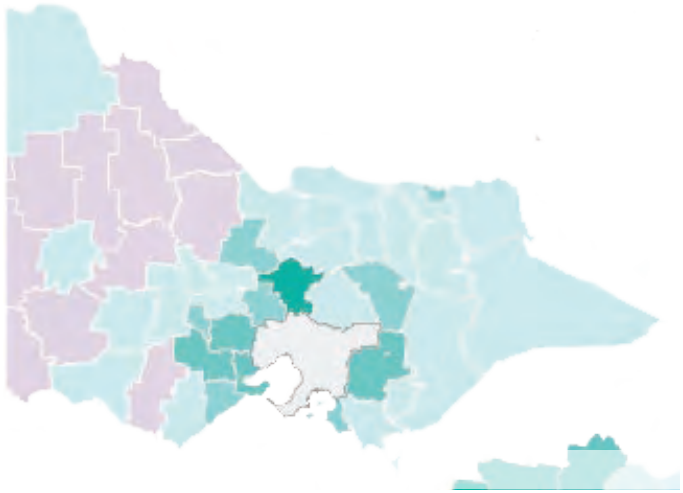
2.0

2.1 POPULATION

REGIONAL CONTEXT

Greater Geelong is one of the fastest growing regions in Victoria with stronger population growth than all other regional municipalities combined.

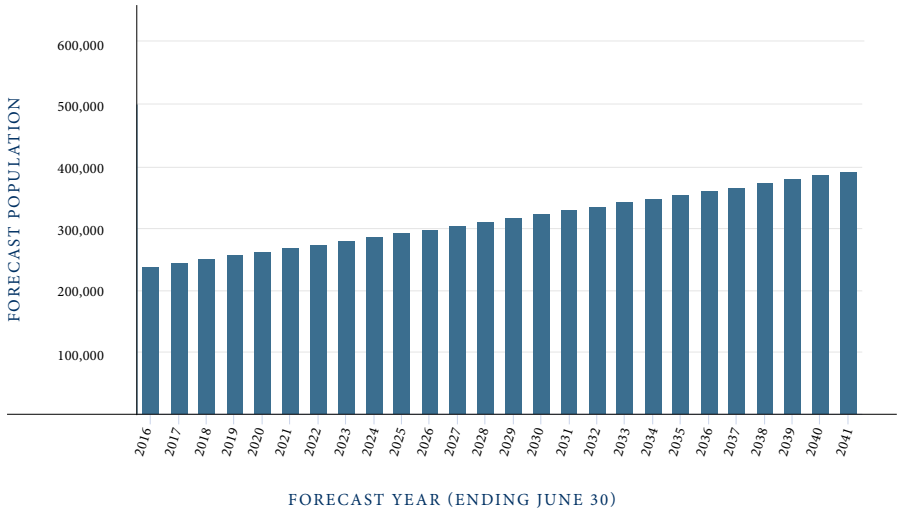
In 2016, the total population of the City of Greater Geelong was estimated to be 239,531 people. It is expected to increase by over 120,469 people to 360,000 by 2036.
This is based on an increase of over 52,000 households during the period.



ANNUAL AVERAGE RATE OF POPULATION CHANGE

- 4-5%
- 3-4%
- 2-3%
- 1-2%
- 0-1%
- < 0%

Figure 7. Annual average rate of population change, regional local government areas (lga), 2018 to 2036
Source: Victoria in Future 2019



FORECAST POPULATION

Figure 8. Forecast population
Source: Population and household forecasts, 2016 to 2041, prepared by .id, July 2019

2.2 STRATEGIES

CLEVER AND CREATIVE

Representing the voices of more than 16,000 members of our community, Greater Geelong: A Clever and Creative Future is a 30-year vision that guides all levels of government, community organisations, businesses and anyone wanting to make a genuine contribution to the city-region. The clever and creative concept is about developing a consistent approach to how things are done, which is why all proposals to Council will need to demonstrate how they positively contribute to the 30-year vision. The clever and creative concept is also about collaborating to address challenges and opportunities, embracing innovation, and new ways of doing things that applies to everyone. At the heart of the 30-year vision are a series of community aspirations that are focused on the region's economy and employment, the environment, arts and culture, transport connections, tourism, efficient and equitable digital access, and good governance.

The vision recognises that in order for a city-region to be successful, it must be connected, prosperous, creative, sustainable and resilient, and designed for people. The South Geelong UDF can play a leading role in delivering a clever and creative future. The UDF's overall principles will respond to the community aspirations and positively contribute to achieving the measures of success.

Figure 9. Community aspirations from Clever and Creative strategy

- A prosperous economy that supports jobs and education opportunities
- A leader in developing and adopting technology
- Creativity drives culture
- A fast, reliable and connected transport network
- People feel safe wherever they are
- An inclusive, diverse, healthy and socially connected community
- Sustainable development that supports population growth and protects the natural environment
- Development and implementation of sustainable solutions
- A destination that attracts local and international visitors

2.2

PLAN MELBOURNE 2017–2050

Plan Melbourne is a metropolitan planning strategy that defines the future shape of the city and state over the next 35 years. It seeks to integrate long-term land use, infrastructure and transport planning, and support jobs and growth, while building on Melbourne's legacy of distinctiveness, liveability and sustainability. It advocates for urban consolidation and decentralisation, calling on Victoria's regional centres to assist Melbourne in housing, employing and educating the growing population.

SETTLEMENT STRATEGY

The City of Greater Geelong Settlement Strategy provides a framework and gives clear direction on where growth and development should occur, to ensure the City can meet the needs of the municipality by 2036 in a sustainable, planned, logical, integrated, efficient and cost-effective way. The Settlement Strategy seeks to increase the role of urban consolidation as part of Geelong's overall housing supply. The strategy seeks to facilitate infill development to increase its housing supply contribution to 50%, by 2047. The rail corridor from North Geelong through to Breakwater provides an opportunity to facilitate increased housing densities. To achieve this, investment in amenity and local facility improvements in and around these areas should occur.

Figure 10. Geelong Waterfront

2.2

A WIDER STRATEGIC FRAMEWORK

REVITALISING CENTRE GEELONG ACTION PLAN

As government-led plans to revitalise Central Geelong continue to bring significant opportunities for investment and growth, the City must also plan for the of its inner city urban areas, to create a network of walkable compact neighbourhoods.

The City acknowledges the need to continue to invest in its streets, transforming them into a safe, inclusive, and attractive part of the public realm. Unlocking their potential to become people-oriented 'green' streets is key to building a more sustainable and liveable future for our existing and future communities.

KEY

South Geelong UDF study area boundary

The structure of 'urban' Geelong consists of a central city surrounded by established residential neighbourhoods with local activity centres ranging in size from small shopping strips to iconic specialised retail centres.

Latrobe Terrace, McKillop Street and the railway corridor are significant barriers for people-friendly movement.

A key vision for revitalising Central Geelong is to create a 'City in a Park'. Creating a green people-friendly environment with activated streets which connect public spaces.

Figure 11. Wider Strategic Framework Plan

2.2

HOUSING DIVERSITY STRATEGY

With almost 85% of Geelong's housing stock consisting of suburban detached 'family homes', increasing housing diversity will be a key factor in addressing housing need in the future. The Housing Diversity Strategy was adopted in 2007 to guide how urban consolidation should occur and provided the basis for the application of the new residential zones that were introduced into the Planning Scheme in 2014. Clause 22.63 of the Greater Geelong Planning Scheme provides the policy that applies to all residential land located in Increased Housing Diversity Areas (IHDA).

The policy divides the established urban area into three categories:

- Key Development Areas – Higher density and mixed-use housing.
- Increased Housing Diversity Areas – a mix of conventional housing with some medium density housing around activity centres and train stations.
- Incremental Change Areas – primarily conventional residential housing.

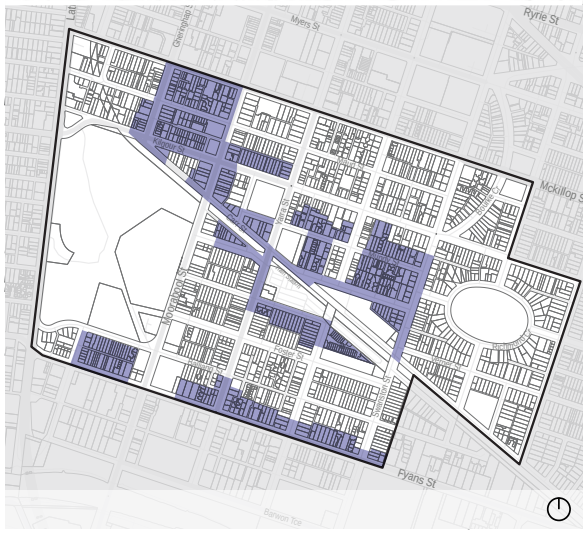
The housing categories are described as:

HOUSING DEFINITION	DESCRIPTION	DENSITY
Conventional Housing	Single detached dwellings on lots generally ranging between 500 and 1,000 square metres (sqm). The development of an area for conventional housing.	Generally, results in a gross residential density of 10 – 15 dwellings per hectare.
Medium Density Housing	The provision of two or more detached or attached dwellings, townhouses or apartments on a site below four stories.	The development of an area for medium density housing generally results in a gross residential density of 20 – 40 dwellings per hectare.
Higher Density Housing	Attached townhouses or apartments, usually more than 3 storeys in height.	The development of an area for high density housing generally results in a gross residential density of more than 40 dwellings per hectare.

KEY

Existing increased housing diversity area

Figure 12. Existing Increased Housing Diversity Area



KEY

Proposed increased housing diversity area

Figure 13. Housing Diversity Areas

2.3 STRATEGIC POLICIES & RELEVANT PROJECTS

RETAIL STRATEGY 2020–2036

The City has prepared a Retail Strategy that provides a review of current retailing trends, land use, population growth and makes recommendations for changes to planning policy. The strategy will guide retail development in Greater Geelong until 2036 in order to ensure residents continue to have access to essential retail services.

The Retail Strategy identifies Moorabool/Fyans Precinct, South Geelong as a dispersed restricted retail centre. The retail strategy does not support the growth of this centre beyond current commercial zone land. The land along Moorabool Street is identified as having small land parcels and a lack of car parking making the area unattractive as a modern restricted retail precinct. The area south of Moorabool Street which is not a part of the study area, forms part of a separate urban renewal precinct and is guided by the Fyans-West Fyans Precinct Structure Plan. It is envisaged that over time this broader area will transition to a mixed use, primarily residential precinct.

Figure 14. Retail Strategy

SOCIAL HOUSING PLAN 2020–2041

This strategy seeks to:

- Increase the supply of social housing across the City area to 13,500 by 2041.
- Advocate for increased state and federal investment in new social housing.
- Increase supply of social housing by contributing City-owned land to new developments.
- Amend the City's Planning Scheme to require the inclusion of social and affordable housing in new developments based on need.
- Continue to revitalise our neighbourhoods of high social housing to increase liveability and wellbeing.

It is council policy to seek a social and affordable housing assessment as part of the rezoning of major sites such as the Barwon Water site or Moorabool Street.

Figure 15. Social Housing Plan

2.3

URBAN FOREST STRATEGY

The City seeks to reach an ambitious target of improving Geelong's tree canopy cover from 14% to 25% over a thirty-year period. The City has enormous potential to develop a healthier and more dynamic urban forest and improve canopy cover in our streetscapes, urban growth areas, open spaces and reserves.

Figure 16. Urban Forest Strategy

ENVIRONMENT STRATEGY 2020 – 2030

The Strategy was adopted by Council on 8 September 2020 and guides planning, decision-making and actions to strive to improve the health of our local environment, reduce our environmental footprint and protect the lifestyle our community enjoys.

The Strategy defines five key goals to guide our planning and decision making;

- Become a zero-emission, climate-ready city and region
- Create greener community spaces
- Contribute to a circular economy by reducing waste
- Protect, enhance and restore our region's biodiversity
- Achieve better integrate water management through planning and design.

Figure 17. Environment Strategy

2.3

SOCIAL INFRASTRUCTURE PLAN - GENERATION ONE 2020–2023

The Social Infrastructure Plan outlines the needs of our community, investment priorities relating to social infrastructure, and the way forward to ensure that people know what is planned in the place that they live.

The suburb of South Geelong is located in area 9 and also includes East Geelong, Geelong, Drumcondra and the CBD. There is no social infrastructure changes identified specifically for the South Geelong UDF study area.

The plan acknowledges the significant growth the Municipality is experiencing and identifies that the demand and delivery of social infrastructure from now and over the next 15 years will continue to change.

Council is due to review the Social Infrastructure Plan. Future Social Infrastructure Plans may need to consider the demand for additional social infrastructure in the area over the coming years. More work will need to be done to understand these requirements as housing growth occurs in South Geelong.

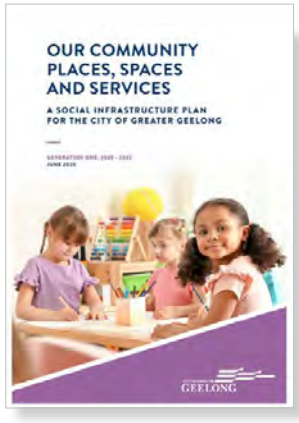


Figure 18. Our Community Places, Spaces and Services

OTHER RELEVANT PROJECTS

GMHBA STADIUM STAGE 5 DEVELOPMENT

A plan to develop the GMHBA stadium and the directly adjoining park land has been prepared by Kardinia Park Stadium Trust. The plan was approved by the Minister for Planning via amendment C423 to the Greater Geelong Planning Scheme in June 2021. The project will see the construction of the final stage of the GMHBA stadium completed and the development of a new public plaza, cricket hub, and stadium forecourt adjacent to Moorabool Street.

Figure 19. GMHBA Stadium

2.3

BETTER BIKES

A fast, reliable and connected transport network is part of our 30-year community-led vision for a clever and creative city. To reach our goal of half of all journeys to work made by public transport, walking or cycling, we need better bike connections around greater Geelong. It means safer riding, less congestion, cleaner air and healthier residents.

The Council received a $4.7 million grant from the TAC's Safer Pedestrian and Cyclist Fund to create two cycling connections::

- The southern link will connect Central Geelong with Waurn Ponds via Belmont.
- The western link will connect Central Geelong with Herne Hill via Geelong West.

The southern route connects central Geelong to Waurn Ponds via Moorabool Street. The City has undertaken an extensive consultation process to determine the most appropriate route and functionality for the bicycle lanes. The design of Moorabool Street has adopted the recommendation from the Better Bikes project.

SAFER TRAVEL IN LOCAL STREETS (STILS)

The City of Greater Geelong have undertaken a review of street safety. The review identified that streets in South Geelong had a history of high injury crashes and would benefit from measures to make local streets safer. Feedback received during the community workshops as part of the South Geelong UDF highlighted that residents and visitors to the area want safer local roads for all user groups including pedestrians, cyclists and motorists. The works to up grade the street in South Geelong area now complete.

Figure 20. Better Bike Project seeks to improve cycling routes

Figure 21. Existing street safety messaging

2.3

UNIVERSAL ACCESS AUDIT

In July 2019 Council engaged Galbraith Scott to undertake a universal access audit of the streets within the study area, between Mckillop and Fyans Streets and between Moorabool and Bellerine Streets.

In undertaking the audit, the principles of universal design were considered. Universal design means design that is suitable for most users to the greatest extent possible, without the need for specialised adaptation. A series of common design elements are referred to as appropriate in the audit findings and these include:

- Ground surfaces
- Pedestrian paths/ walkways
- Tactile ground surface indicators (TGSIs)
- Pedestrian road crossings
- Vehicle crossovers/ loading bays
- Parking

Several recommendations resulted from the audit. In summary the key recommendations are:

- Many streets within the study area do not meet minimum cross falls, or kerb cuts for people within limited mobility or vision impairment.
- There is a lack of TGSIs, or where they have been provided should be reviewed or upgraded.
- The wide streets make crossing difficult and require people to walk significant distances to the nearest safe crossing point. Additional safe crossing points such as pedestrian refuges should be provided in wide key pedestrian streets.
- There is a significant need to upgrade and maintain footpaths to meet Australian Standards.
- Street lighting should up upgrade or improved.
- Access across the railway track needs to be upgraded to be wheelchair accessible.
- The number of disable parking spaces in the area should be increased and meet Australian standard for access.
- The area would benefit from additional and consistent way finding signage.

This UDF recommends changes to several streets within the study area. As these streets are upgraded or changed, the findings from the audit should be incorporated into the final design of the streets. A copy of this report has also been provided to Council's Engineering Department for consideration during any streetscape renewal projects.

Figure 22. Existing pedestrian routes and crossings within the study area

2.3

THE GEELONG LINE UPGRADE - SOUTH GEELONG TO WAURN PONDS RAIL DUPLICATION

The Geelong Line Upgrade is part of the staged upgrade of the Geelong Line and the first step in delivering track duplication from South Geelong to Waurn Ponds to enable more frequent and reliable services for passengers. The Geelong Line Upgrade includes planning and development for the Waurn Ponds Duplication Project, which will duplicate the line between South Geelong and Waurn Ponds to enable more frequent and reliable services for passengers along the line.

Construction on Stage 1 is due to get underway in 2022 and is targeted for completion in 2024. The City is continuing to work with the relevant Rail Authorities in the development of the concept of the South Geelong Station.

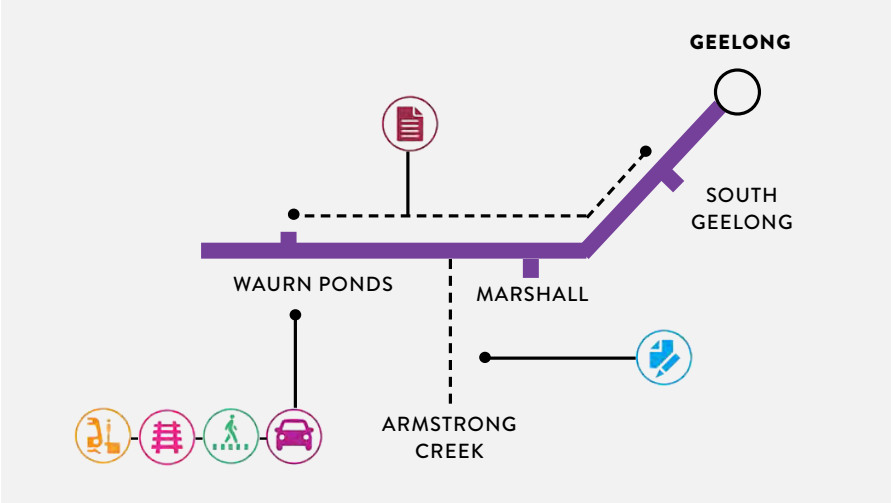


Figure 23. Geelong Rail Upgrades

COMMUTER CAR PARKING

The South Geelong Station Precinct experiences a high demand for access and parking, from commuters associated with the station. Pick up and drop offs at the South Geelong Primary School contributes to the high demand as well. The station carpark can be accessed via crossovers provided on Yarra Street and Verner Street where two all movement accesses and a single exit are provided.

There are 753 off-street, at-grade carparking spaces including eight disabled bays and five 10-minute kiss and ride spaces provided for commuter usage. Based on recent surveys undertaken by the Department of Transport these off-street parking areas are highly utilised.

Based on an inventory review by Department of Transport undertaken in 2018, on-street parking in proximity to the station includes:

- Foster St which provides 254 parking spaces with a mixture of unrestricted and 4P restrictions.
- Bellerine St provides 107 parking spaces with a mixture of unrestricted, 2P and 4P restrictions.
- Yarra St provides 67 parking spaces with a mixture of unrestricted, 2P and 4P restrictions.
- Verner St provides 104 parking spaces with a mixture of unrestricted, 1/4P, 1P, 2P and 4P restrictions.
- Lonsdale St provides 138 parking spaces with a mixture of 1/2P, 1P, 2P and 4P restrictions.
- Carr St provides 190 parking spaces which are unrestricted.
- Mundy St provides 123 parking spaces which are unrestricted.

2.4 BACKGROUND STUDIES

A number of background studies were undertaken to help inform the outcomes of the South Geelong Urban Design Framework.

HERITAGE ASSESSMENT

The City of Greater Geelong engaged a heritage consultant to prepare a heritage character study for land within the UDF study boundary.

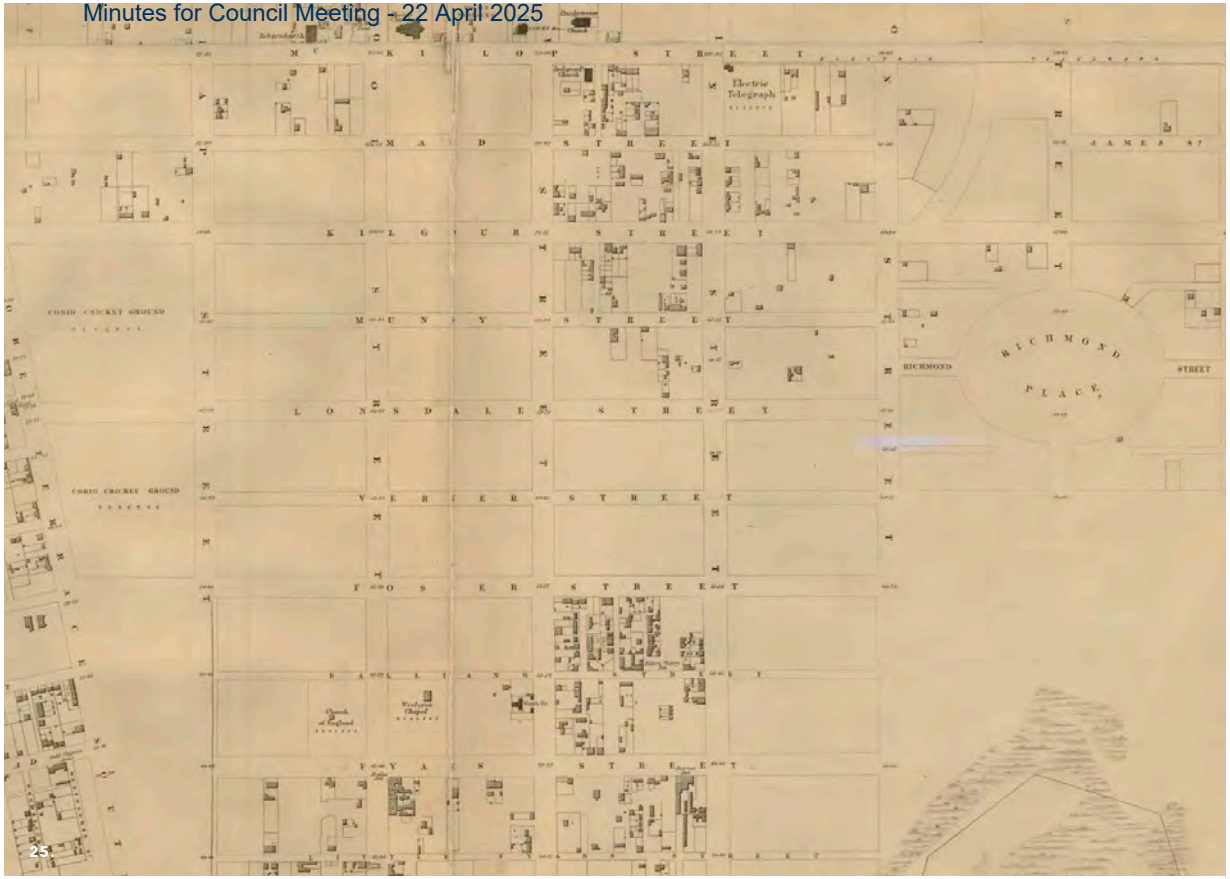
The objectives of this Heritage Report are:

- Confirm and refresh the historical evolution of the South Geelong Heritage Area (including the buildings and streetscape infrastructure) through historical research.
- Carry out physical analysis of the urban layout, built character, engineering infrastructure and public landscapes within the study area (through fieldwork and aerial imagery).
- Assess the existing conditions of existing heritage areas and identify additional heritage character areas following historical research and physical analysis.
- Provide recommendations on the future management of identified heritage character areas.
- Provide recommendations on new development within existing heritage overlays and heritage character areas, interpretation of historical assets, management of public landscapes and infrastructure that contribute to the heritage significance and character of the study area.

The report make a number of recommendations relating to heritage matters within the Study area. The key recommendations include:

- Consider further assessments of the heritage character areas identified in this report for inclusion as heritage overlays in the Greater Geelong Planning Scheme.
- Consider future assessment of individual properties as identified in the report for inclusion within a heritage overlay.
- Support the continued use of old historic shops and stores.
- Maintain the layout of streets.
- Retain uninterrupted view along Yarra, Swanston and Moorabool Streets.
- Protect existing bluestone kerb and channel.
- Reinstate a pedestrian bridge over the railway line at Bellerine Street.
- Additions to heritage building should continue to by sympathetic to the heritage character of the area, including two storey and modern additions.
- Large new development should occur outside heritage areas or potential heritage character areas identified in this report, not dominate significant heritage building, view lines or landmarks.
- Retain existing vegetation and consider new plantings. Particularly retain the three canary street palm date trees at the South Geelong Train Station.

24.



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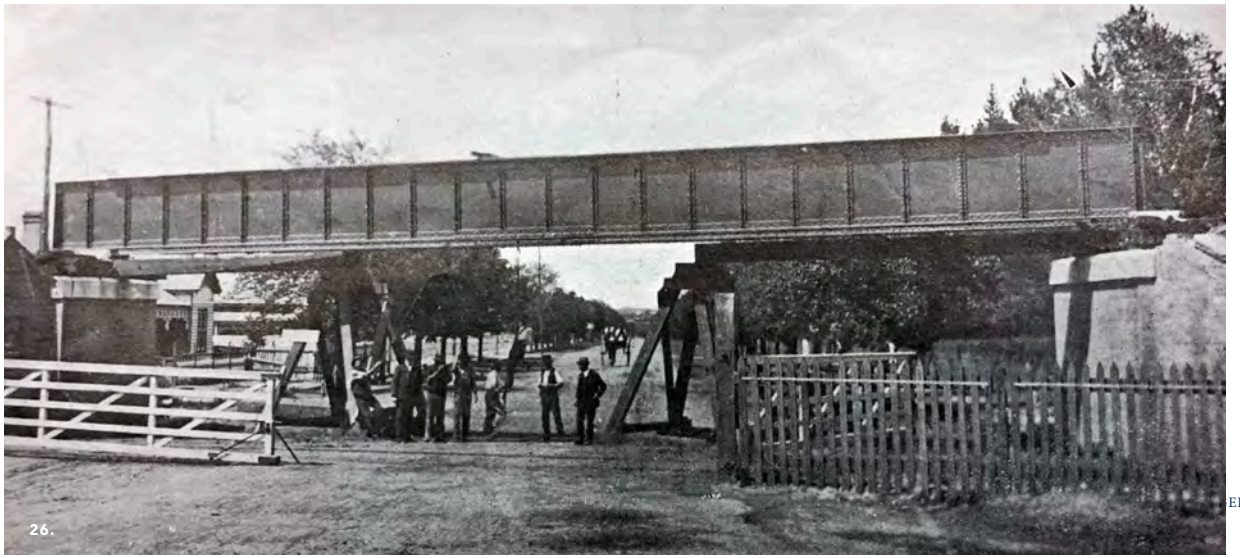


26.

Figure 24. South Geelong Railway Station (now demolished), c.1983.
Source: VLine, South Geelong Railway Station (with permission from Larissa Scanlon, Regional Manager, South West, VLine).

Figure 25. J.H. Taylor, Part of map showing study area, 1855,
Source: State Library of Victoria

Figure 26. Moorabool Street Railway bridge nearing completion, 1912.
Source: News of the Week, 12 November 1912, p.14, GRS 2121/3, Geelong Heritage Centre collection.

2.4

FURTHER HERITAGE ASSESSMENT

Following from the Consultation period of the Draft UDF, Council undertook a Heritage Assessment of individual properties within the study area. The study has identified a number of significant properties including a combination of Victorian, Federation and Interwar dwellings over the period from the 1850's to the 1920's.

The Study recommends the Heritage Overlay be extended to additional places of significance and be included in the existing Heritage Overlay – Schedule 1641.

- A number of properties are recommended to be included within the Heritage Overlay, including examples of Victorian, Federation and Interwar Bungalow architectural styles from the 1850's-1920's.
- A small number of properties to be removed from the Heritage Overlay which have been identified as having no significance.
- Proposed text alterations to existing Clause 22.32 (HO1641) in the Planning Scheme in relation to the City South Heritage Area.

IMPLICATIONS OF A NEW HERITAGE OVERLAY

The purpose of the Heritage Overlay is to conserve and protect areas of significance. Development can occur on these properties, however may be limited to rear extensions or minor improvements and works. There are different levels of significance and a property may be non-significant but included in the Heritage Overlay. If a property is listed as non-significant, complete demolition may be acceptable, however any replacement dwelling will need to be assessed as part of a Planning Application.

A future Planning Scheme Amendment process will review the extent of Heritage Overlay and submissions can also be made throughout this process.

The Heritage assessment details the historical context, analysis and significant features of each property including proposed level of significance. The properties have been classified as either C, including contributory dwellings an D relating to non-contributory places. The map on the following page indicates the areas proposed to be included in the Heritage Overlay and identified as part of the study.

Figure 27. C. Pratt, aerial view looking west showing Kardinia Park, State Library of Victoria

Figure 28. Proposed Revision Report to Heritage Overlays

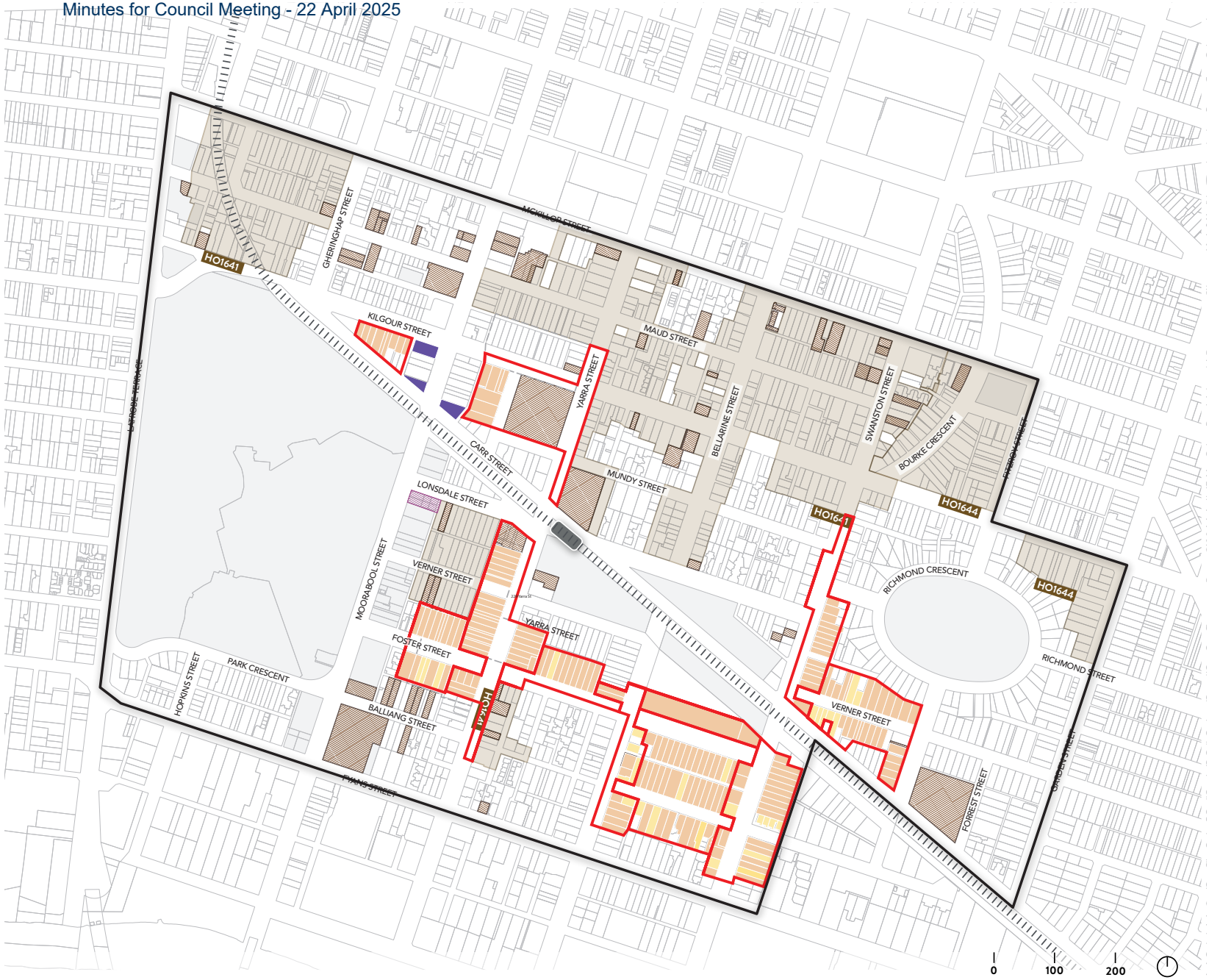


Figure 29. Existing & Proposed Heritage Areas
Source: GIS information and Planning Schemes

2.4

SOUTH GEELONG CAPACITY AND CHANGE AREAS REVIEW

Following the consultation period, Council undertook a review of development capacity and the potential for change to occur within the study area. As part of the consultation process following the Draft UDF, residents indicated a preference to retain significant heritage values and expressed strong desires to protect the existing neighbourhood character value within the study area.

The Department of Environment, Land, Water and Planning (DELWP) define neighbourhood character as;

A combination of public and private realms. Every property, public space or piece of infrastructure makes a contribution whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character.

The study assessed the following key themes within the area regarding;

- Development trajectory
- Development Area
- Lot size
- Building Height
- Setbacks
- Heritage areas
- Materiality
- Roof form

The study examines existing neighbourhood character and the capacity for the area to accommodate change and future development. Following on from this assessment, the residential areas within the study area have been broken down into minimal, incremental and substantial areas of change. The work will inform changes to the Increased Diversity Area and changes to residential zones to reflect the three areas of change.

Figure 30. Existing housing stock within the study area

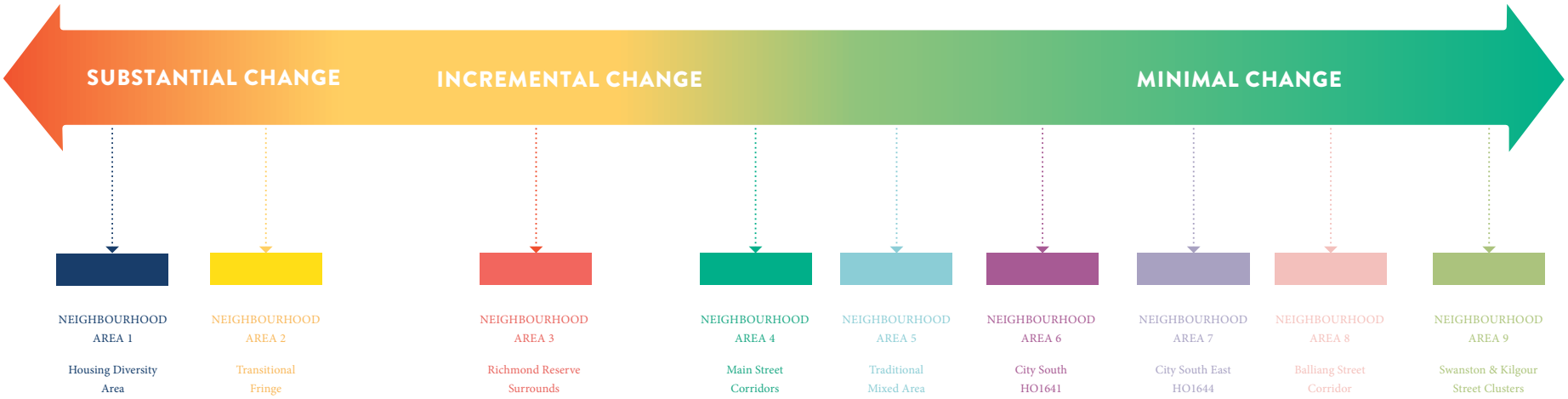


Figure 31. Degree of Change Matrix

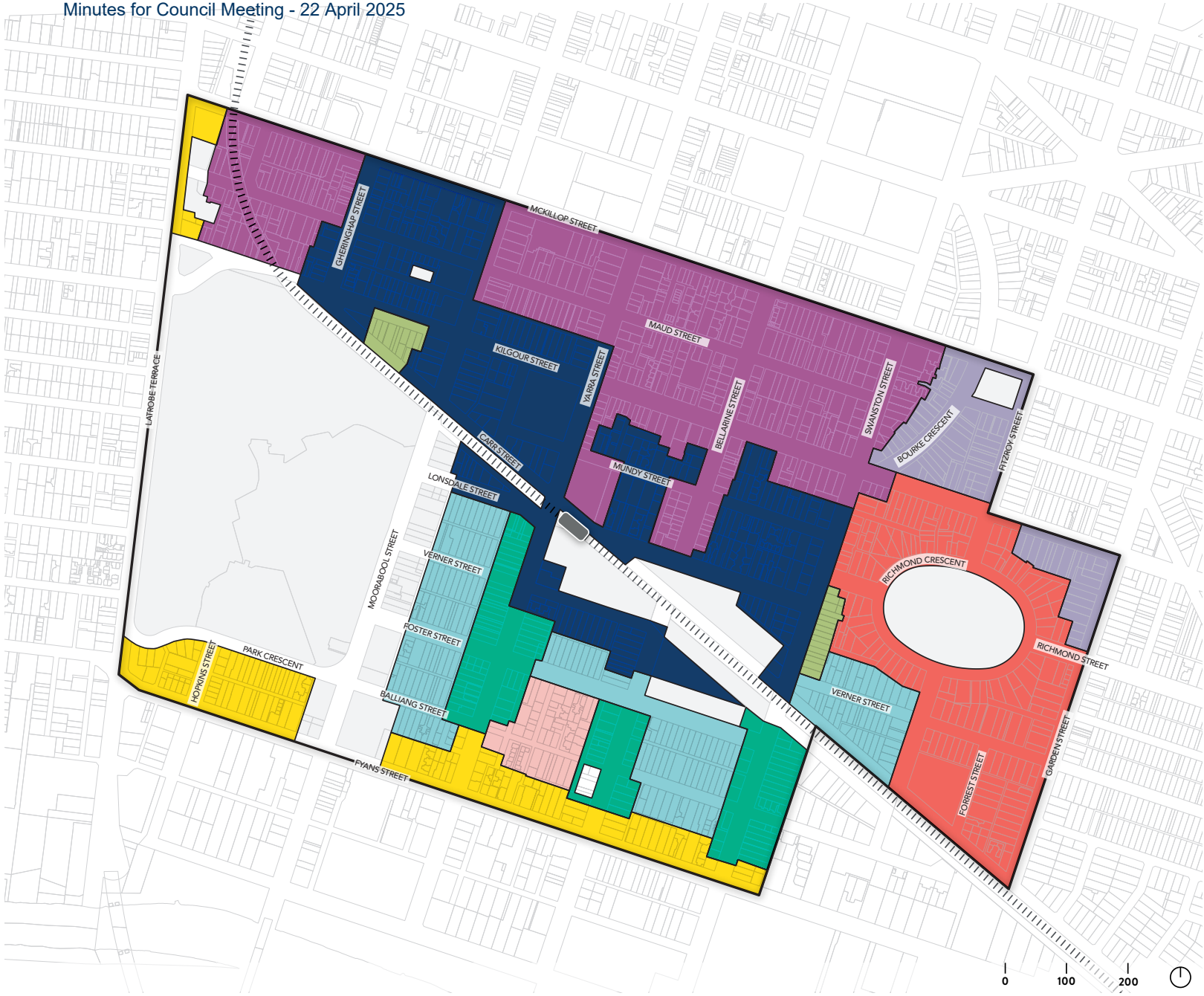


Figure 32. Neighbourhood Areas
Source: GIS information and Planning Schemes

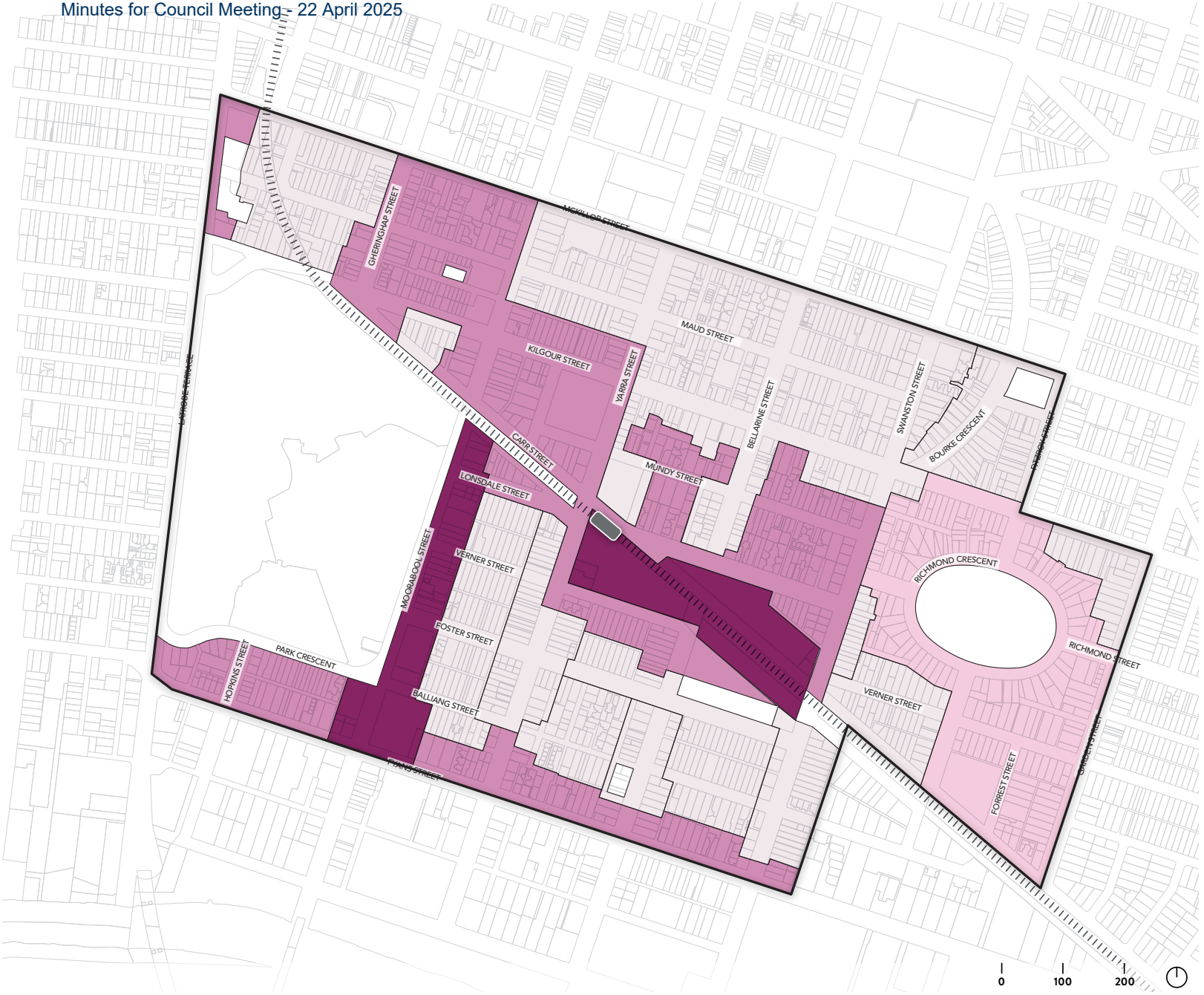


Figure 33. Change Areas
Source: GIS information and Planning Schemes

2.4

DEVELOPMENT FEASIBILITY STUDY - BARWON WATER SITE

Council engaged a consultant to undertake an independent economic assessment on the development feasibility to deliver development on the Barwon Water site. The report considered the two development scenarios proposed in the draft UDF to determine if the project would be financially viable under current market conditions.

Based on the economic assessment undertaken, currently Geelong has a limited apartment market which current make up 3.4% of total dwellings in Geelong. There is an under-supply of medium and higher density dwellings, with an oversupply of traditional detached dwellings. The low/medium density townhouse market is well established in Geelong with a general demand for unit development evident.

With strong population growth expected to continue across Greater Geelong, an increase uptake of apartments could be likely, but this is not reflected in current market data

The results show that townhouses are feasible in both options and all of the sensitivity tests. There were mixed results for medium density (2-3 storeys) and high density (5-10 storeys) apartment developments, with many of the sites sitting just above or below the break-even/feasibility point. Option 2 had a slightly better feasibility when all of the costs and revenues across tall sites were added together.

The report suggested that affordable housing requirements add a non-trivial cost to developments in the test scenarios. There is a demonstrable need for affordable housing in the Geelong municipality. The benefits of providing this type of housing far outweigh the costs identified in this feasibility analysis. Affordable housing is effective for alleviating poverty, improving labour market functions and the diversity of local communities. This brings benefits in the form of:

- Reduced social costs in the health, justice and social services, and
- Improved labour participation and productivity of tenants of affordable housing.

The report suggests that a longer term view regarding the development of apartments on the Barwon Water site would be appropriate given the limited development capacity of land within South Geelong, and given the sites proximity to the train station.

2.4

SOCIAL HOUSING CONTRIBUTIONS

The City engaged a consultant to prepare a report to assist Council to achieve the goals of the Social Housing Plan with a particular focus on progressing implementation of Goal 4. That is, to utilise recent amendments to the Planning & Environment Act 1987 (the Act) to negotiate the inclusion of appropriate and meaningful social and affordable housing contribution in nominated Key Strategic Planning Areas (KSPAs) where infrastructure investment and proposed site rezoning are expected to result in land value uplift.

Social and affordable housing are included in infrastructure systems like transport networks, water cycle management, open space systems, hospital and healthcare systems, schools and other community facilities. These are essential infrastructure that are necessary in supporting health, economic productivity and sustainability of South Geelong as well as the broader Greater Geelong communities.

Social and affordable housing are required within the South Geelong Urban Design Framework (UDF) in bringing about an inclusive, diverse, healthy and socially connected community as part of the City's Clever Creative strategy and Social Housing Plan. There will be alignment of core principles in both strategies for increasing housing diversity and inclusion of social housing as essential infrastructure.

The areas surrounding South Geelong's train station and key development areas in the UDF were strategically identified as an increased housing diversity area (IHDA) and is expected to cater for areas of change in housing type and density. The IHDA policy includes design objectives for delivering housing that positively contributes to the neighbourhood, regardless of whether they involve redevelopment of existing housing stock, new medium or higher density developments, housing needs of a diverse range of future residents. Future delivery of social and affordable housing in South Geelong will be important for these diverse housing needs of the lower and moderate income households.

In 2050, the Geelong community will require approximately 11,000 social housing dwellings which is 14% of total dwellings to be delivered in Geelong. One third of these, or 3,700 units (4.6%), could reasonably be expected to be delivered through planning and development approval process.

The South Geelong UDF has both state and local policy support as well as strategic justification for introducing a contribution for affordable housing as a requirement that are applicable to all development applications in order to address the severe shortage and need for affordable housing. This requirement would see proponents entering into enforceable agreements as a condition of development approval.

In calculating the requirement for a contribution rate, a reasonable assumption has been made that the Commonwealth Government, the state government, and developers and the planning system each share responsibility for meeting measured existing and future need. As such, each is required to deliver one third of the total social housing infrastructure for healthy, sustainable communities.

In order to address the need, a requirement for social housing floor space, cash or dwelling contribution shall be attributed to each successive unit of development. By attributing the 1/3 (or 4.6%) of social housing need to the total residential and commercial floor space to be delivered, the equivalent contribution can be then negotiated through a Section 173 agreement to either:

- Include social housing units in the project at the rate of 0.022 sqm (GFA) for each square metre of commercially saleable or leasable floorspace (GFA) in the building(s) in question, with these social housing units being delivered at zero consideration to registered community housing provider, or
- Provide a cash-in-lieu payment into the Geelong Affordable Housing Trust at the rate of $161.87 (indexed annually to movements in unit dwelling prices in Geelong) for each square metre of saleable or leasable floorspace, or
- A combination of these two to reflect the value of partial dwellings to be indicated

In developing the framework, the City has appointed a qualified expert to determine the appropriate level of social housing contributions noted above. Further work will be undertaken as part of the planning scheme amendment process to apply the local policy framework and site-specific planning requirements to give guidance to the implementation of the contributions.

2.5 PLANNING SCHEME CONTROLS

EXISTING PLANNING SCHEME CONTROLS

EXISTING ZONES

Figure 31. Shows the location of the different zones within the study area. Zoning controls are used to guide land use and built form outcomes. The zoning map indicates that much of the study area is located within a residential zone

COMMERCIAL 2 ZONE – MOORABOOL STREET

- Purpose is to encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, and associated business and commercial services.
- There is no building height limit for this area.

GENERAL RESIDENTIAL ZONE – SCHEDULE 4 (INCREASED HOUSING DIVERSITY AREAS)

- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- A maximum building height limit of 10.5m applies to this area.
- The GRZ4 is located in the same location as the previous RGZ2 (see amendment details below).
- The GRZ4 reflects the same altered schedule as the RGZ2 with regards to increased site coverage, reduced setback and private open space requirements, however does not exempt an application from the garden area requirements.

GENERAL RESIDENTIAL ZONE 1 – BALANCE OF THE STUDY AREA

- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- A preferred building height limit of 11m applies in this area.

NEIGHBOUR HOOD RESIDENTIAL ZONE 8 – RICHMOND CRESCENT AREA

- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

PUBLIC PARK AND RECREATION ZONE – KARDINIA PARK, RICHMOND OVAL, HOPETOUN PARK AND GEORGE TRICKEY RESERVE

- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

PUBLIC USE ZONE 1 – SERVICE AND UTILITY – BARWON WATER SITE

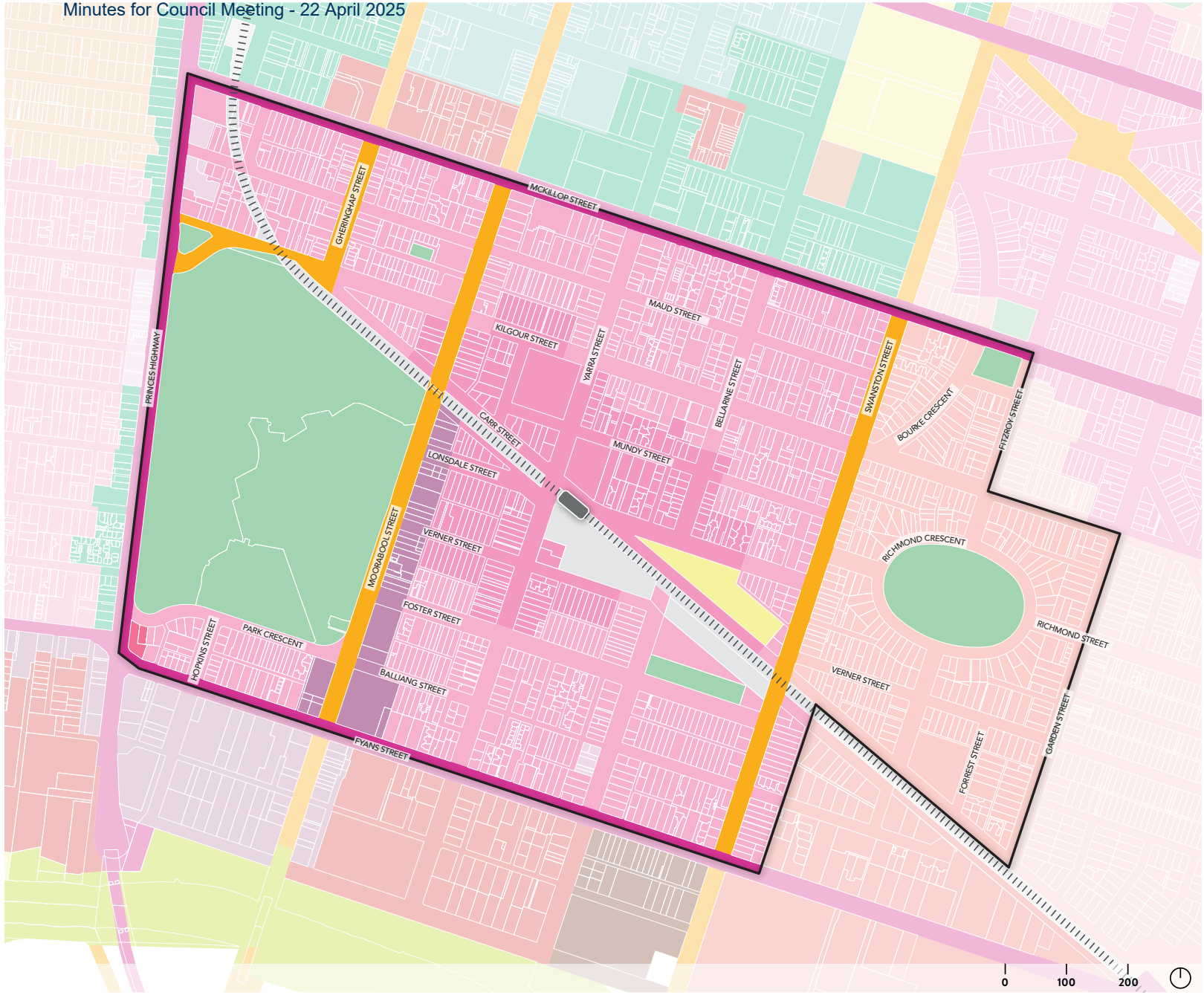
- Purpose is to recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

PUBLIC USE ZONE 4 – TRANSPORT – RAIL CORRIDOR

- Purpose is to recognise public land use for public utility and community services and facilities.
- Purpose is to provide for associated uses that are consistent with the intent of the public land reservation or purpose.

Note: Amendment GC 172 was gazetted by the Minister for Planning on the 23/12/2020 and altered residential zones across Geelong. The amendment was prepared by the Minister to correct height inconsistencies that resulted from the implementation of the reformed residential zones through Amendment VC110 in 2017.

In relation to the South Geelong UDF area, the amendment resulted in the Residential Growth Zone – Schedule 2 (RGZ2) changed to the General Residential Zone Schedule 4 (GRZ4), and the General Residential Zone – Schedule 2 being altered to the Neighbourhood Residential Zone Schedule 8 (NRZ8).



KEY

- UDF boundary
- Train line
- ACZ1
- C1Z
- C2Z
- CA
- GRZ1
- GRZ4
- IN1Z
- IN3Z
- MUZ
- NRZ2
- NRZ8
- PCRZ
- PPRZ
- PUZ1
- PUZ3
- PUZ4
- RDZ1
- RDZ2
- RGZ1
- Out of Scope

Figure 34. Zones
Source: GIS information and Planning Schemes

2.5

OVERLAYS

Overlays are additional layers of planning control that determine the type of development that occurs and often reflect the need to address previous uses, specific site constraints, and/or strategic locations and relationships.

There are several heritage overlays within the study area. shows the location of the heritage overlays & indicates that there is a large number of heritage listed properties in the north of the study area toward McKillop Street.

Figure 35. Austin Hall and Terrace Complex, HO101

PURPOSE

- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Below are key extracts of each of the Heritage Overlay Areas that relate to the study area:

HO 1641 CITY SOUTH HERITAGE AREA

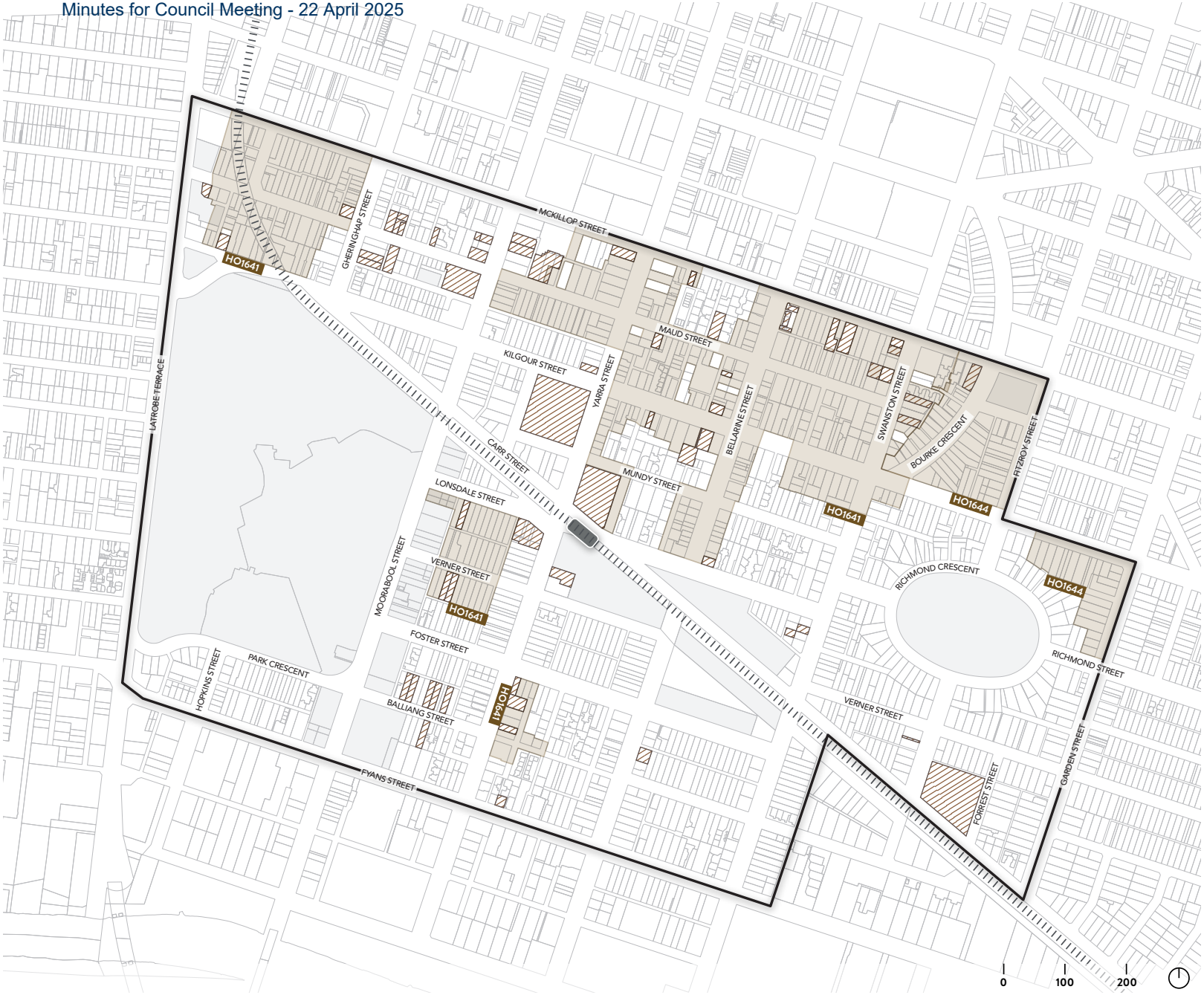
OBJECTIVES

- To retain the wide nature strips, street planting, generous building setbacks and garden settings.
- To maintain the distinctive patterns of form and sighting determined by street width, where major roads have double fronted houses with generous setbacks and separation, and narrower streets have single fronted houses with smaller setbacks, subdivisions and less separation.
- To protect the intact groups of typical examples of Victorian, Edwardian and, to a lesser extent, Californian Bungalow styles predominantly single storey, detached houses.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

HO1644 CITY SOUTH-EAST HERITAGE AREA

OBJECTIVES

- To retain the distinctive, original street planning, garden settings, street setback, and wide nature strips.
- To retain and enhance the combination of grand and modest residential buildings.
- To retain characteristics of intact houses of diverse architectural styles including late Victorian, Edwardian and California Bungalow styles.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.



KEY

- UDF boundary
- Train line
- Heritage Precinct
- Individual Heritage Buildings
- Out of Scope

Figure 36. Existing Heritage Overlay
Source: GIS information and Planning Schemes

2.5

OTHER OVERLAYS

Below are the overlays that affect the study area:

ENVIRONMENTAL AUDIT OVERLAY

This overlay is used on sites with potential contamination issues related to previous uses. Its purpose is to ensure potentially contaminated land is suitable for use which could be significantly adversely affected by any contamination.

Additional Environmental Audit Overlay controls will need to be considered where industrial and commercial land is to be rezoned to allow for residential and sensitive uses to occur. Several properties along Moorabool Street as well as the Barwon Water site may require the application of an Environmental Audit Overlay.

DESIGN & DEVELOPMENT OVERLAY - SCHEDULE 36

The overlay identifies areas which are affected by specific requirements relating to the design and built form of new development. Schedule applies to the Emergency Medical Service (EMS) Helicopter Flight Path Area (H3 - Rooftop Helipad).

Ensures that the height of new development does not encroach on the flight path airspace areas associated with the Geelong Hospital rooftop helipad.

Ensures that the height of new development avoids creating a hazard to EMS helicopters operating in the vicinity of the Geelong Hospital helipad and to facilitate safe emergency medical service helicopter flight operations.

Triggers a permit requirement to construct a building or to construct or carry out works with a constructed height more than 25.0 metres above ground level.

LANDFILL GAS AND DEVELOPMENT NEAR LANDFILLS

The South Geelong Landfill has been mapped on Council's system and use and development applications require consideration when within 500m of this area.

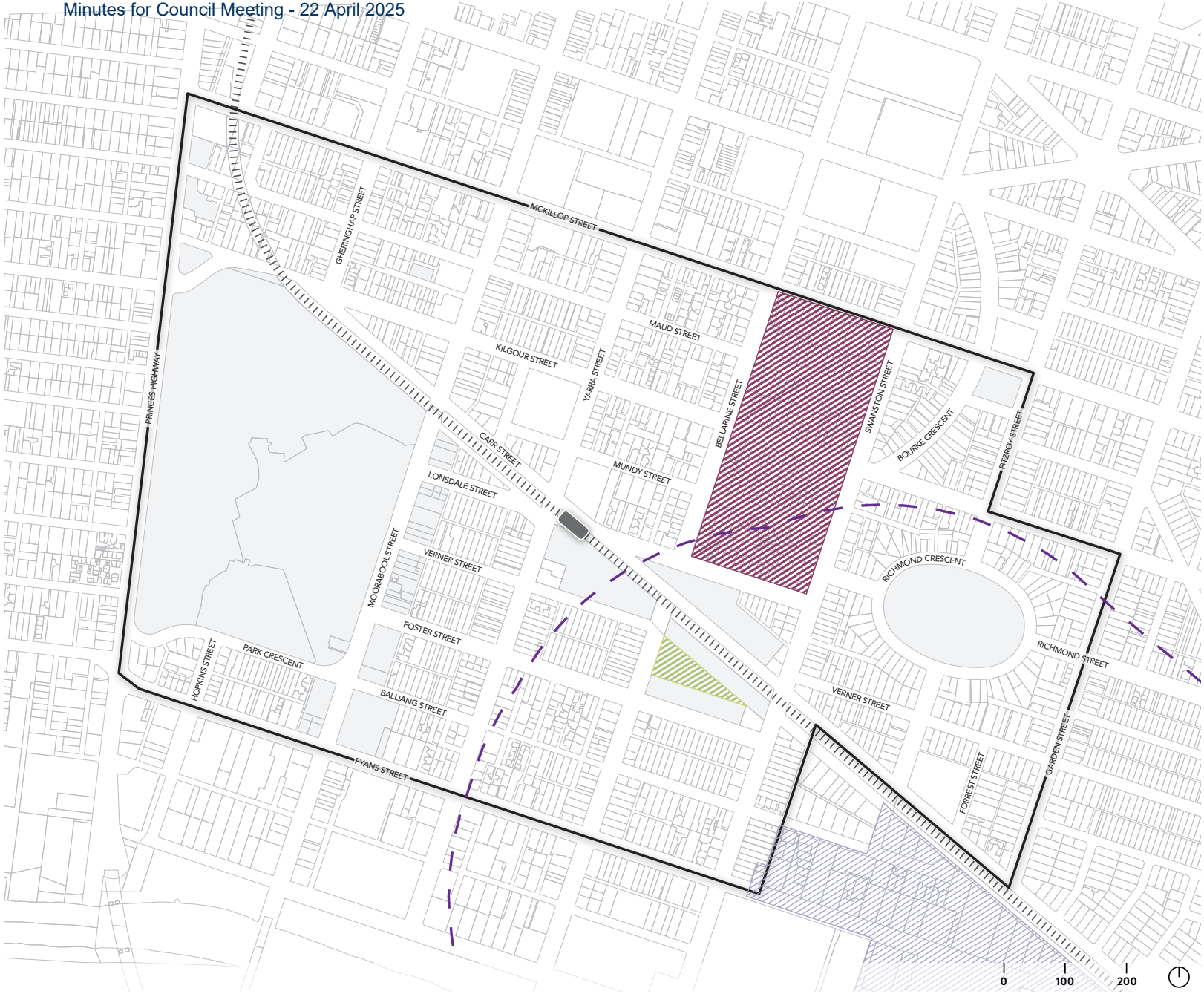
The EPA has adopted the 'Best Practice Environmental Management, Siting, Design and Operation and Rehabilitation of Landfills' and includes buffers and risk mitigation strategies for sensitive land uses such as dwellings.

Landfill buffers are used to manage the risk of:

- Landfill gas from operating and closed landfills.
- Odour impacts from operating landfills.

Development within the landfill buffer requires:

1. A suitably qualified consultant to undertake a site assessment on the potential presence of landfill gas beneath the land where a development is proposed. This may include a desktop/literature based assessment and/or a site-specific intrusive landfill gas investigation.
2. The consultant must also provide details in relation to recommendations for the management or monitoring of identified landfill gas, and must provide an opinion on whether an audit is required under Section 53V of the Environment Act 1970.



KEY

- UDF boundary
- Train line
- Design & Development Overlay
- Environmental Audit Overlay
- Former Landfill
- Former Landfill 500m EPA Buffer
- Out of Scope

Figure 37. Other Overlays
Source: GIS information and Planning Schemes

VISION & ANALYSIS

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3.0

3.0 VISION & ANALYSIS

VISION AND OBJECTIVES

This section of the UDF includes general design principles and the associated objectives and strategies to deliver them. They have been informed by the policy, background studies and community consultation outlined in this report.

This part of the UDF is structured to include the broad principles identified within the UDF, filtered down into objectives and strategies that also reflect community issues.

The concept plans for key development areas provide a design response to some of the objectives.

3.1 VISION

The existing and identified heritage and neighbourhood character values will be protected within South Geelong with modest development to occur over time.

Opportunities for increased densities will occur within key development areas, including Moorabool Street, The Station Precinct and the Barwon Water site. These areas will present vibrant public spaces, including a combination of mixed uses for residents to enjoy. Development will be of a high standard, incorporating a range of different building forms and materials and include exemplar ESD principles.

Existing infrastructure will be upgraded to include social housing, increased green spaces and improved open space areas, creating an attractive destination for new and existing residents.

The character of Moorabool Street is expected to alter over time to have a residential focus with increased opportunities for active frontages and uses that provide vibrancy.

Improved pedestrian and cycling links will make movement in and around the study area more accessible with increased links provided to the train station.

Key development areas will undergo substantial change and incorporate increased densities whilst identified minimal change areas will protect neighbourhood and character values.

3.2 STUDY AREA ANALYSIS

Four design principles have been developed with community input, background studies and detailed site analysis (Figure 38.) Each design principle has associated objectives and strategies to deliver the overall vision.

The analysis work has incorporated field work, heritage character assessment, policy analysis and community feedback. From this foundation a set of design principles have been formulated to guide the development.

These principles underpin the Vision and proposed improvement actions for the area and provide more refined objectives and strategies which will ultimately be included as part of changes within a Planning Scheme Amendment.

- **DESIGN PRINCIPLE 1: Local Character & Development**
- **DESIGN PRINCIPLE 2: Movement & Access**
- **DESIGN PRINCIPLE 3: Activities**
- **DESIGN PRINCIPLE 4: Environment**

KEY

STUDY AREA

- Boundary

CHARACTER

- Heritage Area
- Heritage Building
- Development Opportunity
- Other Heritage Character Areas Outside Existing Heritage Overlays Identified for further Heritage Assessment

ENVIRONMENT

- Street Tree Planting
- Parkland
- Kardinia Park Stadium & parkland
- Key views

MOVEMENT & ACCESS

- Primary Road
- Vehicular Entry-Signalised Crossing
- Vehicular Entry-round-a-bout
- Vehicular/ Pedestrian Conflict Points
- Cycle Network - Separate Path
- Cycle Network - on Road
- Bus route

ACTIVITIES

- Activity Node
- Link between Activity Node

Figure 38. Urban Design Analysis Plan

3.3 DESIGN PRINCIPLE 1: LOCAL CHARACTER & DEVELOPMENT

3.3.1 NEIGHBOURHOOD AND HERITAGE CHARACTER CONTEXT

South Geelong is characterised by a grid layout of wide streets, with the exception of the later east extension providing a dynamic curved streets of Bourke and Richmond Crescent. Punctuating the grid layout is the Geelong to Warrnambool Railway line which extends on a diagonal access from the west end of Kilgour Street to the south end of Garden Street.

South Geelong's gentle sloping topography and regular grid layout provides largely uninterrupted views between the northern and southern parts of the study area.

Council has undertaken a Neighbourhood Character Assessment to identify significant features within the study area related to lot width, architectural styles and capacity for the area to accommodate development. This work has informed three separate areas including minimal, incremental and substantial change areas. Most dwellings within the study area are single storey, detached, hipped/ gabled, and constructed of corrugated sheet metal roof cladding and timber weatherboard wall cladding.

Heritage dwellings in the study area largely comprise of a small number of stylistic types: Early Victorian, Edwardian/ Federation, interwar and post war. The Heritage assessment completed recommends a number of dwellings to be included within the existing Heritage Overlay – Schedule 1641.

The football stadium and light towers are a major landmark in the southern central part of Geelong and Moorabool Street Precinct. A stage 5 redevelopment of the stadium has recently been approved and highlights the importance the stadium and surrounds has for Geelong.

Other landmarks that contribute to the character of the area include: Austin Homes, South Geelong Primary School, Former South Geelong United Church Complex, Former Jewish Synagogue, Elephant and Castle Hotel, Former Geelong Grammar School, Former Gordon Junior Technical School and Palais Dance Hall along with early hotels, commercial buildings and corner stores.

OBJECTIVE

To protect and enhance local character including landscape setting, building form and scale, heritage elements, key activities and public spaces.

STRATEGIES

- Promote development in each housing area in accordance with the identified character outcomes and expected level of housing change.
- Manage development in each housing area through the application of appropriate zones and overlays.
- Direct mixed use and higher density residential development to the key development areas.
- Ensure mixed use and high density residential development make a positive contribution to the public realm by including high quality public spaces, landscaping and architectural design.
- Promote a mix of high quality housing types and styles in the increased housing diversity areas.
- Ensure development in the incremental change areas respect the existing neighbourhood character through appropriate garden settings and building form and scale.
- To promote a diversity of built form and high quality urban environments whilst respecting identified neighbourhood character and heritage values.
- Protect and enhance the areas of heritage significance by encouraging modest low scale development in keeping with the existing character.

Figure 39. Examples of street trees which provide an important landscape setting contributing to local character

Figure 40. Examples of heritage built form which contributes to local character

3.3

3.3.2 BUILT FORM CONTEXT

Appropriate and incremental redevelopment of existing and proposed heritage areas is encouraged, including re-use of existing buildings. The existing heritage built form will be maintained along with proposed new areas, whilst allowing for extensions and improvements that respect the heritage place. Sites redeveloped on the periphery of heritage and neighbourhood character areas will be respectful in their context and allow for a respectful transition between different areas. Sites within the identified key development areas will have increased density and diversity of housing types including different architectural styles, materials and finishes, uses, tenures and adaptable with opportunities to provide affordable housing.

OBJECTIVE

Promote a diversity of built-form and high quality urban environments whilst respecting identified neighbourhood character and heritage values.

STRATEGIES

- Maintain and protect existing heritage-built form identified in heritage areas.
- Apply additional heritage overlay to properties within the study area.
- Support examples of medium density development such as the ‘Big Shed’ at no. 135 Fitzroy Street, Geelong.
- Alter existing zoning to reflect development opportunities consistent with identified neighbourhood character themes, including minimal, incremental and areas for substantial change. Refer to map on page 33.
- Direct significant housing change to key development areas including; Moorabool Street precinct, the Barwon Water Site and Station Precinct.
- Revise the IHDA area to be extended to areas nominated for ‘substantial change’ and 'key development area', not including heritage areas and ‘minimal change’ areas.

Refer to IHDA Plan Map Figure 42.

Figure 41. Previous view of the Big shed redevelopment at 135 Fitzroy Street

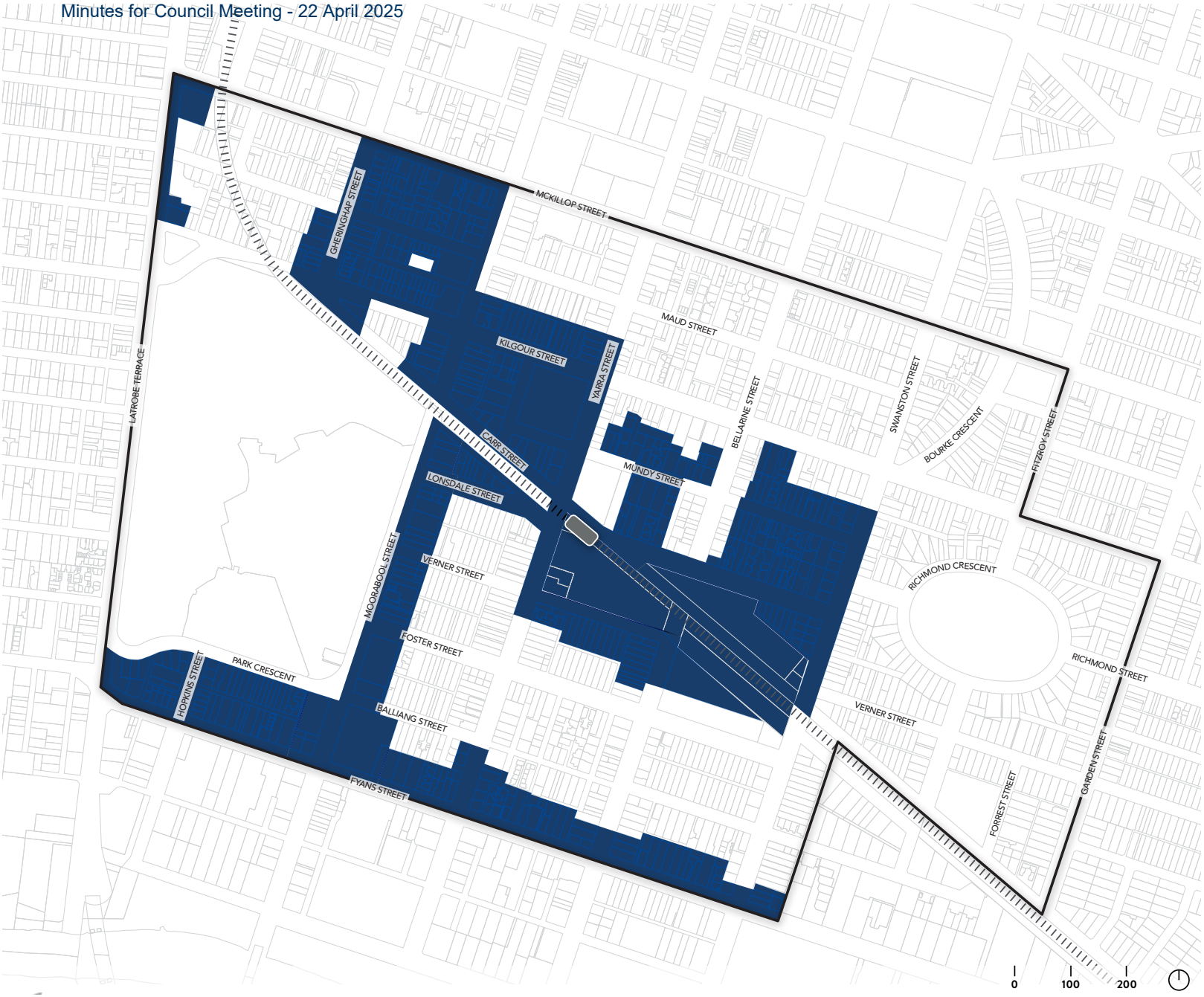


Figure 42. Substantial Change Area

3.4 DESIGN PRINCIPLE 2: MOVEMENT & ACCESS

3.4.1 MOVEMENT & ACCESS CONTEXT

Within South Geelong, the roads are characterised by wide expanses of bitumen, which encourage high vehicular speeds and make crossing for pedestrians difficult. This is particularly evident around the train station where it can be difficult for pedestrians to cross the road and access the platform. Angled parking is located along Carr Street and there is existing parking within the train station area with limited landscaping. The consultation processes have identified resident concern with increased densities and associated impacts on existing infrastructure including local roads and traffics. Residents also raised concern with parking in the median strips and the feasibility of this and impacts on the flow of traffic.

Significant challenges and opportunities have been identified by residents during consultation including the need to improve the public realm via reduced vehicular speeds, and creating improved conditions for cyclists and pedestrians to access the station and surrounding road networks.

General support for increased pedestrian and cycling improvements as well as improved street lighting was identified as key opportunities for improvement from residents.

Central to South Geelong is the train station and at-grade commuter car parking. The car parking is rudimentary in appearance and difficult for pedestrians and cyclists to navigate. The train station predominantly functions as a park and ride station which results in parking pressures around the station and in local streets.

Streets within South Geelong provide connections to the southern suburbs of Geelong, the Barwon River corridor and into central Geelong. Dedicated separated bicycle lanes are provided on streets which provide access to key destinations in the surrounding suburbs.

3.4.2 SAFETY

OBJECTIVE

To improve Universal access, pedestrian, cycling circulation and safety.

OVERALL STRATEGIES

- Ensure pedestrian movement within and around South Geelong is safe and enjoyable, promoting a walkable neighbourhood.
- Provide improved circulation and way finding features to ensure cycling and pedestrian are easily directed to destinations within and outside the study area.
- Increase landscaping within car parking areas to soften the visual impact of hard stand areas.
- Investigate where appropriate, parking within central median strips as a way of providing increased car parking.
- Investigate speed reducing and traffic calming measures.
- Provide pedestrian crossings at identified intersections to improve connections to the Train Station.

SHORT TERM STRATEGIES

- Create a distinctive ‘starting point’ for the Rail Trail at the Station with good end of trip facilities and cycle infrastructure.
- Provide a pedestrian crossing over the railway line at Bellerine Street as part of a Station renewal project.
- Provide a signalised pedestrian/ cycle crossing across Moorabool Street at the Lonsdale Street intersection.
- Improve pedestrian connections from the Train Station to Kardinia Park via Lonsdale Street.
- Improve pedestrian crossings to Geelong South Primary School, particularly across Yarra Street.
- Improve pedestrian crossing at Yarra and Verner Street intersection.
- Improve pedestrian crossings at roundabouts on Kilgour/ Yarra and Kilgour/ Swanston.
- Improve pedestrian crossing of Swanston Street and Balliang Street intersections.

LONG TERM STRATEGIES

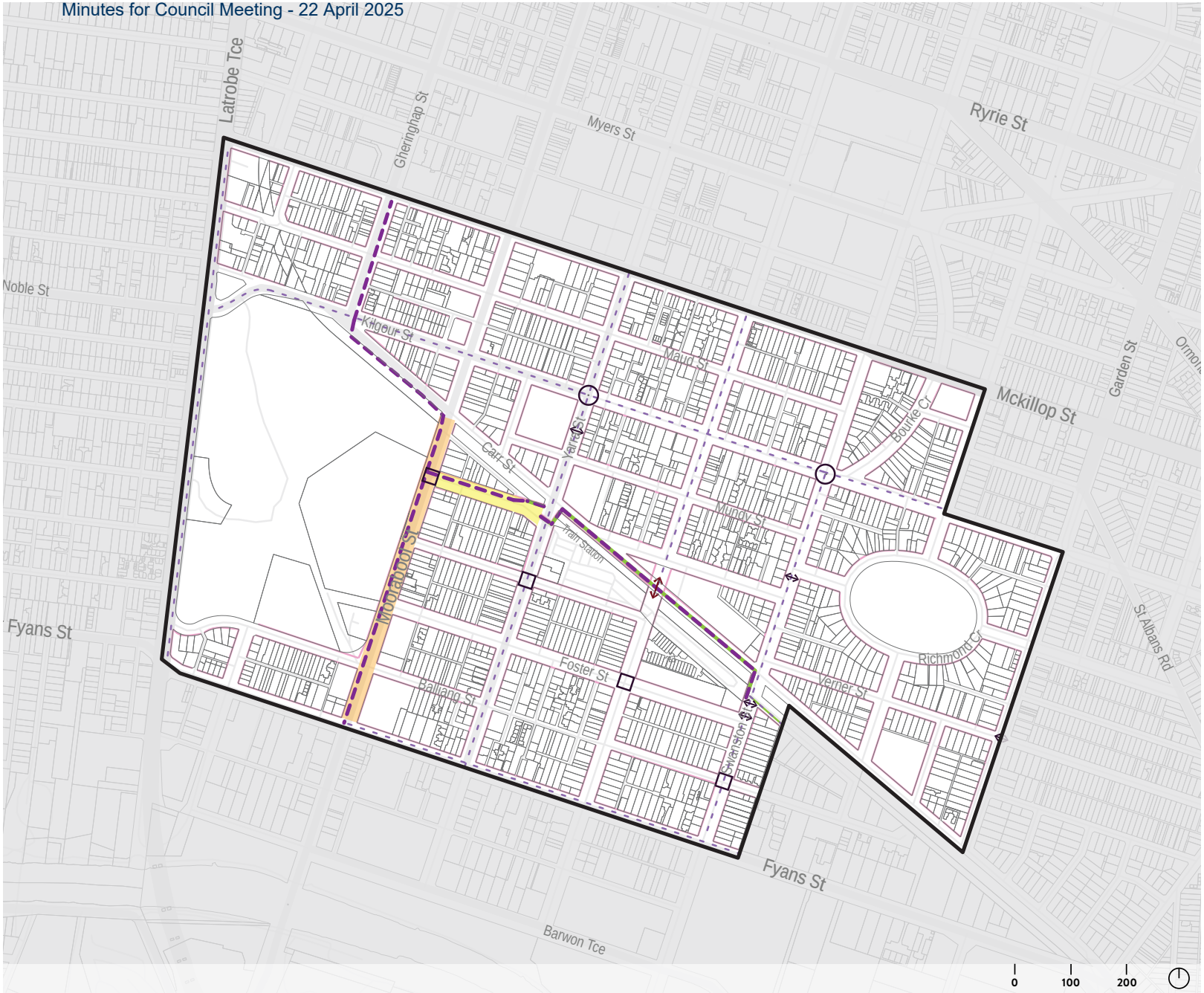
- Improve pedestrian crossings generally throughout South Geelong precinct by providing central medians or extending the footpath/ verge at intersections, as part of a possible suite of public realm streetscape improvements.

Refer to Figure 46. Walkability and Active Transport Strategy Plan Map

Figure 43. South Geelong Station

Figure 44. Existing walking connections between the Station and GMHBA Stadium

Figure 45. Improve pedestrian connections to the Station



KEY

PEDESTRIAN AND CYCLE CROSSING IMPROVEMENTS

- Improve Roundabout
- Improve Intersection
- Improve Road Crossing
- Pedestrian Crossing over or under the Railway Line

PEDESTRIAN PATHS

- Maintain and enhance footpath network
- Improve pedestrian environment on Moorabool Street
- Improve pedestrian and cycle connections between kardinia park and the train station

CYCLE PATHS

- Separate Cycle Path
- Rail Trail
- On Road Cycle Path

Figure 46. Walkability And Active Transport Strategy Plan

3.4

3.4.3 VEHICULAR ACCESS & CAR PARKING

OBJECTIVE

To provide a safe environment for pedestrians and to minimise the visual impact of car parking area

STRATEGIES

SHORT TERM

- Where possible provide street trees and shade to car parking spaces.
- Provide safe and convenient footpaths connecting parking spaces to the Station building and platforms.

LONG TERM

- Limit all day car parking in residential streets.
- Slight reduce car parking numbers to accommodate additional planting, walking and cycling, safety improvements and shared car spaces.

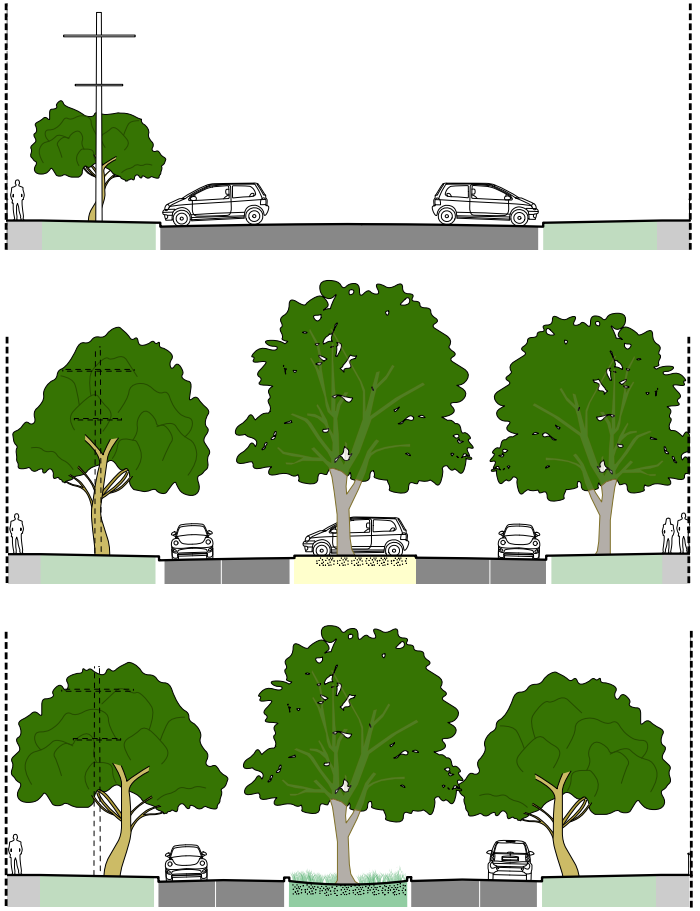
The below table identifies the number of car parking space proposed within the study area over time

ON STREET CAR PARKING	NUMBER OF CAR PARKS
Existing	3420
Short/Medium term proposal	3420 (no change)
Long term proposal for street upgrades (planted medians)	3200 (change of - 6.5%)

Note: Department of Transport have identified a potential 300 additional car parking spaces at the South Geelong Train Station may be required in the long term. This could be delivered via a multi deck car park on the station site.

Figure 48. Shows the Car Parking Strategy Plan map

TYPICAL STREET CROSS SECTIONS

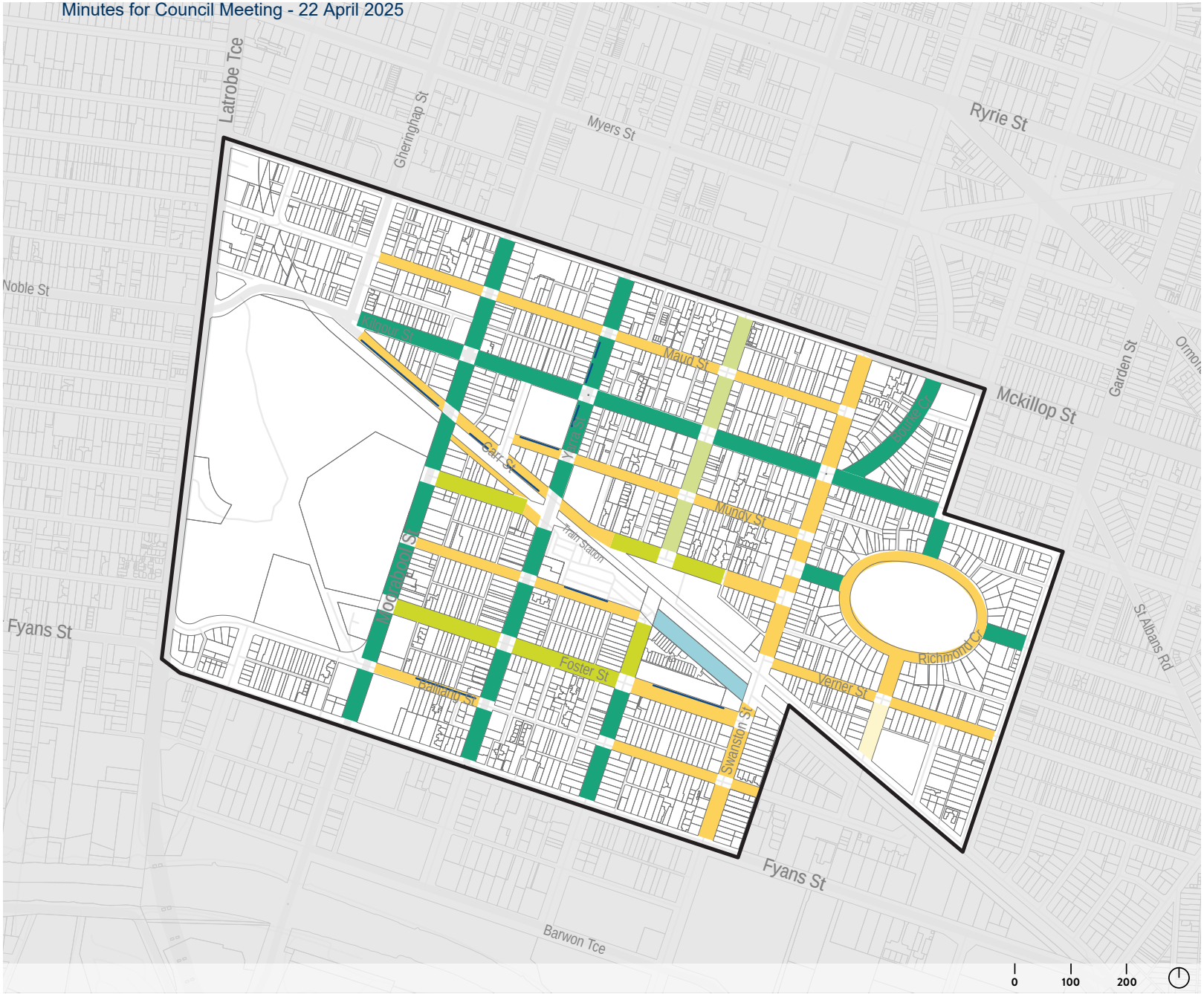


Typical existing street cross section

Typical proposed medium term street cross section

Typical proposed long term street cross section

Figure 47. Typical street cross sections



KEY

- Parallel parking to road edges with planted central median.
- Parallel parking to road edges with 90 centre road parking interspersed with tree planting (staged removal of carparking and instatement of a planted central median).
- 90 centre road parking interspersed with tree planting. (Staged removal of some carparking and instatement of a planted central). Cycle lanes to road edges.
- Parallel parking to road edges.
- Combination of parallel and angled parking to road edges (staged removal of angle parking and replacement with parallel parking and landscape improvements recommended on Foster and Verner St).
- 90 degree parking to road edges, interspersed with tree planting (lower section of Fitzroy St only).
- Decked commuter carpark.

Figure 48. Car Parking Strategy Plan

3.4

3.4.3 PUBLIC REALM AND STREETSCAPE

OBJECTIVE

Preserve and enhance the character of leafy streets to contribute to the attractiveness of the space for walking and cycling.

STRATEGIES

SHORT TERM

- Protect and retain healthy street trees.
- Provide new street tree planting in streets to reduce the heat island effect and absorb carbon dioxide.
- Improve soil moisture and water quality by introducing water sensitive urban design solutions where possible.
- Ensure built form adjoining public spaces must activate the space and provide passive surveillance of the space.
- CPTED principles must be achieved including encouraging passive surveillance, effective lighting and management of public areas.
- Provide wayfinding signage, particularly supporting the Rail Trail.

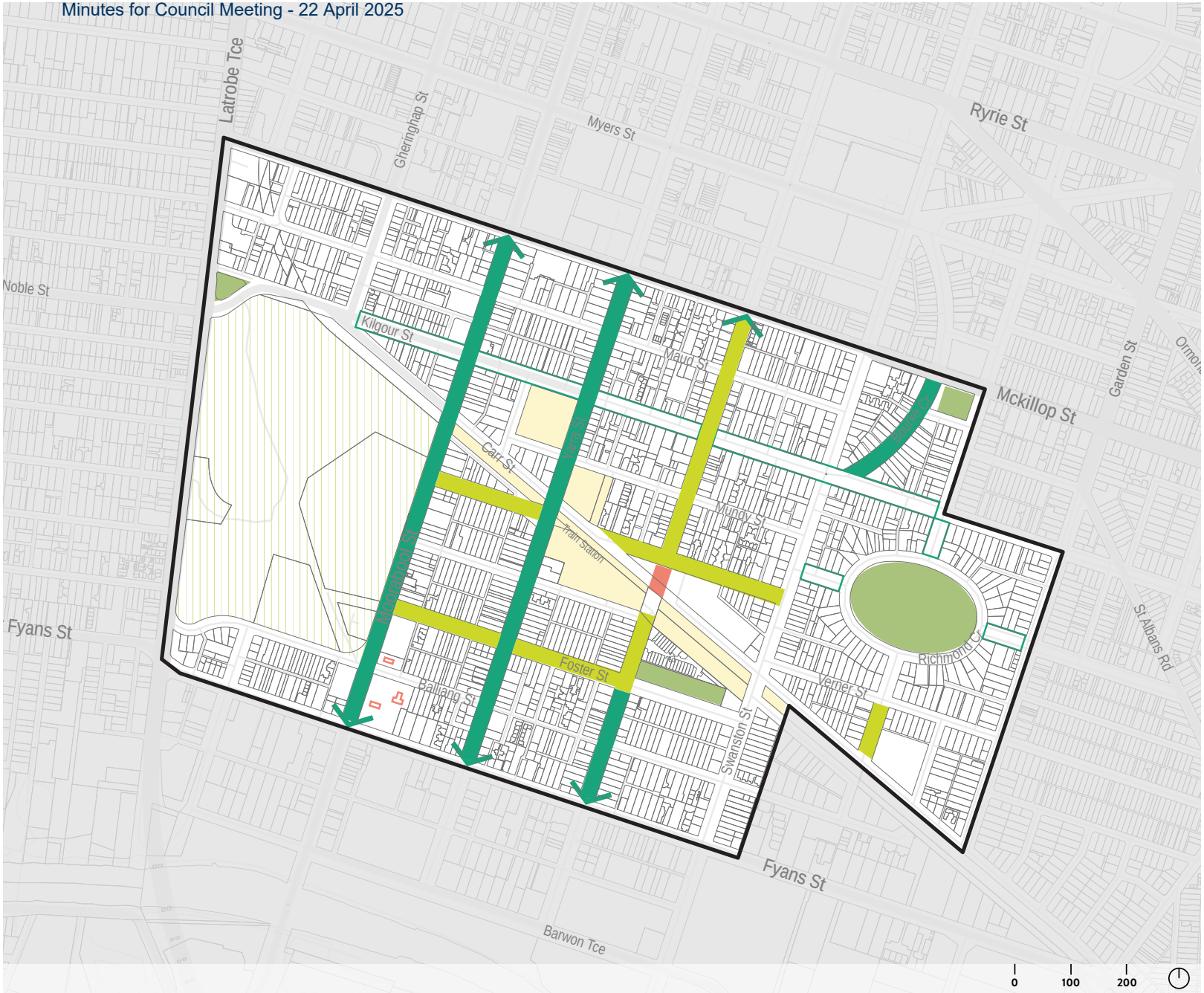
LONG TERM

- Remove centre road car-parking and introduce vegetated central medians, include a mix of vegetation to enhance urban ecology and biodiversity.

STREET TREES AND PERMEABLE PLANTED SURFACE	NUMBER/ AREA
Existing street trees	1400
Proposed street tree planting	470 trees (net gain 34%)
Existing bitumen road pavement	238,000sq m
Existing planted median	13,000sq m
Proposed planted median	16,900sq m (7.1% reduction in road pavement and introduction of permeable planted surface)
Proposed long term planted median	2,500sq m (further 1.1% reduction in road pavement and introduction of permeable planted surface)

Figure 58. Shows the Public Realm and Streetscape Strategy Plan map

Figure 57. Existing streetscape within study area



KEY

STREETSCAPE

- Provide large canopy tree planting in a new central median (consider water sensitive urban design treatments where possible).
- Maintain and enhance vegetation in existing central medians.
- Provide large canopy tree planting within 90 degree centre road parking. (Staged removal of car parking over time and introduction of vegetated medians).

PUBLIC PARKS

- Maintain and enhance existing public parks as a series of gardens and formal squares.
- Kardinia Park master plan currently underway.
- Provide public access (new landscaped street).
- Investigate the opportunity of new public plazas associated with heritage buildings in Moorabool Street.

Figure 58. Car Parking Strategy Plan

3.5 DESIGN PRINCIPLE 3: ACTIVITIES

ACTIVITIES CONTEXT

South Geelong is within walking distance of the Geelong CBD, and includes areas of open space and relevant amenities including the University Hospital, The Bellerine Rail trail and connections to the coast. There are a range of activities available to the community and wider Geelong region, including existing areas of open space, community and commercial uses.

Richmond Park provides an important area for the community to enjoy and for local sport to take place. The oval could be further enhanced with additional community uses and landscaping available.

Kardinia Park is an important focal point and provides open areas for local sports, and the GMHBA stadium attracts AFL games and other functions.

Moorabool Street is an existing commercial precinct and includes a combination of different uses including retail, office, some food and drink premises and other uses. Vehicles dominate this area and the street is typified by large expanses of concrete and pavement treatments with limited trees and landscaping and wide vehicle crossovers with limited public seating or weather protection for people. During engagement, residents indicated support for increased landscaping and increased residential development within this area given GMHBA is opposite the site and there are good connections to the Geelong CBD.

OBJECTIVE

To ensure uses are appropriately situated to meet the needs of residents and contribute to a vibrant community, whilst respecting existing amenity.

STRATEGIES

- Ensure different land uses, built form, heritage values, landscaping and public realm experience contribute to a vibrant local neighbourhood.
- Support a range of uses in appropriate locations to support existing and future residents, including provision of a small supermarket.
- Provide a limited number of commercial and retail uses a ground level along Moorabool Street
- Encourage higher densities along Moorabool Street and within the Station Precinct which are respectful of their context and provide appropriate transitions in height to existing residential areas.
- Provide opportunities for appropriate urban design outcomes including increased public spaces, creating opportunities for people to linger, and weather protection.

Figure 59. Richmond Oval

Figure 60. Moorabool Street

3.6 DESIGN PRINCIPLE 4: ENVIRONMENT

ENVIRONMENT CONTEXT

Residential streets throughout the study area mostly feature Brush Box planting. Road reserves could be improved with increased landscaping, using indigenous vegetation. There is also valuable vegetation within public spaces such as Richmond Park which should be maintained and improved. As part of consultation with residents, there was an overall positive view in relation to increased greenery and street planting.

OBJECTIVE

To encourage best practice Environmentally Sustainable Design.

STRATEGIES

- Maintain spaces as safe, civilised and healthy urban environments, conducive to walking and cycling as the primary mode of travel
- Ensure that development supports; energy efficient building design, water sensitive urban design in streets and public parks, minimises water use whilst maximising water reuse and supporting schemes such as car sharing.
- Ensure upgrades to streets include best practice storm-water management and Water Sensitive Urban Design Principles in accordance with the Planning Scheme and Council guidelines.
- Support increased street planting and landscaping to improve amenity, increase biodiversity and reduce watering requirements.
- Increased pedestrian and cycling connections to reduce car-based travel for short trips.

Figure 61. Existing landscaped nature strips, street trees provide amenity and shade.

KEY DEVELOPMENT AREAS

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4.0

4.0 KEY DEVELOPMENT AREAS

The analysis and consultation processes have generated specific areas to become the subjects of design studies as part of the UDF. Three development opportunity areas have been identified for further investigation:

- **South Geelong Station Hub (which also includes the Barwon Water site)**
- **Moorabool Street**

4.1 SOUTH GEELONG STATION HUB

This key development area includes the railway station and its car parking areas, along with the former Barwon Water operations site and some private landholdings which interface these sites.

This section includes recommendations regarding adjacent and surrounding streets including Bellerine, Carr, Lonsdale, Verner and Yarra Streets.

The South Geelong railway station is a major transport node travelling to and from Melbourne, as well as for visitors attending sporting events at Kardinia Park. It has extensive commuter car parking and is also serviced by a major bus route within Geelong.

The former Barwon Water operations site is a vacant 1.16 ha land parcel with frontage to both Lonsdale and Carr Streets. It is less than 200 metres from the railway station.

The South Geelong Station Precinct includes existing transport connections via the train to Melbourne and South Geelong and Warrnambool. The precinct will evolve over time to include a vibrant hub of activity including a small supermarket, and a combination of different uses including café's, restaurants, child care centres, and medical centres. Development in this area includes public squares and opportunities to improve the public realm and create effective pedestrian connections to the train station. The Barwon Water site will include medium to high density housing, spaces for people to enjoy including community spaces. The site will be open to all and include pedestrian connections through to the train station.

Moorabool Street area will evolve over time to include a residential focus and increased densities. Opportunities exist at the ground floor to create active frontages and provide commercial uses whilst providing effective urban spaces for people to rest and attend events at the GMHBA stadium. Development along Moorabool Street will include residential development with increased densities and also ensuring that the interface with existing residential areas is protected.

Proposed rail upgrades between South Geelong and Waurn Ponds and the recently closed and vacated Barwon Water site provide an excellent opportunity for a coordinated transit-oriented development. This would include land currently owned by Barwon Water, Vic Track and the City of Greater Geelong, along with some private land holdings.

Figure 62. Existing Station Precinct, prior to removal of Barwon Water Buildings

STATION HUB KEY DEVELOPMENT AREA

South Geelong Station Hub

Figure 63. Station Hub Key Development Area

4.1

DESIRED FUTURE CHARACTER

The Station Precinct including the Barwon Water site, will be a thriving community hub that can cater for the daily needs of residents and train commuters. The station hub will be a mixed use precinct with a combination of commercial, retail and high density housing options.

The Station Hub will provide high density residential buildings to maximise the number of people that can live close to the station.

The precinct will have a diverse range of high quality buildings and public spaces to support existing and future residents and visitors.

People will be encouraged to walk rather than drive a car. There will be green public places where people can spend time with friends or waiting to catch a train.

The Station Hub Precinct will become a destination point for commuters, users of the rail trail and the local community.

OPPORTUNITIES

Proposed rail upgrades between South Geelong and Waurn Ponds and the recently closed and vacated Barwon Water site provide an excellent opportunity for a coordinated transit-oriented development. This would include land currently owned by Barwon Water, Vic Track and the City of Greater Geelong, along with some private land holdings.

Close proximity to the railway station allows for residential, commercial and other land uses to capitalise on and benefit from excellent access by public transport. It is also less than 1km from central Geelong makes it particularly suitable for the provision of social housing as a component of new development.

Physical improvements in and nearby the South Geelong Station Hub can provide better pedestrian access between the railway station and Kardinia Park. Better access would encourage spectators to potential sports events to utilise public transport.

Its location also allows for improved pedestrian and cyclist connection to the Bellerine Rail Trail. The activities generated at the start and end point of journeys on that trail will contribute in activating the South Geelong Station hub.

Railway station car parking should be consolidated within a multi-level car parking facility to free up areas of on-street and off-street car parking for access and streetscape improvements as well as for new development in the long term.

An Increased Housing Diversity Area has been identified within 800 metres walking distance of the station. Its proximity to the station provides opportunity for residential intensification to higher density that will have excellent accessibility by public transport. Increased Housing Diversity has been identified for areas identified for 'substantial' change. The proximity to the station provides opportunity for residential intensification. Existing and proposed HO areas and minimal change areas will be removed from the IHDA.

CHALLENGES

The railway line is a physical barrier to movement through the area. There is no pedestrian crossing of the railway line between Yarra and Swanston Streets.

A desire for safe universal pedestrian and cycling access has been identified as a key issue through public consultation.

A universal access audit undertaken for Council by Galbraith Scott within the South Geelong UDF study area recommended a range of actions to achieve appropriate standards, particularly for people with limited mobility or vision impairment. These include:

- Additional safe crossing points such as pedestrian refuges on wide key pedestrian streets;
- Improved street lighting; and
- Upgraded access across the railway line to be wheelchair accessible.

As part of consultation, residents expressed concern in relation to the neighbourhood changing over time and subsequent impacts on existing services and infrastructure. A capacity study was completed following the Draft UDF and has identified that the South Geelong residential area can cater for approximately 3% of housing targets outlined within the Settlement Strategy. Changes proposed in relation to the new heritage overlays, neighbourhood character values and subsequent zoning is discussed in this report.

Development needs to ensure safe and functional vehicular access to the railway station and associated car parking is maintained.

There is high demand for existing commuter and on-street car parking spaces.

4.1

BUILT FORM AND DESIGN

OBJECTIVES

- To develop an ecologically sustainable precinct that incorporates best practice environmental management practices.
- To support high quality built form outcomes.
- To create high-quality landscaped and safe public spaces.
- To support the preservation and enhancement of existing Heritage areas.
- To provide improved pedestrian connections within and around the Station Hub.
- To support a staged approach to development.
- To ensure that car parking demand is appropriately managed.
- To upgrade local infrastructure to meet the needs of the community.
- To protect the internal residential amenity of new residents.

STRATEGIES

- Ensure that station hub consists of high-quality landscaped public spaces.
- Support the preservation and enhancement of existing Heritage areas.
- Upgrade local infrastructure to meet the needs of residents and provide spaces for residents to linger and enjoy.
- To provide improved pedestrian connections within and around the Station Hub.
- Ensure new development has an appropriate interface to their context and surrounding urban character.
- Ensure new development is designed to limit noise transmission from the train station and public spaces.
- Ensure the street network includes WSUD elements, attractive tree-lined streets and improved pedestrian and bicycle infrastructure.
- Support a staged approach to development consistent with the staging plan on page 68.
- Create new station forecourts/ public squares which are connected across the railway by an all access pedestrian overpass.
- Provide a legible and coherent structure of streets that complement the existing, adjacent street network and responds to key pedestrian and bicycle desire lines (principally from the Rail Trail and Bellerine Street), universal access considerations, stormwater management requirements and crime prevention through environmental design principles.
- Support the development of a new 'mini main street,' designed and landscaped to create high quality pedestrian and cycle priority streetscapes and very low vehicular traffic speeds.
- Improve access to the Station and bus stops, including improved street crossings and a new crossing of the railway line in the vicinity of Bellerine Street.
- Ensure the buildings located on the corner of Bellerine St/ Lonsdale St and Yarra St/ Lonsdale street are of the highest architectural quality as they form key view points and assist in orientating the Station. Ensure the style of the remaining architecture on the site is visually recessive and of high-quality construction.
- Support a variety of building heights and forms with a maximum of 6 storeys. Buildings above 4 storeys in height should be designed to minimise the visual impact of the upper levels. This could be achieved through upper level setbacks, dark recessive colours and material and minimising the visibility of roof forms and associated plant structures, lift overruns and the like.
- Support lower scale development at the eastern edge of the Barwon Water Site, towards Swanston Street. Development should be of maisonette and townhouse typologies.
- Encourage public view corridors from streets into and through sites.
- Support the partial closure of Carr Street to include increased space for the public domain including a public square.
- Support an upgrade to the surrounding street network to cater for the road closure with additional landscaping provided within car parking areas.
- Ensure appropriate public lighting is installed in and around the public spaces to provide use at all hours and include CPTED principles
- Ensure landscaping within public spaces and streetscapes is of a high quality, using appropriate species for the area, and include high-quality pavement design. Landscaping will provide natural shade and amenity to public spaces and streetscapes.
- Encourage the installation of public art and murals in the public domain to provide visual interest and a sense of community within the precinct.
- Support in the installation of public seating within the public realm.
- Ensure the design of new building include acoustics treatments to protect the internal amenity of residents from external noise sources.
- Ensure the design and development of the multi deck car park meets best practice guidelines.

4.1

LAND USE

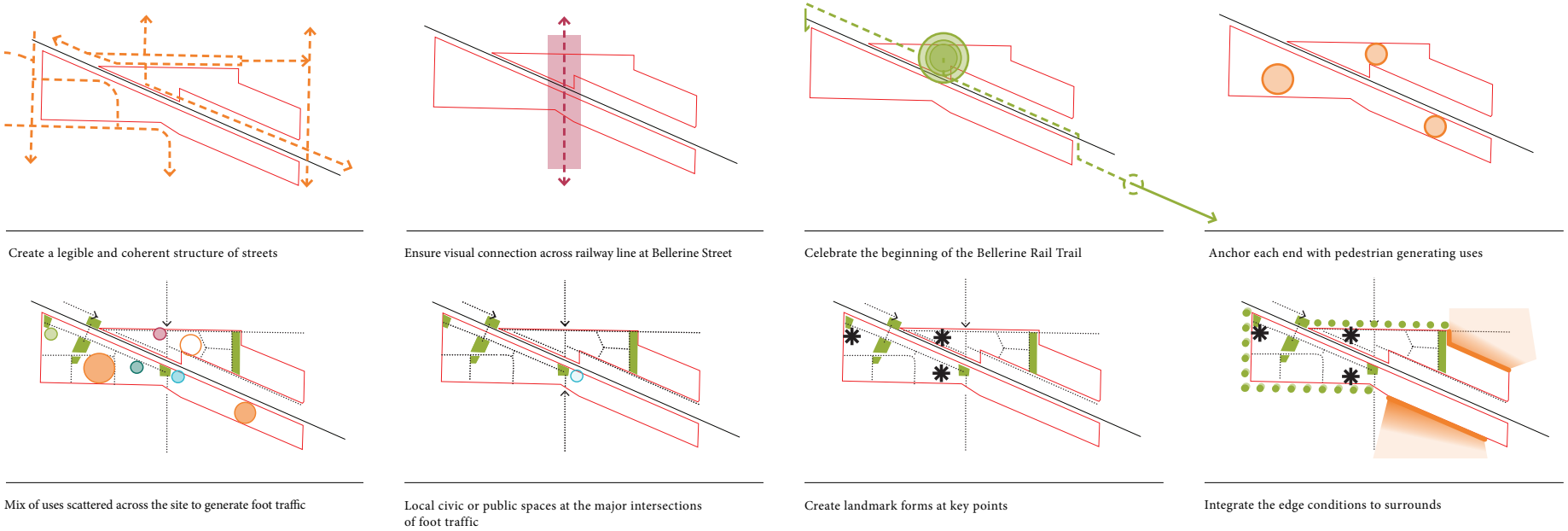
OBJECTIVES

- To support a mix of land uses and actives which meet the needs of the community.
- To increase the supply of social and affordable housing.

STRATEGIES

- Encourage the development of a diverse, higher density and high quality residential and mixed-use precinct which capitalises on proximity to the station.
- Support a mix of land uses and actives which meet the needs of the community.
- Develop a community hub within the station precinct supporting a range of uses that will serve the new and surrounding neighbourhoods.
- Encourage development that supports a diverse population through an appropriate mix of dwelling types including accessible, adaptable, and affordable housing.
- Support a range of uses such as a small-scale supermarket, commercial spaces, medical centres and a child care centre.
- Encourage active ground floor areas to ensure a seamless flow from the public and private realms.
- Ensure that the commercial uses are appropriate in their context and do not have negative amenity impacts for surrounding residents in relation to proposed hours, noise, and odour.
- Include social housing options within the development.
- During the staging of the development, support interim uses on the western portion of the Barwon Water Site which will have a limited impact on the residential amenity of the surrounding area.

STATION HUB DEVELOPMENT AREA PRINCIPLES DIAGRAMS



Create a legible and coherent structure of streets

Ensure visual connection across railway line at Bellerine Street

Celebrate the beginning of the Bellerine Rail Trail

Anchor each end with pedestrian generating uses

Mix of uses scattered across the site to generate foot traffic

Local civic or public spaces at the major intersections of foot traffic

Create landmark forms at key points

Integrate the edge conditions to surrounds

Figure 64. Station Hub development area principles diagrams

EXEMPLAR BUILT-FORM AND STATION DESIGN

Mid rise development, Victoria St, Brunswick

Courtyard development, Western Harbour Sweden

Sustainable housing, Copenhagen

Footscray Station Arcade Bridge

Platform design at Middle Gorge Station

Figure 65. Exemplar Built-form and Station Design

CONCEPT PLANS

The Draft UDF presented two options for development of the South Geelong Hub precinct and Barwon Water Site and provided concept plans for how development may occur. The two options included similarities such as a combination of different uses for the Barwon Water site such as public plazas, child care centres/medical centres and apartment living. Both options included the partial closure of Carr Street to improve the public realm and provide more opportunity for public spaces and pedestrian connections.

The difference in the two options relates to a difference in built form and height outcomes for the Barwon Water site. During consultation significant concern was raised from residents in relation to the 10 storey height and a preference for the reduced height option was outlined.

OPTION 1

Proposed landmark podium up to 10 storeys at the western part of the site and reducing to 6 and then 3 onto Carr and Lonsdale Street. Development addressing Swanston Street and existing lane would be up to 3 storey high townhouses. This development could potentially yield up to 245 dwellings.

OPTION 2

This option included a lower overall height of 6-7 storeys at the western edge and overall lower heights across the site, with a smaller number of townhouses at the eastern edge of the site. This development could potentially yield up to 356 dwellings, higher than option 1 due to an increase in the number of apartment buildings.

FINAL OPTION DISCUSSION

Option 2 (6 storey max) is the preferred outcome and is considered to balance the desires of the Community with the City's preference for the site to deliver a higher density outcome. As part of consultation following the Draft UDF, residents raised significant concern with the 10-storey option presented. The concerns related to neighbourhood character, increased height and associated amenity impacts. Option 2 has a maximum of 6 storeys, and whilst this may not be feasible in the current market, traditional town house developments up to 3 storeys are feasible.

Within the study area, heritage significance was identified, and additional areas are proposed to be included in a Heritage Overlay. A change/capacity assessment also indicated future development of the existing residential land in the study area is limited as a result of lot size/widths, location of car parking and siting of dwellings.

As there is limited capacity for the existing residential areas to cater for change and increased densities, the Barwon Water site presents a unique opportunity to provide for future population growth and a diversity of built form outcomes, to compensate for the lack of opportunities in the remainder of the study area. The Barwon Water Site benefits from a location directly opposite the South Geelong Train Station and is within walking distance of the Geelong CBD, Barwon River and other existing amenities and services.

STAGED APPROACH

As detailed on page 31 of this report, An economic feasibility assessment was undertaken on the potential development of the Barwon Water Site. The assessment concluded that the town house developments in both scenarios are feasible with mixed results in relation to the medium density options (2-3 storeys), and higher density (5-10 storeys) having limited feasibility. The apartment developments presented in both options are not feasible in the current market, and it is difficult to determine a timeframe for when the market in Geelong will have greater demand for apartment living. Apartments may be feasible in 5-10 or 10-15 years, however it is difficult to put a timeframe on this.

Option 2 presents a maximum of 6 storeys at the western edge and lowers down to 2-4 storeys at the eastern part of the site. The site will be developed in a staged approach, beginning with the lower density townhouses which are considered financially viable at the eastern end, allowing the western portion of the site to be delivered when the market permits.

Whilst the site is being developed in stages, there is opportunity for the western portion to be used for a range of community uses including 'pop-up' initiatives such as Food Trucks, Community Gardens/Markets or the existing Blue Bird Foundation to use part of this site. When the market permits, the community uses could be incorporated into the ultimate design.

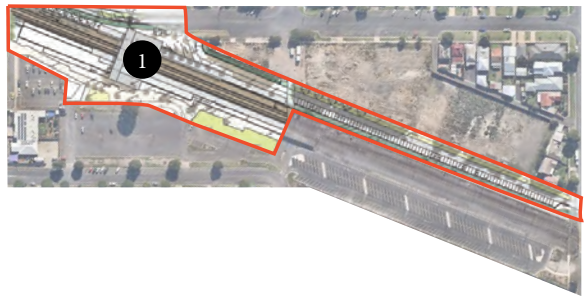
SOCIAL AND AFFORDABLE HOUSING

The Barwon Water site presents an opportunity for affordable and social housing to be included in the final housing options provided. During consultation, residents raised concern with the social housing aspect proposed in the Barwon Water site. The City is committed to providing social housing which is a required part of social infrastructure. The benefits of affordable/social housing include alleviating poverty, improving labour market functions and a diversity of local communities which can result in;

- Reduced social costs in the health, justice and social services and;
- Improved labour participation and productivity of tenants of affordable housing.

The proximity of this site close to essential services, transport and employment make this location an ideal site for social and affordable housing. Refer to page 35 for futher information on social housing.

STATION HUB STAGING PLAN



The precinct will be developed in stages by different stakeholders. The timing and order of development is unknown and will depend on the commercial viability, state government and developer interest.

KEY

1. South Geelong Station upgrade and Carr St improvements by State Government of Victoria.
2. Development of Barwon Water site (East) by Barwon Water or private developer.
3. Development of Barwon Water site (West) including closure of Carr St (West) by Barwon Water or private developer.
4. Development of multi decked commuter car park by State Government of Victoria.
5. Development of mixed use transit oriented design with bus interchange. Verner Street and Bellerine Street public realm upgrades by State Government of Victoria, subject to future funding approval.

Figure 66. Staging Diagram

Figure 67. Artist perspective from Station forecourt looking towards Yarra Street

CONCEPT PLAN FOR STATION PRECINCT

A concept plan showing how the Station Hub Precinct could be developed overtime has been prepared. The following information provides details on possible future land use and built form outcomes for the Station Hub Precinct.

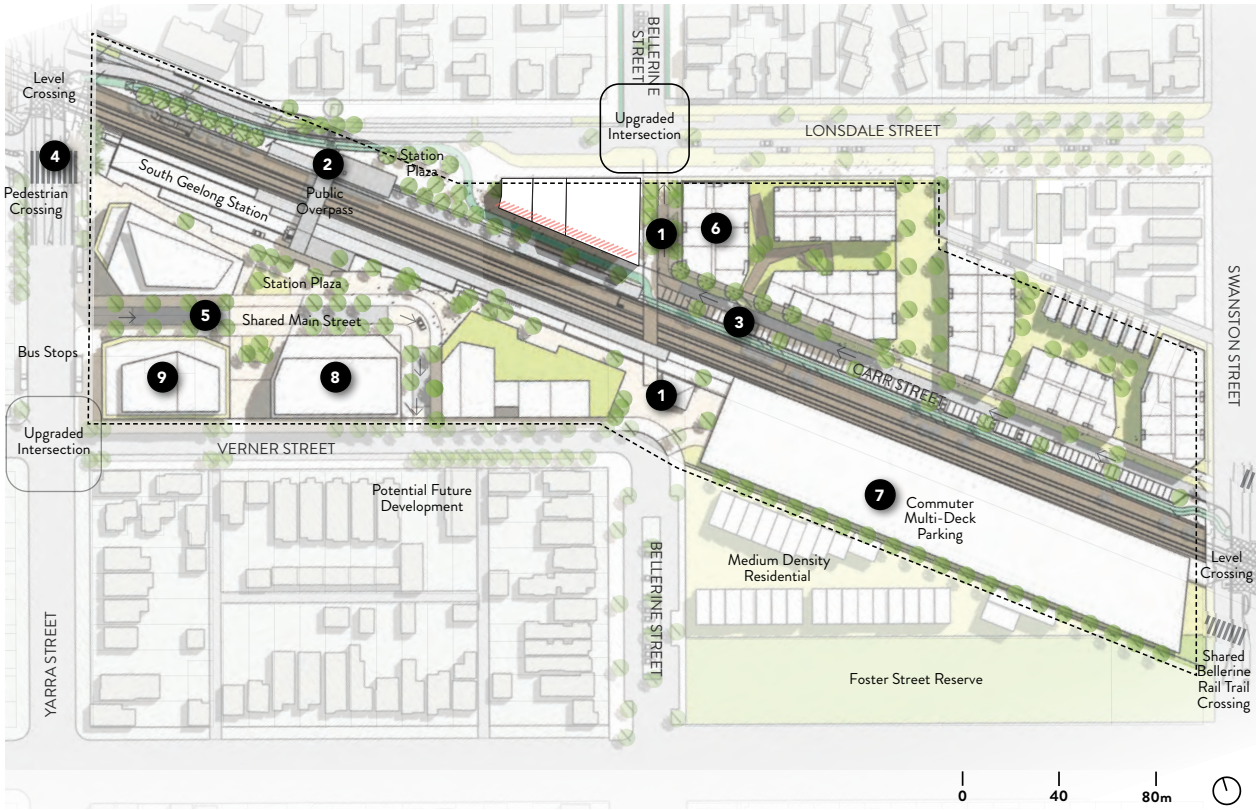


Figure 68. Concept Plan Station Hub Precinct

STATION HUB CONCEPT PLAN KEY

1 PUBLIC PLAZA AXIS

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

2 STATION REDEVELOPMENT

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

3 RECONFIGURATION OF CARR STREET

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

4 YARRA STREET

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

5 MINI MAIN STREET

This new street will be a slow speed pedestrian priority street with taxi and 'kiss and ride' facilities.

6 BARWON WATER DEVELOPMENT

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

7 STATION CARPARK DEVELOPMENT

Consolidation of the car parking allows opportunity for re-development of the remainder of the site.

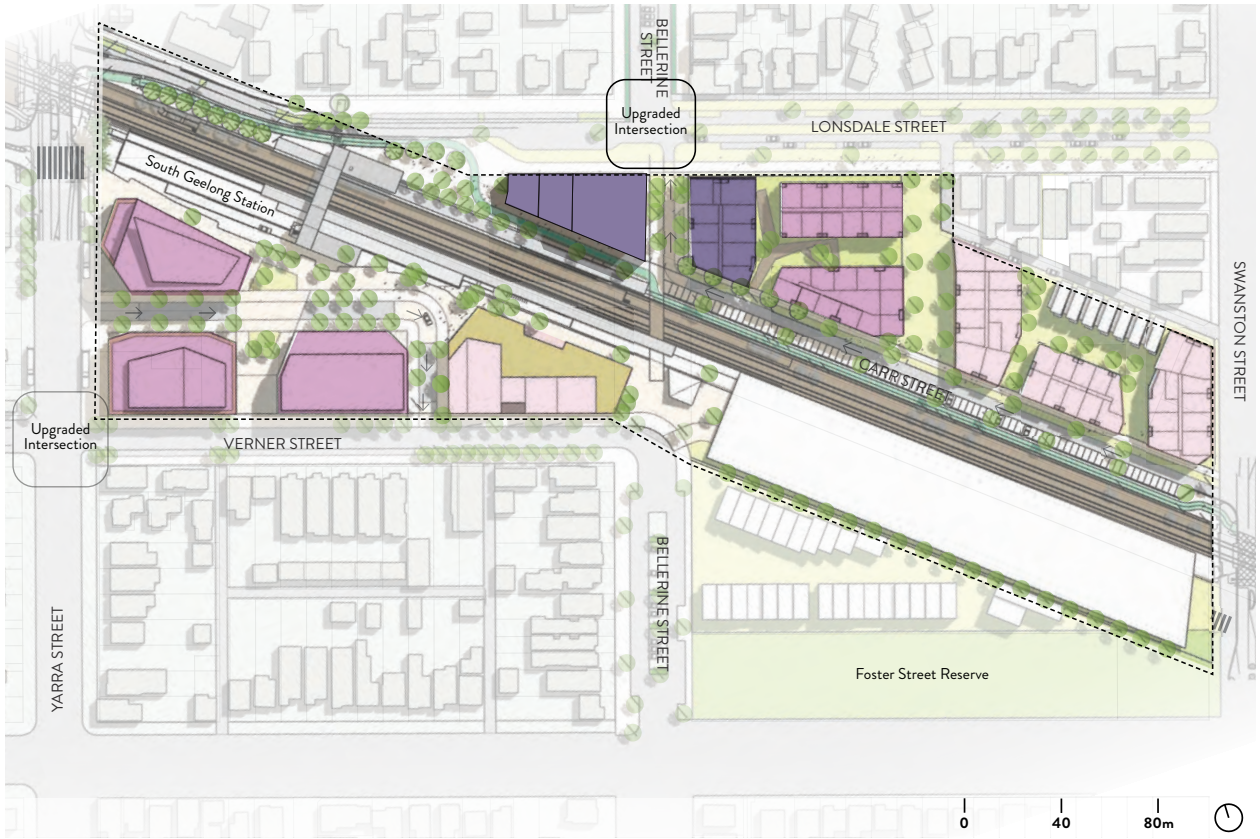
8 MIXED USE DEVELOPMENT

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

9 CHILDCARE REDEVELOPMENT

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

BUILDING HEIGHTS



BUILDING HEIGHT KEY

- 3 Storeys
- 5 Storeys
- 6 Storeys

This plan shows indicative future building heights within the Station Hub Precinct. Future Development applications will need to assess building heights.

There may be an opportunity to use the multi deck car parking as a share car parking facility which services the entire Station Hub Precinct.

A possible future pedestrian bridge linking the southern side of the station with the future development on the Barwon Water site could connect the two sites including car parking and future land uses. Construction of this bridge would likely be delivered by a developer, not by Council.

Figure 69. Heights

Figure 70. Artist perspective from Lonsdale Street, looking towards Station plaza and Barwon Water site

4.2A KEY DEVELOPMENT AREA: MOORABOOL STREET

Moorabool Street in South Geelong, between Fyans Street and the railway line has been identified as a redevelopment opportunity. The area is well serviced by open space, public and private transport and shopping facilities. The area is within a 20-minute walk of central Geelong, the Belmont sub regional shopping precinct and the Barwon River.

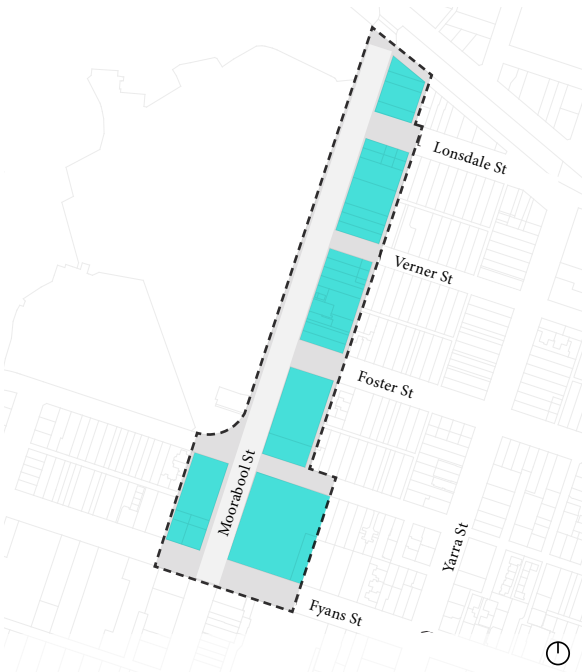
Moorabool Street currently operates as a major connector road into central Geelong. It carries a high volume of traffic and is the City's preferred bicycle route connecting central Geelong to Waurn Ponds. A dedicated bicycle path is to be constructed along Moorabool Street.

This section of Moorabool Street has a direct interface with Kardinia Park where the swimming pool, netball courts, open space and the GMHBA stadium are located. However, there is a lack of safe connections between the existing commercial uses, the stadium and beyond to the South Geelong Train Station and the Barwon River.

Existing development within this part of Moorabool Street consists of 1 and 2 storey commercial buildings, including a mix of restricted retail, cafés/restaurants, offices and car yards uses. There are several areas of heritage significance within and adjacent to Moorabool Street.

The area has a limited number of street trees and a large number of on-street car parking spaces.

Figure 72. Moorabool Street



KEY

Moorabool Street re-development area

Figure 71. Key Plan

4.2A

DESIRED FUTURE CHARACTER

Moorabool Street Precinct will transition to a high quality and sustainable precinct which, when fully realised could accommodate a diverse mix of housing that will help meet existing and future local housing demand.

Medium to higher-scale buildings will contribute to a distinctive boulevard character on Moorabool Street.

The precinct will accommodate some small commercial uses on the ground floor, particularly corner sites.

Mid-scale buildings will provide an appropriate transition in building heights, scale and setbacks to the existing residential development on the eastern side of the key development area.

Heritage buildings will form local community hubs accommodating a range of uses that serve the community. Development will maintain and enhance values of heritage buildings within the precinct by maintaining and enhancing the curtilage around the buildings.

Walking, cycling and public transport use will be encouraged through the provision of appropriate infrastructure. Private vehicle use will be discouraged by designing for slow circulation speeds, giving priority to other modes at intersections and constraining provision of private vehicle parking.

Figure 73. Example of blending heritage and new development, Victoria St, Brunswick

Figure 74. Example of building design showing setback upper storeys, defined street wall, and articulated facade, Harold Park apartments

Figure 75. Example of green landscaped streets, Dandenong

Figure 76. Example of safe separate cycle path, Dandenong

4.2A

OPPORTUNITIES

The Moorabool Street precinct is a key redevelopment area, with potential for strong pedestrian links along Moorabool Street, and between Kardinia Park, the Train Station, Belmont, the Barwon River and into Central Geelong.

Landscape and pedestrian links from the river to the bay can be strengthened through improvement in the public realm.

The function and quality of streetscapes within the area requires improvement. Streetscapes also provide opportunity for increased vegetation and tree planting within medians, or road edges.

Water Sensitive Urban Design should be incorporated into the street network and new development.

The area has been identified through the retail strategy as not suitable for modern restricted retail uses, creating an opportunity to explore other land uses for redevelopment.

Given the location's proximity to services, the area is considered suitable as a mixed use, predominantly residential precinct.

There are opportunities for retail and commercial activity at street level with residential uses above.

All new development should be environmentally sustainable and achieve a high level of energy efficiently.

Figure 77. Existing conditions along Moorabool Street

4.2A

CHALLENGES

Moorabool Street carries a significant amount of traffic. It is the only river crossing point which provides direct access to central Geelong from the southern Geelong suburbs.

Moorabool Street is a wide busy street, with limited street trees and pedestrian crossing points. It creates a physical barrier to access Kardinia Park.

There is a mixture of old and new buildings within the area, therefore it is likely some buildings will be retained in the long term.

Any future residential development along Moorabool Street will need to be appropriately sited to ensure it's scale and interface with the existing residential area is considered.

New residential development along Moorabool Street should consider acoustic treatments at detailed design stage to ensure any noise impacts from the GMHBA are mitigated.

Figure 78. Existing conditions along Moorabool Street

INDICATIVE CONCEPT

An indicative concept has been developed to show how the area may look in the future and to better understand the areas development potential. It is represented in adjacent artist perspective sketch.

Important aspects of the concept that need to be considered in any redevelopment of the area include local infrastructure provision, public domain, movement and access, land use and built form which are discussed on the following pages.

Figure 79. Artist impression Moorabool Street

4.2A

PUBLIC DOMAIN

OBJECTIVES

- Create a high-quality boulevard along Moorabool Street which caters for pedestrian and cyclists and low vehicular speeds.
- Support green streets and public places
- Provide an accessible and safe environment for pedestrian and cyclists along existing streets and within public open space.

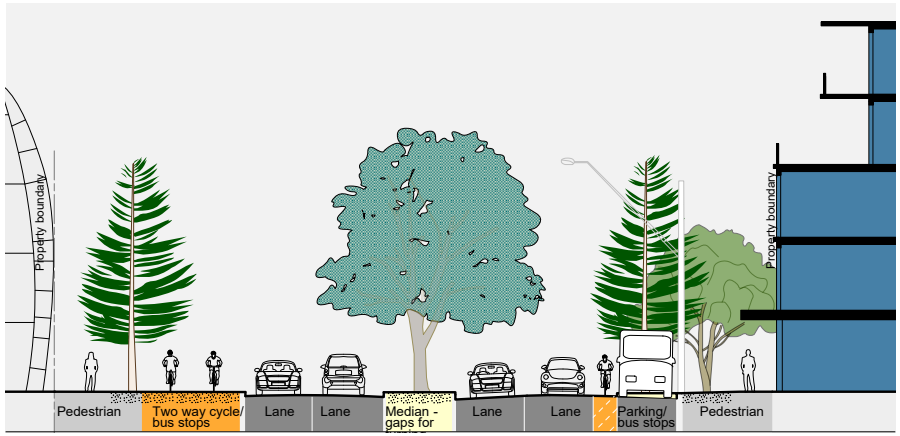


Figure 80. Moorabool Street, proposed typical cross section

STRATEGIES

- Maintain the former church as a key focal point along Moorabool Street by protecting the setting and space surrounding the former church.
- Encourage the adaptive reuse of heritage structures for a mixture of community, cultural, retail and commercial uses within the building envelopes and provide a high-quality landscape setting that enhances the building's presence and heritage values.
- Provide significant tree planting along Moorabool Street.
- Provide a high-quality separated cycle connection from Moorabool Street to South Geelong Station, via Lonsdale Street, and along Moorabool Street into the City Centre
- Provide open sightliness and landscaping between and around buildings that allows for high levels of passive surveillance by users and residents.
- Provide external lighting that makes pedestrian walkways, back lanes and access routes to public spaces visible.
- Ensure entrances and paths to public spaces are designed to cater for all people including those with mobility difficulties.
- Discourage tree planting over below ground level car parking.
- Support deep soil planting of all new trees.
- Ensure the design of all landscaping is of a high-quality, uses appropriate tree species, stainless steel, high quality precast concrete elements and high-quality pavement design.
- Ensure all streets in the precinct accommodate canopy tree planting and water sensitive urban design elements.

4.2A

STREET NETWORK AND ACCESS

OBJECTIVES

- To create a walkable, pedestrian focused neighbourhood hub.
- To limit the number of vehicle crossing points on Moorabool Street.

STRATEGIES

- Ensure appropriate infrastructure is provided to enable walking, cycling and public transport use to occur.
- Discourage private vehicle use by designing streets for slow circulation speeds, giving priority to other modes at intersections and constraining provision of private vehicle parking.
- Discourage new vehicle crossings on Moorabool Street where an alternative access is available, to create a pedestrian friendly environment.
- Support the expansion Lamb Place to allow for rear loading vehicle access to development sites.
- Support a new signalised crossing at Lonsdale Street intersection to provide a formal crossing for pedestrians and cyclists accessing Kardinia Park.
- Support an unsignalised pedestrian crossing at the Foster Street intersection.

4.3A LAND USE & DEVELOPMENT

LAND USES

OBJECTIVES

- To provide a limited number of retail and commercial uses which service the needs of the local community and events occurring at Kardinia Park.

STRATEGIES

- Support non-residential uses on the ground floor particularly street corners.
- Encourage residential uses within development and limit the number of buildings used solely for commercial purposes, with the exception of Precinct A adjacent to the railway line.
- Ensure that retail/ commercial uses do not have an adverse impact on or undermine the role of an existing centre identified within the City of Greater Geelong Retail Hierarchy

4.3A

BUILDING FORM AND LAYOUT

The Moorabool Street Precinct has four distinct sub precincts, A,B,C D, as shown on Figure. 81. The built form guidance for these precincts relates to their context.

PRECINCT A

Located between Carr Street and Lonsdale Street is influenced by the relationship with the train line, adjacent residential development and adjoining streets.

PRECINCT B

Located between Lonsdale Street and Foster Street is influenced by the relationship to the Stadium height and built form.

PRECINCT C

Located between Foster Street and Balliang Street is influenced by the lower edge of Kardinia Park and surrounding land uses.

PRECINCT D

Located between Balliang Street and Fyans Street is influenced by both the existing heritage buildings and Fyans Street conditions.

OBJECTIVES

- To ensure an appropriate transition of building height and interface between the subject land and residential properties to the east of Moorabool Street.
- To reduce the dominance of car parking and access ways.
- To reduce the level of car ownership within residential properties.
- To promote contemporary design and built form that demonstrates design excellence and contributes to the desired neighbourhood character.
- To protect the amenity of adjacent residential properties.
- To encourage environmentally sound and energy efficient development.
- To encourage land consolidation.
- To protect the internal amenity of future residents from activities occurring at Kardinia Park.
- To ensure access to sunlight between 9am and 2pm in Spring Equinox to residential properties to the rear of Moorabool Street key redevelopment area.

STRATEGIES

- Minimise the apparent height of development when viewed from Moorabool Street, Lonsdale Street, Verner Street, Foster Street, Balliang Street.
- Ensure new development does not result in unreasonable overlooking of surrounding residential developments
- Ensure new development does not significantly impact on the solar access of surrounding developments.
- Ensure development includes best practice environmental design, water sensitive urban design and active and passive ESD systems.
- Support consolidation of lots to maximise development potential, but only to extent that there are equitable development opportunities on adjacent lots.
- Support a reduced number of or shared car parking space for residential development due to the proximity of transport and essential services.
- Support a diversity of building characteristics within Moorabool Street to create visual variety.
- Ensure that the grain, rhythm and palette of materials used in the design of new buildings respond to the character of surrounding area.
- Provide a range of dwelling types and sizes to house a diverse population including accessible and affordable dwellings.
- Ensure that built form that relates to the scale of the public domain and creates strong definition for streets and public places.
- Require the use of high-quality façade design and finishes through-out the neighbourhood.
- Ensure new development incorporates acoustic treatments to limit the impact from noise as a result of activities occurring at Kardinia Park including the GMHBA stadium.

STRATEGIES

- Ensure that the layout of development blocks and buildings are consistent with the following principles:
  - Buildings should address the street and be aligned with streets to form broken perimeter blocks
  - Regular building breaks are to be provided along the street frontage to encourage visual permeability. Links must be direct and open to the sky.
  - Buildings should step down in height towards the east and west where they are adjacent to existing residential development.
  - Buildings opposite the Stadium, railway line and Fyans Street may have increased height.
  - Buildings should step down in height at residential streets - Lonsdale, Verner, Foster and Balliang Streets.
  - Building should step down in height, with the lowest point near the heritage building.
  - The maximum height in storeys are shown on the Height of Buildings – Storeys Map.
  - Setbacks are to be in accordance with setback diagrams.
  - Roof forms, plant and lift overruns are to be designed to be simple compact forms that are visually unobtrusive.
  - Building design must consider equitable development opportunities on adjacent lots.
  - The ground floor of corner sites should be on the property boundary with weather protection.

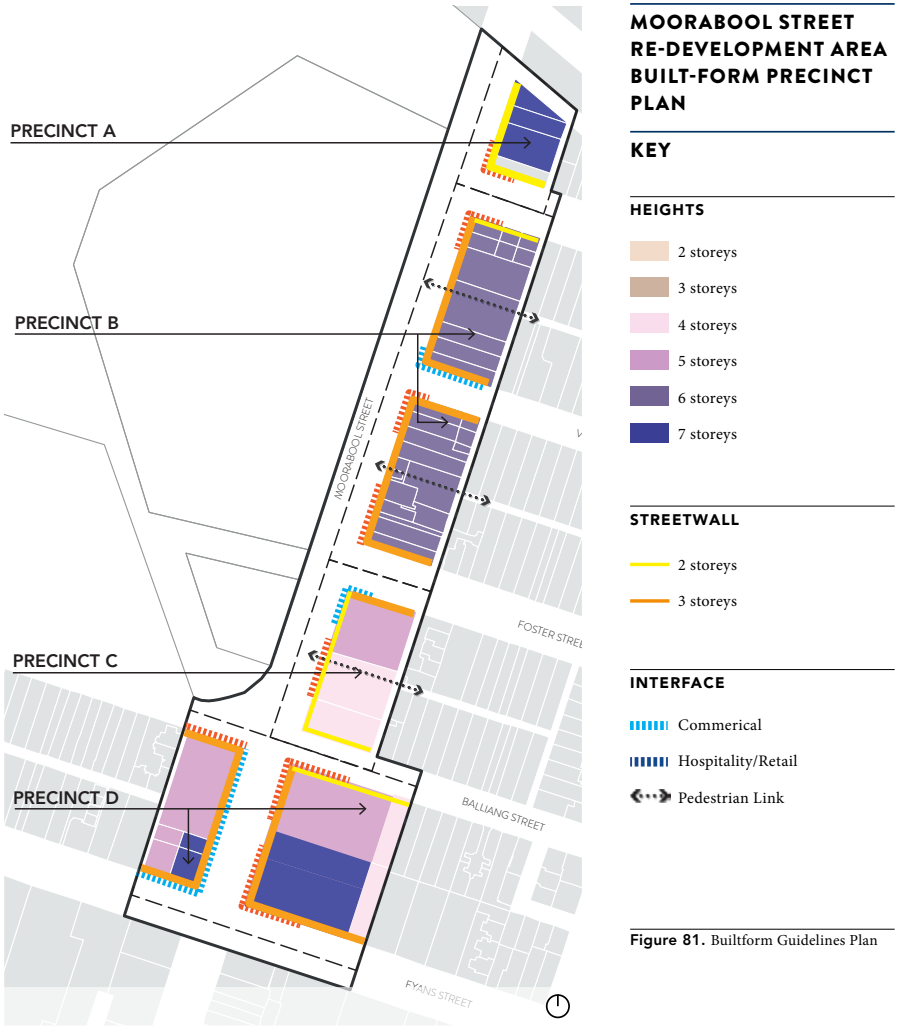
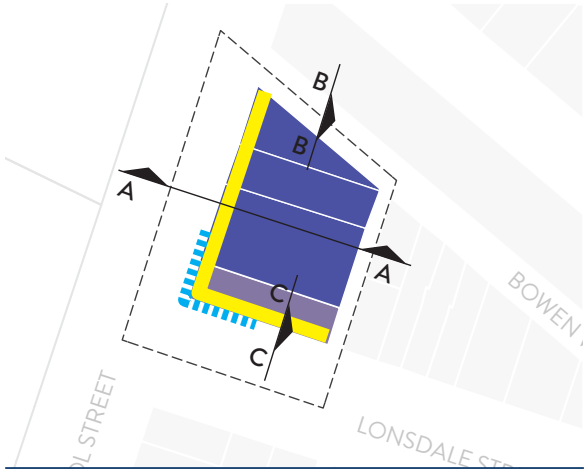


Figure 81. Builtform Guidelines Plan

4.4A BUILDING CONTROLS

The following series of guideline diagrams relate to key interfaces with public streets, adjacent residential properties and heritage items.

PRECINCT A (BETWEEN BOWEN WAY AND LONSDALE STREETS)



KEY

HEIGHTS

7 storeys

STREETWALL

2 storeys

3 storeys

INTERFACE

Commerical

Hospitality/Retail

Pedestrian link

Figure 86. Precinct A building control plan

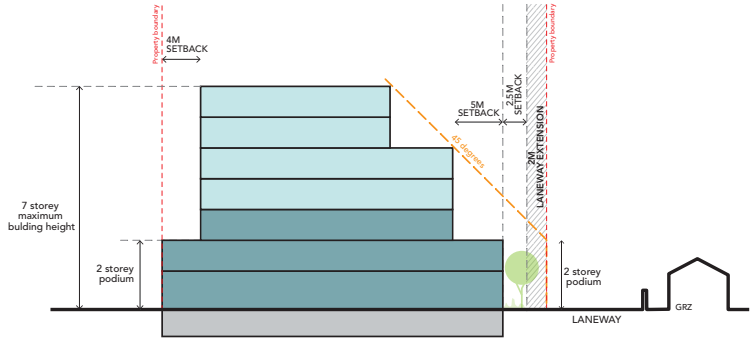


Figure 82. Guideline diagram for properties fronting Moorabool Street (Section A-A)

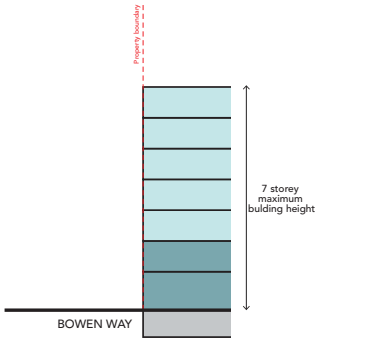


Figure 83. Guideline diagram for properties fronting Bowen Way (Section B-B)

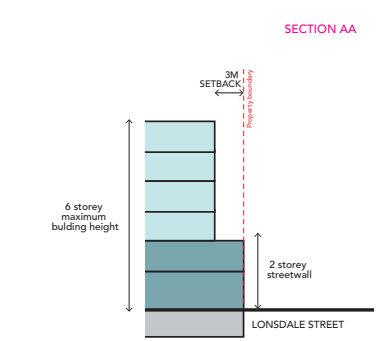


Figure 84. Guideline diagram for properties fronting Lonsdale Street (northern side) (Section C-C)

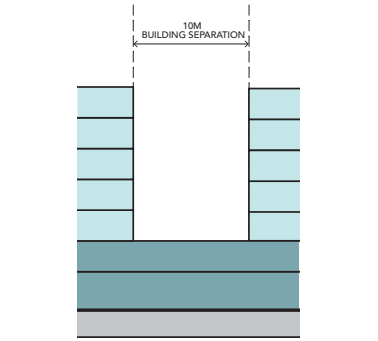


Figure 85. Guideline diagram for upper level well- separated building forms

4.4A

PRECINCT B (BETWEEN LONSDALE AND FOSTER STREETS)

KEY

HEIGHTS

- 6 storeys
- 7 storeys

STREETWALL

- 2 storeys
- 3 storeys

INTERFACE

- Commerical
- Hospitality/Retail
- Pedestrian link

Figure 87. Precinct B building control plan(Section A-A)

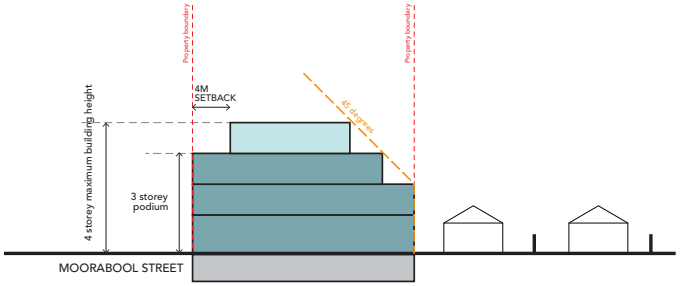


Figure 89. Precinct B Guideline diagram for properties fronting Moorabool Street, and residential interface. (Section A-A)

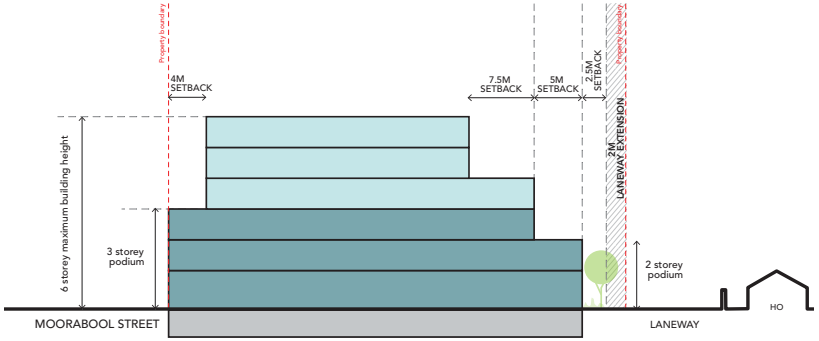
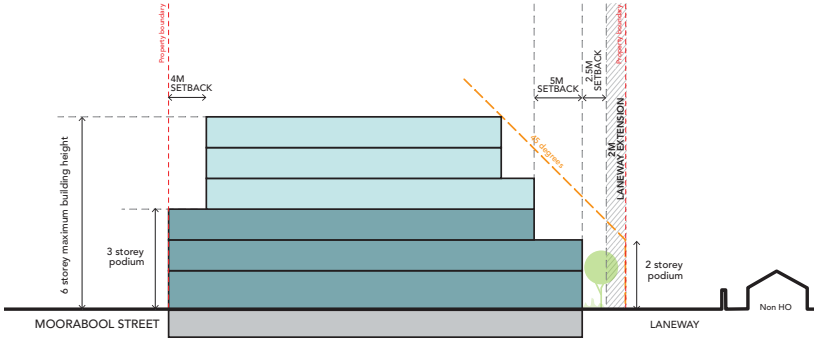


Figure 88. Precinct B Guideline diagram for properties fronting Moorabool Street, and residential interface. (Section B-B)



4.4A

PRECINCT B (BETWEEN LONSDALE AND FOSTER STREETS)

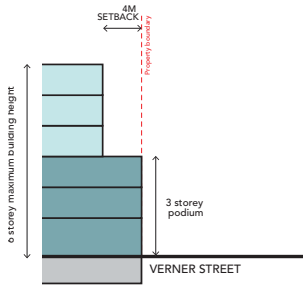


Figure 90. Precinct B Guideline diagram for properties fronting Verner Street (north and south). (Section C-C)

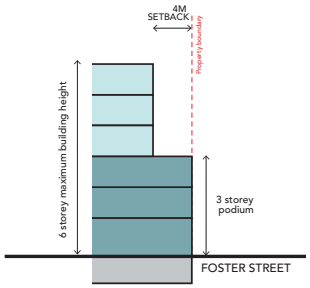


Figure 91. Precinct B Guideline diagram for properties fronting Foster Street. (Section D-D)

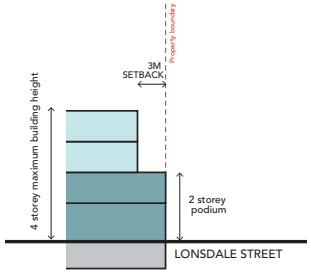


Figure 92. Precinct B Guideline diagram for properties fronting Lonsdale Street. (Section E-E)

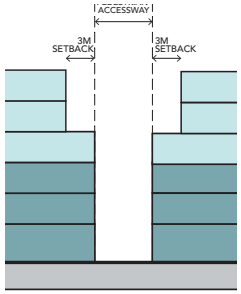
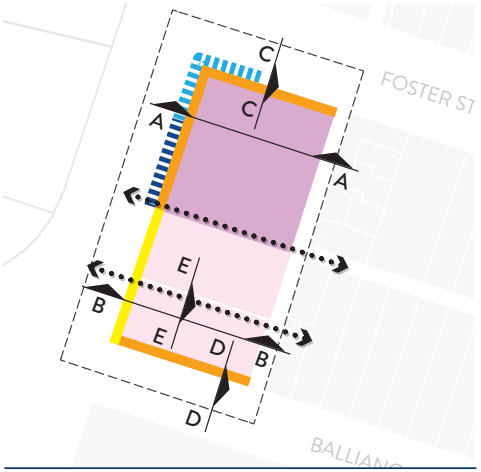


Figure 93. Precinct B Guideline diagram for pedestrian links

4.4A

PRECINCT C (BETWEEN FOSTER AND BALLIANG STREETS)



KEY

HEIGHTS

- 2 storeys
- 3 storeys
- 4 storeys
- 5 storeys
- 6 storeys
- 7 storeys

STREETWALL

- 2 storeys
- 3 storeys

INTERFACE

- Commerical
- Hospitality/Retail
- Pedestrian link

Figure 95. Precinct C building control plan

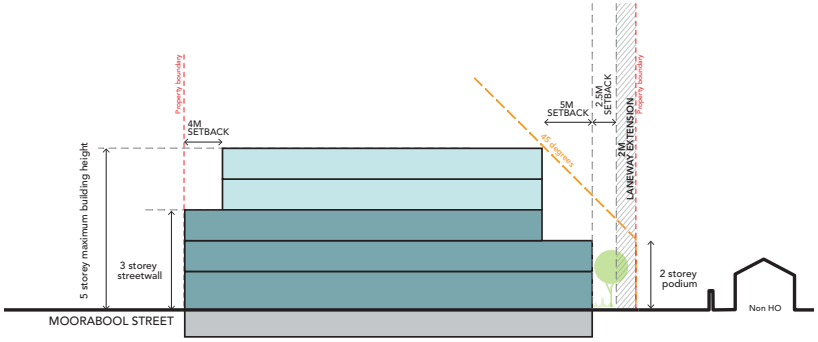


Figure 94. Guideline diagram for properties fronting Moorabool Street (Section A-A)

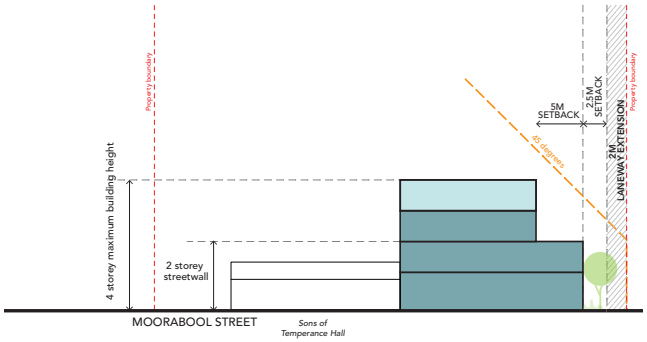


Figure 96. Guideline diagram for properties fronting Moorabool Street (Section B-B)

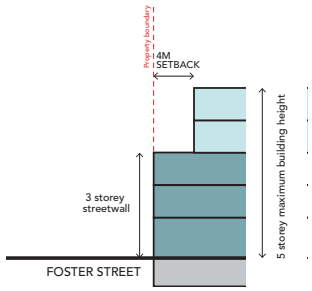


Figure 97. Guideline diagram for properties fronting Foster Street (Section C-C)

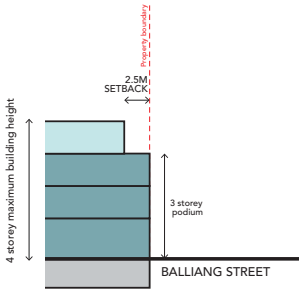


Figure 98. Guideline diagram for properties fronting Balliang Street (Section D-D)

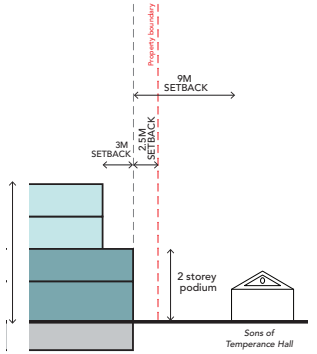
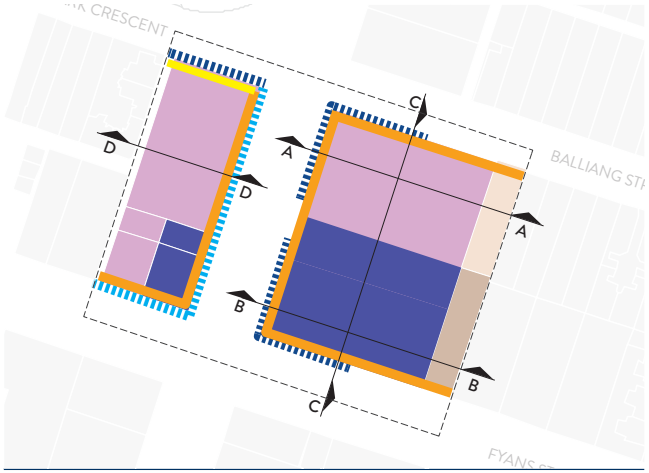


Figure 99. Guideline diagram for properties adjacent to the Sons of Temperance Hall (Section E-E)

4.4A

PRECINCT D (BETWEEN FYANS AND BALLIANG/ PARK CRESCENT STREETS)



KEY

HEIGHTS

- 2 storeys
- 3 storeys
- 4 storeys
- 5 storeys
- 6 storeys
- 7 storeys

STREETWALL

- 2 storeys
- 3 storeys

INTERFACE

- Commerical
- Hospitality/Retail
- Pedestrian link

Figure 100. Precinct D building control plan

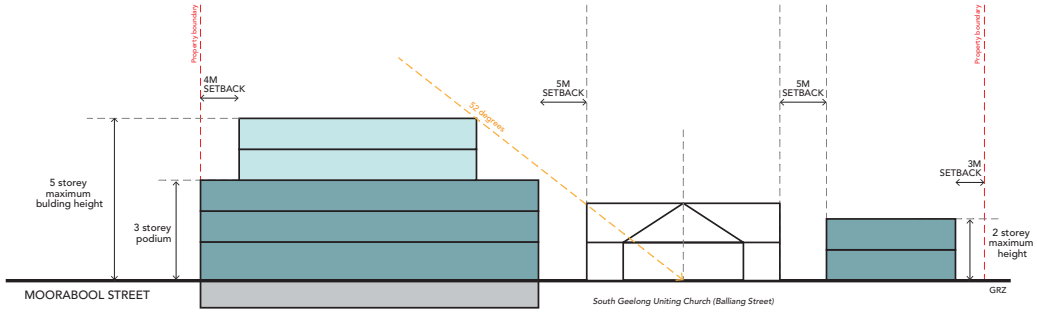


Figure 101. Precinct D Guideline diagram for properties fronting Moorabool Street, and Former South Geelong Methodist Chapel and residential interface. (Section A-A)

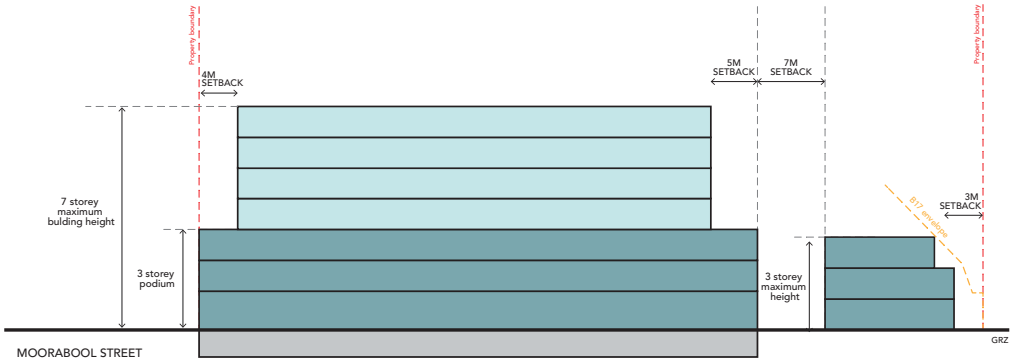


Figure 102. Precinct D Guideline diagram for properties fronting Moorabool Street, and residential interface. (Section B-B)

4.4A

PRECINCT D (BETWEEN FYANS AND BALLIANG/ PARK CRESCENT STREETS)

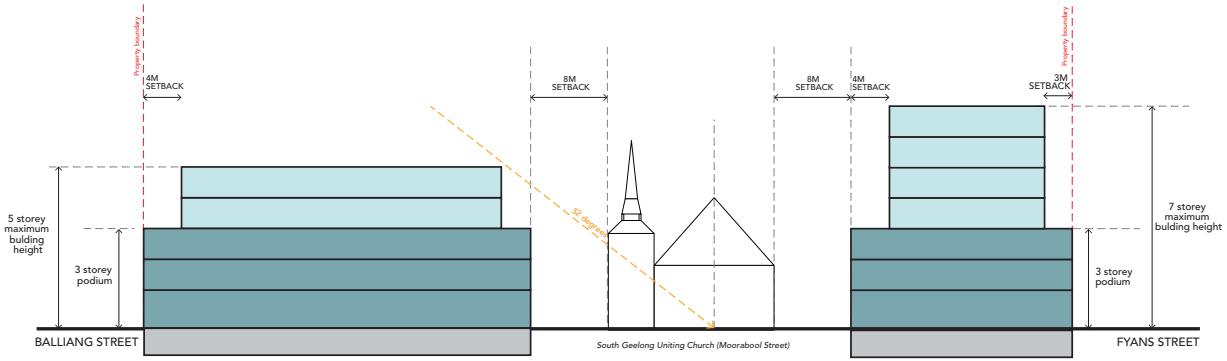


Figure 103. Precinct D Guideline diagram for properties fronting Balliang Street, interface with Former South Geelong Uniting Church and Fyans Street. (Section C -C)

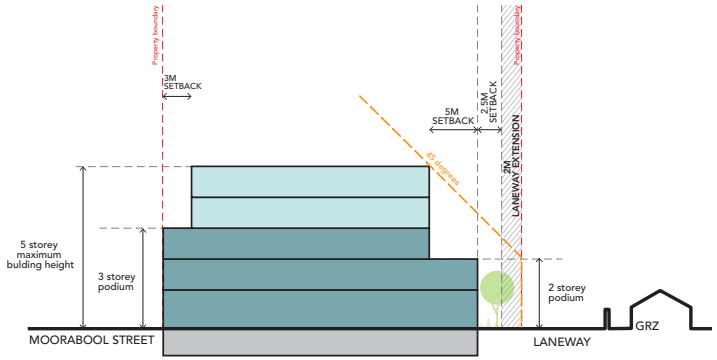


Figure 104. Precinct D Guideline diagram for properties fronting Moorabool Street, and residential interface. (Section D-D)

4.4A

SAFETY AND DESIGN

OBJECTIVES

- To minimise opportunities for anti-social behaviour.

STRATEGIES

- Ensure building entries have a 'front door address' that is visible and directly accessible from the pedestrian path.
- Ensure buildings area designed to maximise opportunities for casual surveillance of the public domain or common space.
- Ensure a high level of passive surveillance is achieved from upper levels of building adjacent to public open space including the Church plaza.
- Ensure the design of the ground floor of a building minimises the opportunity for areas where there is potential for concealment.
- Ensure new development adjoining public areas provide external lighting.

SUN ACCESS

OBJECTIVES

- To limit the deterioration of direct sunlight access to public spaces and neighbouring properties.
- To require new development to have a high level of internal solar amenity.

STRATEGIES

- The development application must demonstrate no loss of solar access to neighbouring properties between 10 and 2pm on the September equinox.
- Ensure shading devices and privacy screens do not substantially reduce the potential for daylighting or views for residents.
- Avoid extensive glazing that is unprotected from mid-summer sunlight.

BUILDING FAÇADES, ENTRANCES AND ARTICULATION

OBJECTIVES

- To ensure the design of buildings provides a high level of articulation, safe entry ways and reduces the dominance of vehicle entry ways.
- The appearance of new developments must define and enhance the public domain through design measures such as building modulation, massing, articulation and use of materials.

STRATEGIES

- Ensure new buildings are to be designed to address the street and to enhance the public domain through entrances, transparent glass, internal uses at ground level, good quality finishes and well resolved architectural design.
- Ensure building façades are articulated into smaller elements or distinctive treatments.
- Avoid extensive expanses of blank glass or solid walls.
- Encourage ground floor dwelling units facing the street and public domain to have individual entries from the street.
- Ensure all basement access entries for development are located on minor streets or at the rear of the property.
- Ensure entries to basements are minimised in size and visual impact from the public domain.
- Ensure ground floor car parking areas are internalised, such that other active uses front the street.

4.4A

GROUND FLOOR FRONTAGES

OBJECTIVES

- To provide a diverse range of ground floor frontages in appropriate locations.

STRATEGIES

- Ensure tenancies along an active frontage are diverse in size, to accommodate a range of uses including retail, cafés, restaurants, and have an average width of 5m to 8m.
- Ensure buildings setback on the ground floor, corner sites must have a ground floor level generally at footpath level, no level changes in the public realm, have consistent footpath pavement treatments and no fixed private structures
- Support active uses adjoining street corners, public plazas and around heritage buildings.

LANDSCAPING

OBJECTIVES

- To provide landscaping in appropriate locations

STRATEGIES

- Ensure that landscaping is integrated with the building layout and design, is of a high quality and appropriate to its location, and designed by a suitably qualified professional.
- Support the use of indigenous species, high quality precast concrete elements, and high-quality pavement design.
- Require new development to contribute to street tree planting adjacent to their site.

PRIVATE OPEN SPACE

OBJECTIVES

- To provide useable, easily accessible open space for each occupant.

STRATEGIES

- Ensure private open space areas have a northern aspect where practicable.
- Ensure private open space is directly accessible from the living area.
- To ensure private open space is of adequate size and dimension, to meet the accommodation needs of occupants.

4.4A

COMMUNAL OPEN SPACE

OBJECTIVES

- To provide communal open space within apartment developments to supplement private open space.

STRATEGIES

- Provide communal open space to supplement private open spaces within apartment developments
- Ensure communal open space is designed to maintain safety, amenity, privacy and sun light access to users.
- Ensure communal open space is designed to present as a private area for residents use only, include passive surveillance from adjacent internal living areas/ pathways, have a northerly aspect where possible and be separate to any public thoroughfares.

GREEN ROOFS

OBJECTIVES

- To provide green roofs on buildings in appropriate locations

STRATEGIES

- Encourage green roofs and walls to improve air quality, amenity, air temperature, building insulation and aesthetic quality of the urban environment.
- Encourage green roofs on all apartment buildings and designed by a suitably qualified person.
- Support the use of Australian native plants on green roofs.
- Ensure green roofs are located in accessible, serviceable and visible parts of the roof such as the roof of lower parts of a development with varying heights.

FENCES

OBJECTIVES

- To provide fencing in appropriate locations

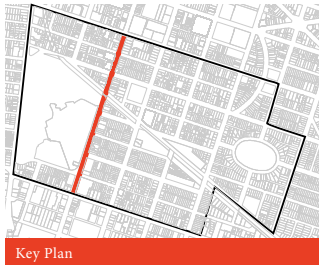
STRATEGIES

- Ensure fencing maintains passive surveillance between public and private spaces, make a positive contribution to the character of the street and where relevant to the style of the building.
- Ensure the height of a front fence does not exceed 900mm above the footpath level.
- Ensure a front fence is located the property boundary.
- Where a side or rear fence is provide it must not exceed 1800mm in height above ground level and must step down/ follow any change in level along the property boundary.
- Ensure gates do not open directly over a footpath or road.

4.5A MOORABOOL STREET REDEVELOPMENT AREA PUBLIC REALM WORKS

An integrated, staged public realm and streetscape upgrade program is proposed within the Moorabool Street development area. The first stage of work would be the Better Bikes cycle path.

MOORABOOL STREET



EXISTING CONDITION

- Wide asphalt carriageway in good condition.
- Asphalt footpaths in average condition with multiple vehicular crossing points.
- Brush Box on the eastern side of the road.
- Hoop Pine on the western side of the road (adjacent to the Stadium).
- A 30m wide road reservation.
- An established bus route.

STRATEGY PLAN

- Provide better opportunities for increased pedestrian, bicycle and public transport links.
- Provide large canopy trees along both sides of the road and median where possible.
- Develop WSUD solutions where possible, in the centre median, and the road edges and footpath especially where they can support better tree growth.
- Provide quality materials in footpaths including paving and street furniture.

MOORABOOL STREET PUBLIC REALM VISION

Moorabool Street can be redeveloped as a boulevard with new trees along both sides and within a central median.

Moorabool Street will provide a separate bike path along the western edge.

A new signalised crossing at Lonsdale Street intersection will provide a formal crossing for pedestrians and cyclists accessing Kardinia Park.

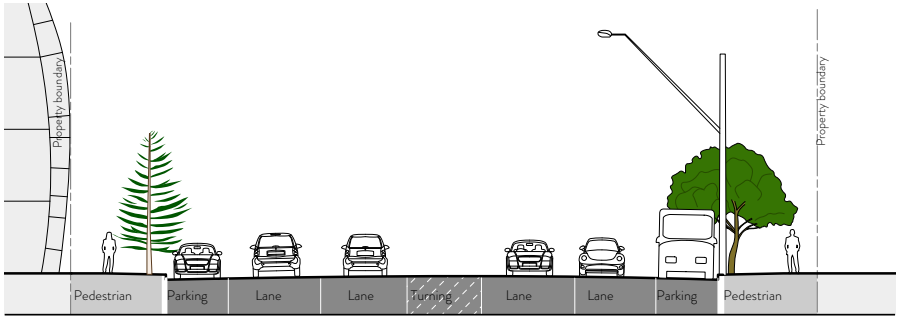


Figure 105. Moorabool Street, existing typical cross section

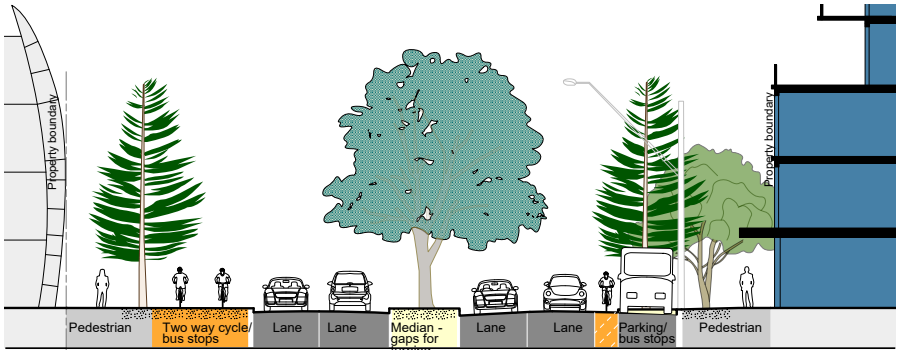


Figure 107. Moorabool Street, proposed typical cross section

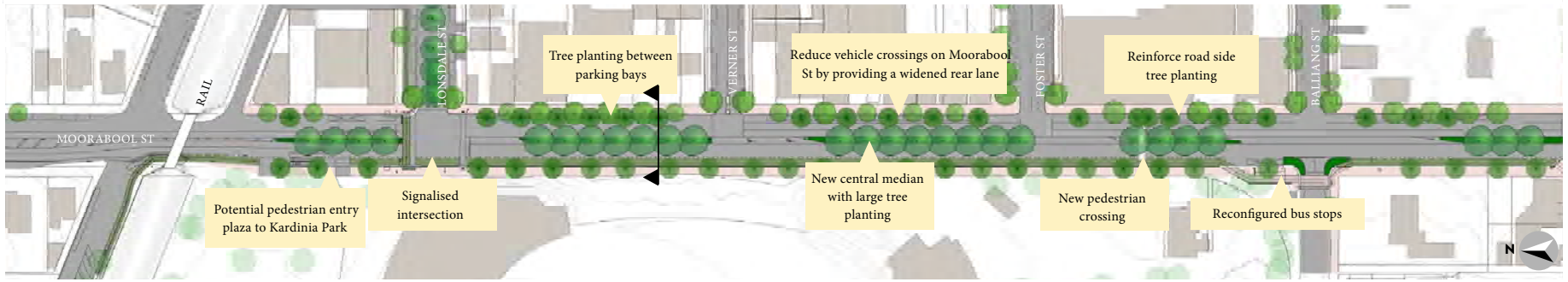
Figure 106. Looking north up Moorabool Street

4.5A

MOORABOOL STREET

Figure 108. Existing

Figure 109. Proposed



MATERIALS

- Asphalt footpaths, possible feature bluestone.
- Trees within footpaths and median established within wide trenches of structural soil.
- Porous pavements for trees within footpath to support tree growth.
- Pedestrian lights within footpath zone.
- Lonsdale Street threshold crossing treatment could include asphalt flat-top with rough bluestone pitchers on edges.

TREE SPECIES

- Hoop Pine retained and reinforced on road edges.
- Queensland Brush Box retained on the east side of Moorabool Street.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

PUBLIC REALM

5.1	Public Realm Works	95
5.2	Lonsdale Street	98
5.3	Bellerine Street South	99
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5.5	Station Hub	102
5.6	Carr Street	103
5.7	Yarra Street	104

5.0

5.0 PUBLIC REALM

Streetscapes outside the key development areas also present opportunity to be improved as part of a staged public realm and streetscape upgrade program.

A coordinated streetscape improvement program is proposed to significantly improve the walking environment of the suburb as well as reducing the heat island effect of large expanses of bitumen.

The main intervention proposed is the introduction of a central median which will dramatically improve pedestrian and cyclist crossing experience as well as provide opportunities for centre road tree planting.

Undergrounding of power throughout the study area is recommended as funds /grants become available to improve the appearance of the study area and assist in providing a consistent canopy cover.

Key corners kerb outstands are proposed to accommodate pedestrians wanting to cross the road and provide space for local activities relating to the social or commercial potential of the corner. The kerb extension can also tame dangerous driver behaviour.

Kerb outstands can also be used mid-block at key locations such as school crossings.

A consistent, elegant and adaptable palette of planting, pavement, public furniture, pedestrian lighting is envisaged.

Council is already progressing some of these public realm upgrades through the STiLS project. These upgrades were informed by the phase 1 consultation on the UDF.

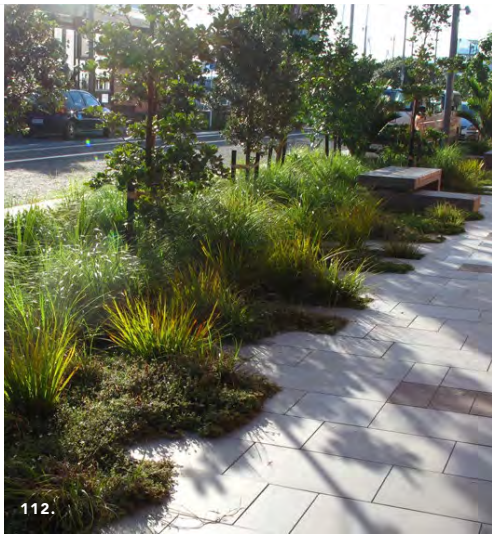


Figure 110. Example of a central median. Rathdowne Street, Carlton

Figure 111. Example of a central median with water sensitive urban design treatment, City of Sydney

Figure 112. Example of water sensitive urban design, Dandenong

113.

114.

115.

Figure 113. Example of planted central median, City of Sydney

Figure 114. Example of a raised pedestian crossing with 'rumble' pavement, Moreland

Figure 115. Example of a raised pedestrian crossing with 'rumble' pavement edges and kerb outstands. Taradale, New Zealand

5.1

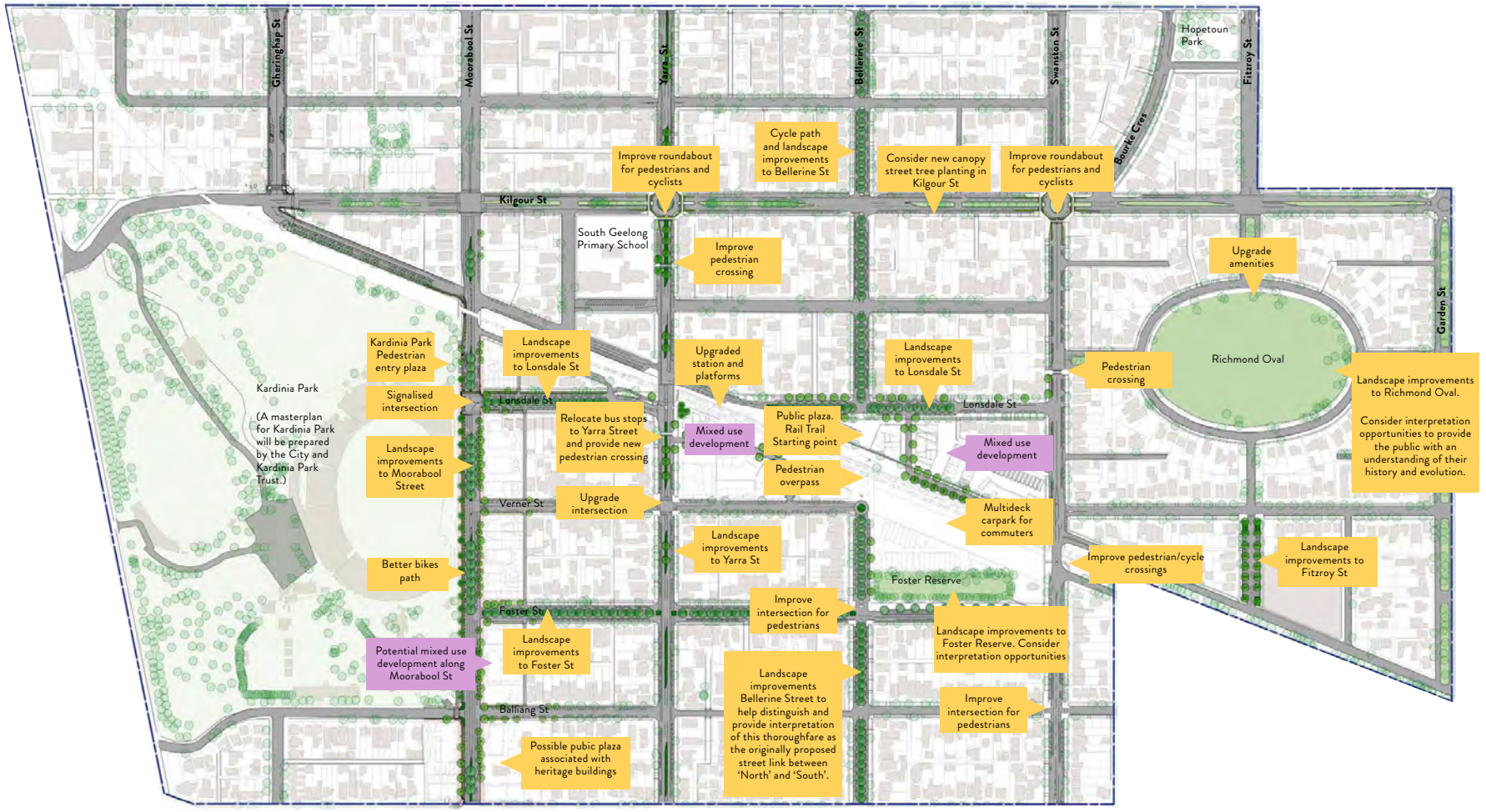
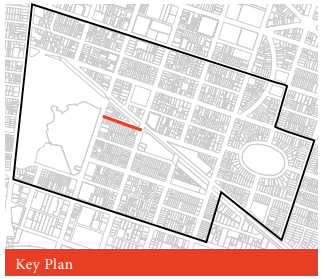


Figure 116. Public Realm Concept Plan Short - medium term scenario

5.2 LONSDALE STREET WEST



Lonsdale Street is an important link between the Station Hub Precinct and Moorabool Street Precinct/ Kardinia Park. Improvements to the pedestrian and cyclist experience between these two nodes is considered very important.

EXISTING CONDITION

This section of Lonsdale Street is between Moorabool Street and Yarra Street key features include;

- Wide asphalt carriageway in good condition.
- Two-way cycle path.
- Concrete footpaths.
- Brush Box planting to road edges.
- A 30m wide road reservation.

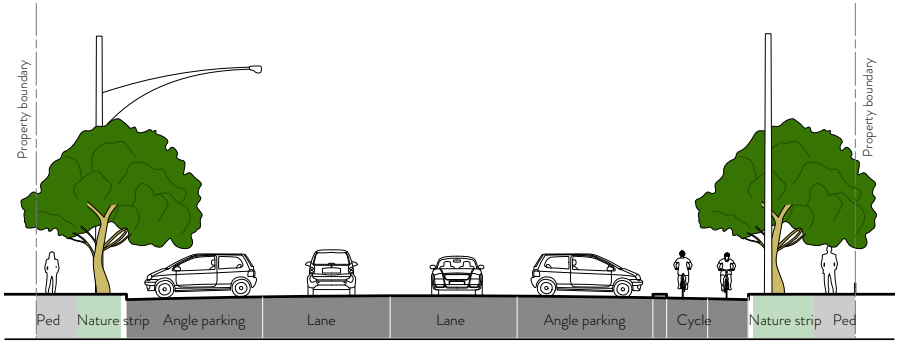


Figure 117. Lonsdale Street (West), existing typical cross section

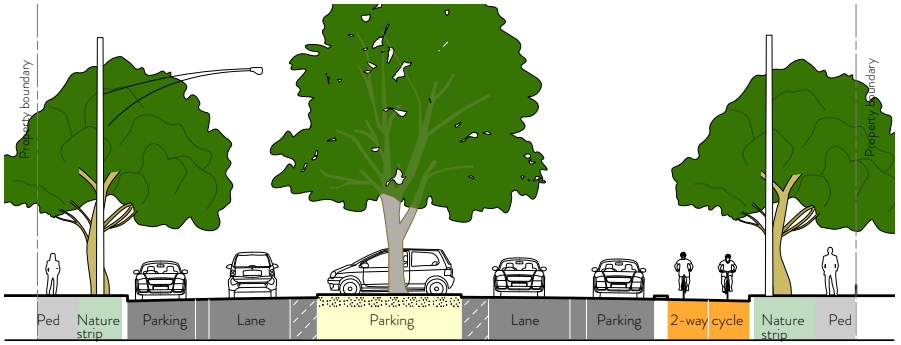


Figure 118. Lonsdale Street (West), proposed typical cross section

STRATEGY PLAN

- Provide for pedestrians, bicycles, buses and traffic.
- Provide parking to support Moorabool Street retail precinct and residents.
- Provide canopy trees.
- Reduce speed limit to 40 km/hr.
- Staged introduction of vegetated central medians is recommended. This will require careful strategy of removal of car parking generally starting furthest away from key destinations, such as commercial areas.
- Develop WSUD solutions, especially where they can help support better tree growth.

LONSDALE STREET (WEST) PUBLIC REALM VISION

Lonsdale Street West will be maintained substantially in its present form, using existing pavement, trees and drainage. The cycle way will be maintained in its current form, with improved connections proposed to Moorabool Street and the Rail Trail.

Centre of the road parking is proposed to cater for retail, residential and commuter car parking demands. Sections of car parking zone will include planted medians with large canopy trees.

Note: Long term staged removal of centre road car parking and introduction of vegetated medians.

MATERIALS

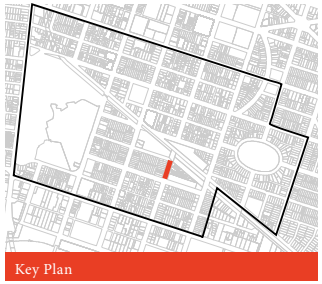
- Concrete footpaths.
- Trees within parking bays, established within wide trenches of structural soil.
- Trees within nature strips.
- Pedestrian lights within footpath zone.
- Pedestrian crossing threshold treatment could include asphalt flat top with rough bluestone pitchers.

TREE SPECIES

- Brush Box planting maintained and reinforced in northern nature strip.
- Central median species, options including; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

5.3 BELLERINE STREET SOUTH

BELLERINE STREET SOUTH (1)



Bellerine Street is an important historical street, being the first road connection between 'North' and 'South' Geelong. There is potential interpret this through landscape improvements along the length of this street and create a 'green' link right into the city.

EXISTING CONDITION

This section of Bellerine Street is between Verner Street and Foster Street key features include;

- Wide asphalt carriageway in good condition.
- Gravel 90-degree parking on eastern road edge.
- Poorly defined edge to the park.
- Concrete footpaths on western property boundary.
- Brush Box on western road edge.
- A 30m wide road reservation.

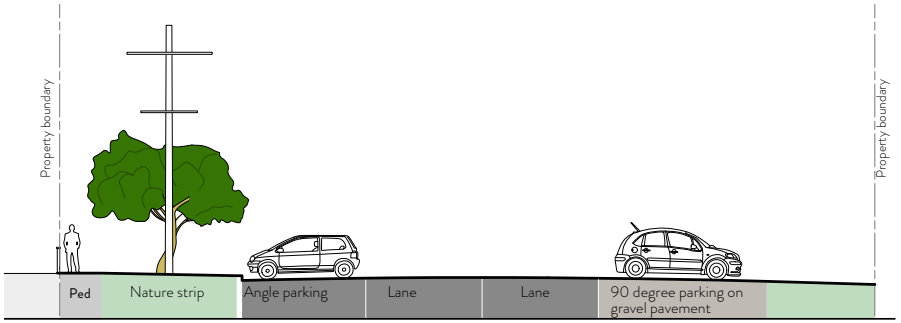


Figure 120. Bellerine Street South (1), existing typical cross section

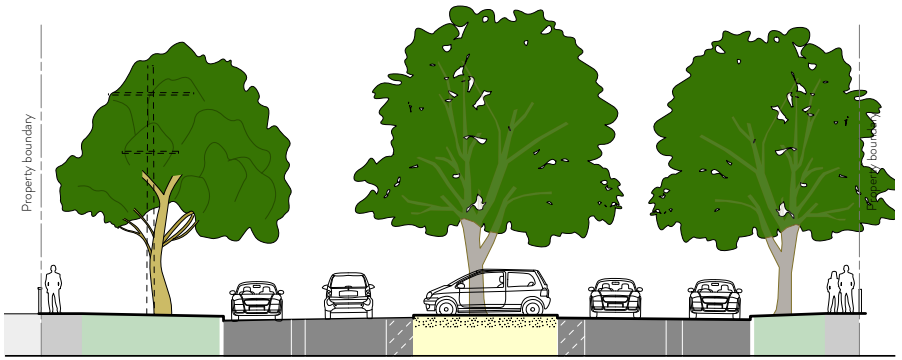


Figure 119. Bellerine Street South (1), proposed typical cross section

STRATEGY PLAN

- Develop Bellerine Street as a green link between the City and South Geelong.
- Provide for pedestrian, traffic and parking, including a pedestrian crossing over the railway lines.
- Provide large canopy trees along eastern side of the road and within a central median.
- Develop WSUD solutions where possible in the road and nature strip especially where they can support better tree growth.
- Underground power.
- Reduce speed limit to 40 km/hr.

BELLERINE STREET (SOUTH -1) PUBLIC REALM VISION

Bellerine Street will become an important green street which provides interpretation of the historical first street connection between 'north' and 'south' Geelong.

Car parking in this section of the street will support the train station. The central road space will be reconfigured to provide a vegetated median with new canopy tree planting. Sections of centre median will allow for 90 degree car parking.

The street will be maintained substantially in its present form using existing pavement, trees and drainage. Upgrade of the eastern gravel section is required.

Note: Long term staged removal of centre road car parking and introduction of vegetated medians.

MATERIALS

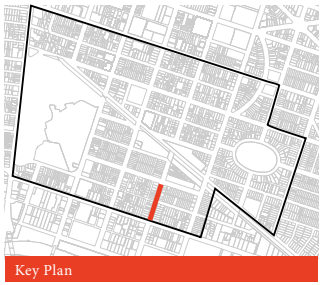
- Concrete footpaths, including a new footpath adjacent to the park.
- Trees within parking bays, established within wide trenches of structural soil.
- Trees within nature strips.
- Pedestrian lights within footpath zone.

TREE SPECIES

- Brush Box planting on western road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

5.3 BELLERINE STREET SOUTH

BELLERINE STREET SOUTH (2)



EXISTING CONDITION

This section of Bellerine Street is between Foster Street and Fyans Street, key features include;

- Wide asphalt carriageway in good condition.
- Gravel 90-degree parking on eastern road edge.
- Poorly defined edge to the park.
- Concrete footpaths on western property boundary.
- Brush Box on western road edge.
- A 30m wide road reservation.

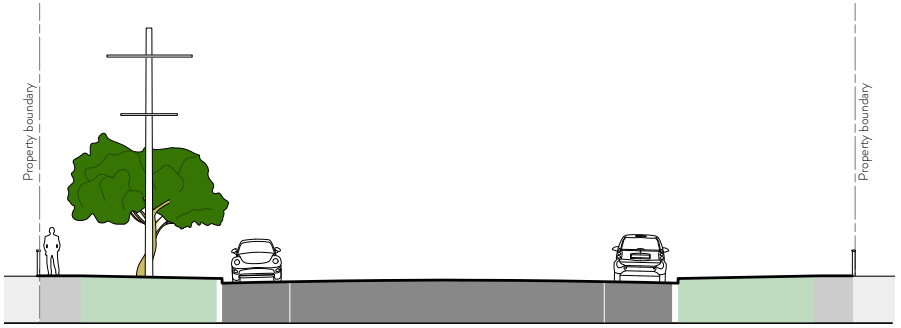


Figure 121. Bellerine Street South (2), existing typical cross section

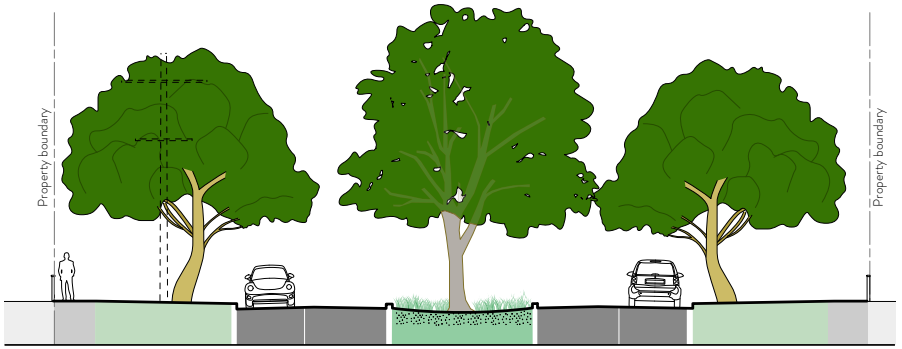


Figure 122. Bellerine Street South (2) , proposed typical cross section

STRATEGY PLAN

- Develop Bellerine Street as a green link between the 'north' and 'south' Geelong.
- Provide for pedestrian, traffic and parking.
- Provide large canopy trees along eastern side of the road and within a central median.
- Develop WSUD solutions where possible in the road and nature strip especially where they can support better tree growth.
- Underground power.
- Reduce speed limit to 40 km/hr.

BELLERINE STREET (SOUTH -2) PUBLIC REALM VISION

This section of the street will be maintained substantially in its present form using existing pavement, trees and drainage.

The central road space will be reconfigured to provide a vegetated median with new canopy tree planting.

Note: This section of roadway demonstrates the preferred long term condition for other streets within the study area, with no central parking and a vegetated median.

MATERIALS

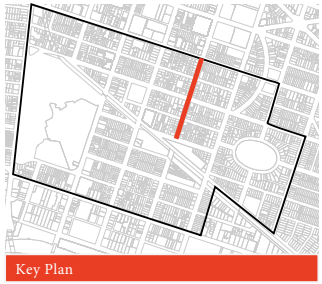
- Concrete footpaths.
- Trees within a central median. Consider water sensitive design solutions, slight regrading of laneways may be required.
- Trees within nature strips/ rain gardens.
- Pedestrian lights within footpath zone.

TREE SPECIES

- Brush Box planting on road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

5.4 BELLERINE STREET NORTH

BELLERINE STREET NORTH



EXISTING CONDITION

This section of Bellerine Street is from Lonsdale Street to McKillop Street.

- Wide asphalt carriageway in good condition.
- Concrete footpaths.
- Brush Box on western road edge.
- A 30m wide road reservation.

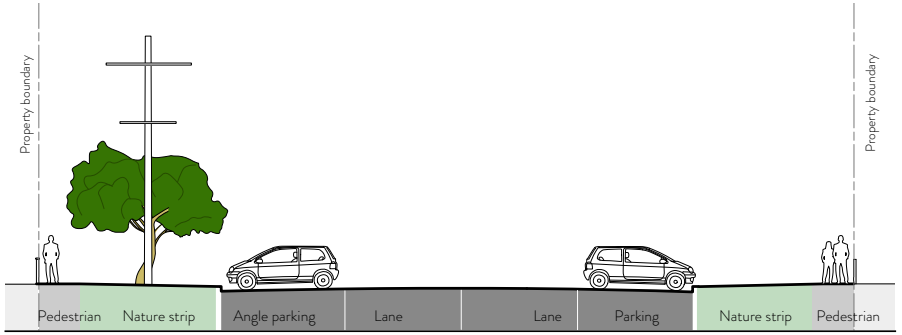


Figure 124. Bellerine Street north, existing typical cross section

STRATEGY PLAN

- Provide for pedestrian, bicycles, traffic and parking.
- Provide large canopy trees along eastern side of the road and within a central median.
- Develop WSUD solutions where possible in the road and nature-strip especially where they can support better tree growth.
- Undergrounding of power throughout the precinct.
- Staged introduction of vegetated central medians is recommended as we shift away from private vehicles in favour of modes such as walking, cycling, street level mass transit, trains and shared vehicles. This will require a careful strategy of removal of car parking, generally starting furthest away from the train station.
- Reduce speed limit to 40 km/hr.

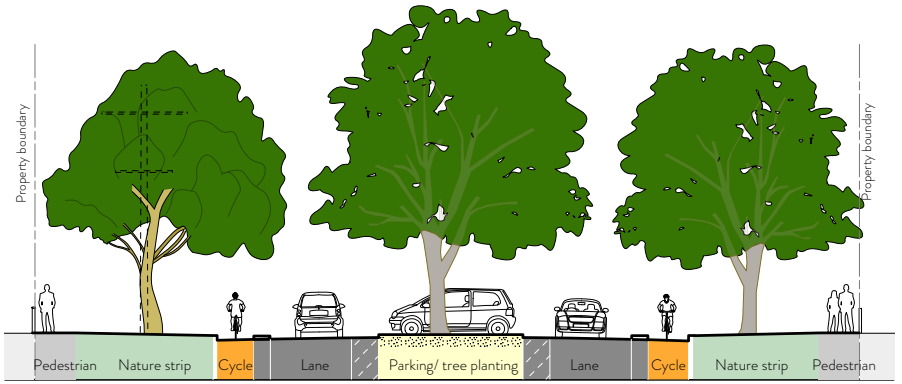


Figure 123. Bellerine Street north, proposed typical cross section

BELLERINE STREET NORTH PUBLIC REALM VISION

Bellerine Street will become an important green street which provides interpretation of the historical first street connection between 'north' and 'south' Geelong.

This section of the street will be maintained substantially in its present form using existing pavement, trees and drainage. The roadway will be reconfigured to include separated bike paths, which connect to the Station, Rail Trail and proposed pedestrian crossing over the railway.

The central road space will be reconfigured to provide a vegetated median with new canopy tree -planting. Sections of centre median will allow for 90 degree car parking.

Note: Staged removal of car parking over time and introduction of vegetated medians. Some visitor car parking will remain in Bellerine Street in the long term.

MATERIALS

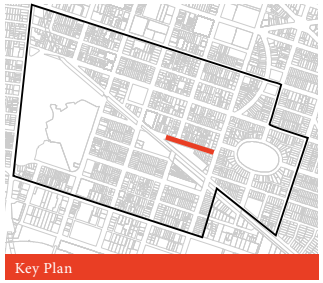
- Concrete footpaths.
- Trees within parking bays, established within wide trenches of structural soil.
- Trees within nature strips/ rain gardens.
- Pedestrian lights within footpath zone.

TREE SPECIES

- Brush Box planting on western road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle).

5.5 STATION HUB

STATION HUB PUBLIC REALM WORKS



An integrated, staged public realm and streetscape upgrade program is proposed within the Station Hub key development area, which utilises the wide street reserves for biodiversity, pedestrian and cycle benefits.

EXISTING CONDITION

This section of Lonsdale Street is between Swanston Street and Carr Street.

- Wide asphalt carriageway in good condition.
- Concrete footpaths.
- Brush Box planting to road edges.
- A 30m wide road reservation.

Figure 125. Lonsdale Street (East), existing typical cross section

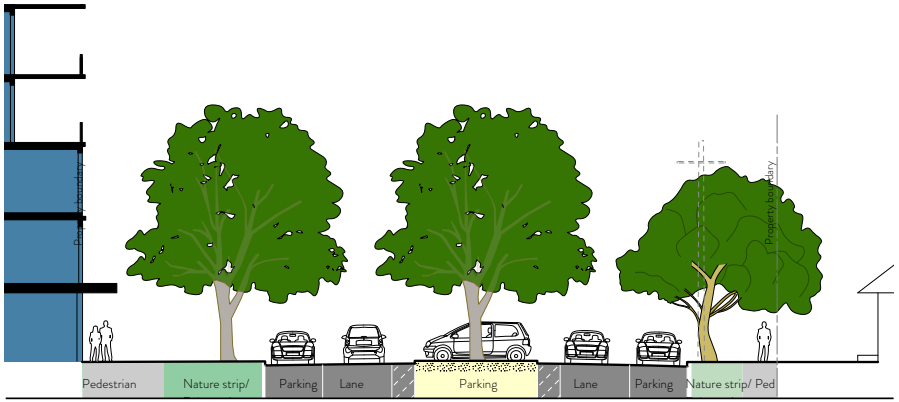


Figure 126. Lonsdale Street (East), proposed typical cross section

STRATEGY PLAN

- Provide parking for residents, short stay shopping and commuters.
- Provide canopy trees.
- Provide space for sitting, resting and meeting on the southern (sunny) side of the street.
- Develop WSUD solutions, especially where they can help support better tree growth.
- Underground power.
- Reduce speed limit to 40 km/hr.

LONSDALE STREET (EAST) PUBLIC REALM VISION

The northern side of Lonsdale Street will be maintained substantially in its present form using existing pavement, trees and drainage. The south side will be reconstructed to included expanded footpath and nature strip which allows provision for pedestrians, new canopy trees and WSUD treatments. A combination of centre of road and kerb side parking will service both residents and commuters.

Note: Long term staged removal of centre road car parking is proposed. To be replaced with vegetated medians.

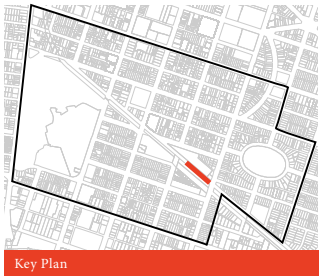
MATERIALS

- Concrete footpaths.
- Trees within a central median. Consider water sensitive design solutions, slight regrading of laneways may be required.
- Trees within nature strips/ rain gardens.
- Pedestrian lights within footpath zone.

TREE SPECIES

- Brush Box planting on road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

5.6 CARR STREET



EXISTING CONDITION

- Wide asphalt carriageway in good condition.
- Concrete shared path.
- Sparing planting with inadequate scale (bottlebrush) on northern road edge.
- Sparing Brush Box planting on the southern road edge.
- A 20m wide road reservation.

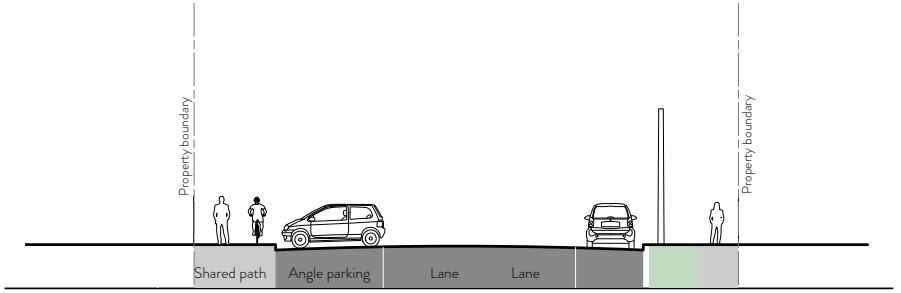


Figure 128. Carr Street, existing typical cross section

STRATEGY PLAN

- Divert Carr Street through the Barwon Water redevelopment site.
- Close a section of Carr Street to improve pedestrian connections to the station and proposed pedestrian overpass.
- Provide for one way traffic and efficient carparking.
- Improve conditions for pedestrian and cyclists.
- Develop a 'starting point' for the Rail Trail with associated infrastructure and end of trip facilities.
- Provide large canopy trees within car parking bays.
- Develop WSUD solutions where possible in the road especially where they can support better tree growth.
- Reduce speed limit to 40 km/hr.

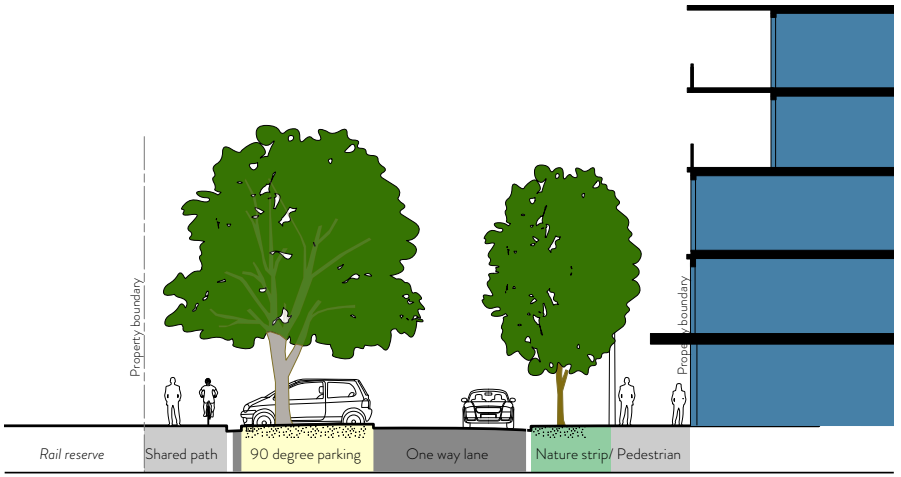


Figure 127. Carr Street, proposed typical cross section

CARR STREET PUBLIC REALM VISION

Carr Street will continue to perform its role as a parking street. It will be reconfigured to accommodate 90-degree parking and one-way traffic (entry from Swanston Street).

The northern footpath and nature strip will be expanded to provide opportunities for improved landscape and amenities associated with new residential development.

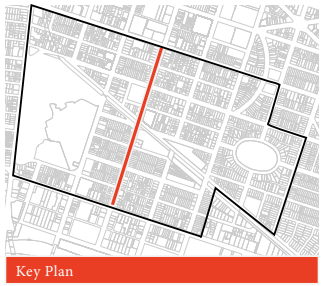
MATERIALS

- Concrete footpaths.
- Trees within median and parking bays, established within wide trenches of structural soils.
- Pedestrian lights within footpath zone.

TREE SPECIES

- Large canopy tree planting within parking zone and nature strips. TBC Species, including large scale eucalyptus.

5.7 YARRA STREET



EXISTING CONDITION

- Wide asphalt carriageway in good condition.
- Concrete footpaths in good condition.
- Brush Box on road edges.
- A 30m wide road reservation.

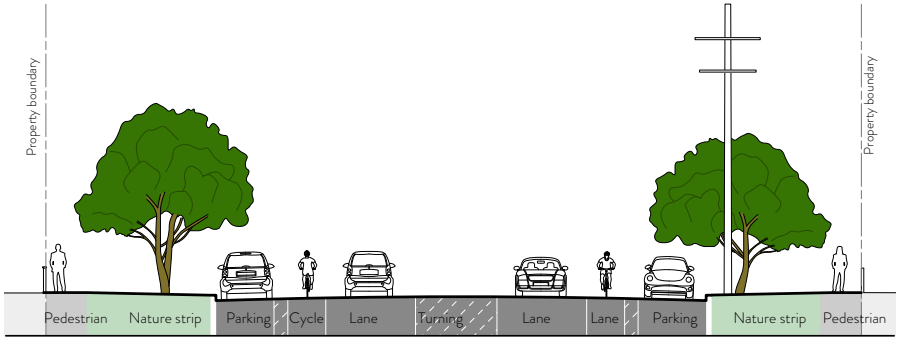


Figure 129. Yarra Street, existing typical cross section

STRATEGY PLAN

- Provide for pedestrian, bicycles and traffic.
- Provide large canopy trees along both sides of the road and median where possible.
- Develop WSUD solutions where possible in the road and nature strips especially where they can support better tree growth.
- Underground power.

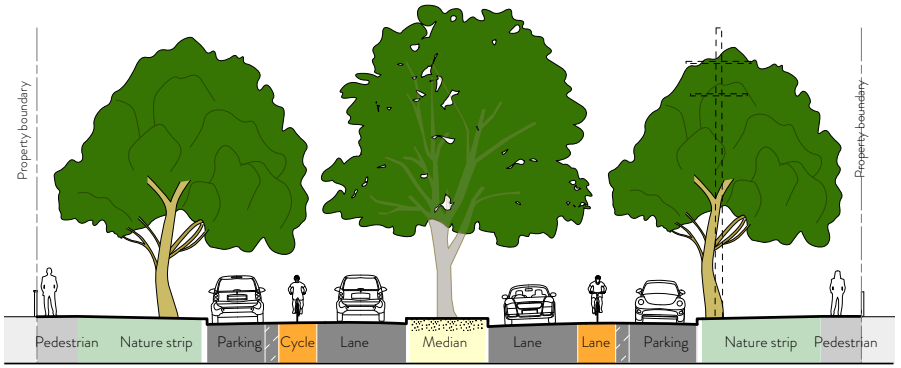


Figure 130. Yarra Street, proposed typical cross section

YARRA STREET PUBLIC REALM VISION

Yarra Street will be maintained substantially in its present form using existing pavement, trees and drainage.

The central road space will be reconstructed to provide for new canopy trees and water sensitive urban design treatments.

MATERIALS

- Concrete footpaths.
- Trees within median, established within wide trenches of structural soil.
- Pedestrian lights within footpath zone.

TREE SPECIES

- Brush Box planting on road edges maintained and reinforced.
- Central median species, options include; Lemon Scented Gum, Spotted Gum, Smooth-barked Apple Myrtle.

Figure 131. Artist impression of Moorabool Street precinct looking north from Fyans Street

IMPLEMENTATION

6.0

6.0 IMPLEMENTATION

INTRODUCTION

This section provides a summary of recommendations, policies and projects that have been identified in the UDF for three identified areas including the existing residential zones (including proposed Heritage Overlay areas), Key Development Areas including Moorabool Street and the Station Precinct (including the Barwon Water Site.

For each area, the table outlines short (1-5 years), medium (5-10 years) and long (10+ years) term implementation actions to be achieved over the next 10 + years for each precinct including;South Geelong Station Hub (which also includes the Barwon Water site)

- A Framework for capital works expenditure on priority projects for the public realm. Subject to the preparation of concept plans and detailed design plans for construction. These works may be carried out according to the availability of funds.
- Changes to the Planning Scheme and Overlays have been considered that will assist in achieving the strategic and design outcomes sought for South Geelong.

CONCEPT PLANS

The analysis and consultation processes from the Draft UDF have generated specific projects to become the subject of concepts plans as part of the Urban Design Framework.

Each concept plan will need another phases of design refinement, consultation and documentation before it can be implemented. The big picture ideas within this document have been translated into specific objectives and guidelines that will be transferred into the Planning Scheme.

It is important to note that the UDF provides overarching principles and guidelines for each particular area and individual decision-making on particular sites will occur in the future via a planning permit or scheme amendment.

6.0

IMPLEMENTATION OF THE MOORABOOL STREET PRECINCT

To achieve The City's desired outcome for the Moorabool Street Precinct a number of changes to the planning controls affecting the area will be required;

The area should be rezoned to allow a mixture of commercial and residential uses to occur within the precinct.

The City will work cooperatively with the Department of Transport, Kardinia Park Trust and other relevant stakeholders to realise the vision and objectives for the area.

Significant public investment at local and state level will be required to upgrade key pedestrian routes to connect South Geelong Station and Kardinia Park.

Development contributions can help provide the public realm and streetscape improvements as well as social housing as identified for the precinct.

MOORABOOL STREET – IMPLEMENTATION TIMING

PROJECT	TIMEFRAME	COMMENT	RESPONSIBLE FOR DELIVERY
Moorabool Street – Better Bikes	1-5 years	Funding has been provided for the Moorabool Street Better Bike Project.	Council - Engineering Services - Transport
Moorabool Street Beautification	5-10 years	• Detailed Design plans are required for Moorabool Street which will take into consideration the Kardinia Park Master Plan, Stage 5 redevelopment of GMHBA stadium and the Rail Duplication Project including connections to the station. • Redevelopment of Moorabool Street will be funded through a combination of Council, State and Federal Government budget bids. • Land developers on Moorabool Street should contribute to infrastructure upgrades adjacent to their property. Items such as on street car parking alterations, street trees, footpath changes, seating etc. Council will need to undertake further investigation regarding the most effective and efficient way to deliver infrastructure contritions resulting from the development of sites on Moorabool Street.	Council - Strategic Planning and Urban Design
Moorabool Street rezoning and policy changes	1-5 years	• Rezone the Commercial 2 Zone to the Mixed Use Zone • Introduce a new local planning policy for the UDF which includes preferred land use and built form outcomes for Moorabool Street. • Amend Clause 2 16.02-1L - Increase Housing Diversity Areas, to identify the Moorabool Street as a Key Development area.	Council - Strategic Planning and Strategic Implementation
Overlay Changes - New Design and Development Overlay (DDO)	1-5 years	• Apply a DDO to the Moorabool Street Precinct. The DDO should implement design principles from the UDF relating to built form controls, building height, setbacks, widening of the lane way, protection of heritage buildings and the residential interface, separation between buildings, vehicle and pedestrian access, noise attenuation, WSUD and ESD requirements.	Council - Strategic Planning and Strategic Implementation
Moorabool Street Laneway - Public Acquisition Overlay (PAO)	When Required	• Apply a 2m wide PAO to the rear of the properties fronting Moorabool Street to facilitate the widening on the existing rear lane way to cater for deliveries and vehicle parking and movements. • Overtime the number of vehicle crossings on Moorabool Street should be reduced.	Council - Strategic Planning and Strategic Implementation
Environmental Audit Overlay	1-5 years	Apply an Environmental Audit Overlay to land in Moorabool Street in accordance with Planning Practice Note 30 - Potentially Contaminated Land	Council - Strategic Planning and Strategic Implementation
Social Housing	1-5 years	Developer lead social housing contributions should be included within the planning scheme. Council will need to liaise with the State Government to determine the most appropriate mechanism to deliver social housing outcomes.	Council - Strategic Planning and Strategic Implementation

6.0

IMPLEMENTATION OF THE SOUTH GEELONG STATION HUB KEY DEVELOPMENT AREA

The City will work cooperatively with Barwon Water, the Department of Transport and other relevant stakeholders to realise the vision and objectives for the area.

Significant public investment at local and state level will be required to upgrade key pedestrian routes to connect South Geelong Station and Kardinia Park.

Development contributions can help provide the public realm and streetscape improvements identified for the precinct as well a social housing outcomes.

The partial closure of Carr Street should be facilitated as part of the station and Barwon Water site redevelopments.

Plan for the staging of development and delivery of public infrastructure upgrades by different stakeholders as funds become available.

Future development of Carr and Lonsdale Streets and the Barwon Water Site should take into consideration the South Geelong Station upgrade. Public realm, building design and changes to streets should compliment the station design through the use of similar materials, finishes and plantings.

6.0

STATION HUB - IMPLEMENTATION TIMING

PROJECT	TIME-FRAME	COMMENT	RESPONSIBLE FOR DELIVERY
Barwon Water Site rezoning	1-5 years	• The site is currently within the Public Use Zone – Schedule 1 and will need to be rezoned prior to being re-developed. The site should be rezoned to a Mixed Use Zone to facilitate high density housing and a mix of commercial uses which can service the surrounding community. • Apply a Design and Development Overlay to facilitate built form outcomes consistent with the objectives and strategies contained in the UDF, which would include: _ Guidelines around built form outcomes including acoustic measures, materiality, and expected heights which should include a preferred height of 6 storeys at the western portion of the Barwon Water site _ Requirement to deliver public spaces and infrastructure/improvements to the public realm adjacent to the site. _ High quality urban design outcomes, transit oriented development with opportunities to reduce car parking requirements if appropriately justified • Barwon Water have been working with the EPA to resolve contamination issues on their site. If this matter is not resolved prior to the land being rezoned an Environmental Audit Overlay should be applied to the land.	Council - Strategic Implementation and Barwon Water
Future Road Through Barwon Water Site	5-10 years	• The UDF identifies an opportunity to divert Carr Street through the easement on the Barwon Water site. Detailed design and costings, including intersection changes required at Bellerine Street and reinstatement of infrastructure associated with the station plaza area will need to be prepared to understand the viability of delivering this option. This option proposes the best long term development strategy for the northern side of the station hub. Council will need to undertake further investigation regarding the most effective and efficient way to deliver infrastructure contritions resulting from the development of the site.	Council and Barwon Water
Station land redevelopment and multi-deck car park	10 + years	• RPV have indicated there are no current plans to redevelop the Station Car Park. The redevelopment of the car parking area would be a long term plan for the precinct. A local planning policy should reflect the long term objectives and strategies for the station hub precinct. • Investigate opportunities with RPV, Barwon Water and Council for a shared car parking outcome for the station precinct. The multi deck car park could be brought forward or completed in stages, as demand for car parking changes. Further investigation into whether the multi deck car park could be shared with the future development of the Barwon Water site should be undertaken.	Council, State Government and Barwon Water
Pedestrian Bridge Over Railway line	10+ years	• The UDF identifies an opportunity to construct a pedestrian bridge over the railway line (linking Bellerine Street). This bridge would be a long term opportunity and could be delivered by the developer of the Barwon Water Site or local or state government. This bridge could help facilitate a shared precinct wide car parking and land use outcome should the multi deck car park be developed.	Developer or Council
South Geelong Street Safety upgrades (STilS)	1-5 years	• Funding has been granted for this project and the majority of safety upgrades are now complete.	Council - Engineering Services
Carr Street Changes and Public Realm	1-5 years	• To be delivered as part of the Rail Duplication project. • If changes are required to Carr Street as a result of development on the Barwon Water site, they will be completed at the time the site is developed. This could be determined through the planning permit stage.	State Government, Council and Barwon Water
Beautification of Streets surrounding the station, including Lonsdale Street	5-10 years	• The rail duplication project will deliver on partial upgrades to the western end of Lonsdale Street. • Development of the Barwon Water site should contribute to upgrades to Lonsdale Street adjacent to their site consistent with the UDF. Council will need to undertake further investigation regarding the most effective and efficient way to deliver infrastructure contributions associated with delivering changes to eastern end of Lonsdale Street. • Council will need to seek funding through Council budget bids as well as State and Federal Government funding opportunities to complete the balance of the streets.	Council - Engineering Services Barwon Water
Revise the IHDA mapping and policy to include the Barwon Water site and Train Station as a Key Development Area	1-5 years	• Amend Clause 16.02-1L - Increases Housing Diversity Areas, to identify the South Geelong Station Hub and the Barwon Water Site as a Key Development area.	Council - Strategic Planning and Strategic Implementation
173 Agreements, Social Housing other Overlays	1-5 years	• To capture upgrades to key pedestrian routes, possible closure of Carr Street, areas of public open space, changes to and reinstatement of infrastructure etc These changes would be negotiated as part of a planning permit process. • Incorporate staging for the Barwon Water Site, including what infrastructure improvements are to be delivered in which stage. • Investiagte with assistance from the State Government a requirement to provide social and affordable housing within the development.	Council - Strategic Planning and Engineering Services Barwon Water

6.0

CHANGES TO RESIDENTIAL ZONES

The community have indicated a preference to retain significant heritage values and expressed strong desires to protect the existing neighbourhood character value within the study area. To balance the desire to protect character while still encouraging higher density housing growth it is proposed to rezone the area to reflect the different scales of development identified in the South Geelong Capacity and Change Areas Review and Heritage Study.

The subdivision pattern within South Geelong which includes rear laneways, provides opportunities for development at the rear of properties within minimal impact on streetscapes within the heritage precinct. There are also opportunities for new housing on sites with non-contributory buildings.

The Richmond Crescent area, has been identified for incremental change, upon further review of this area it is recommended that the area be rezoned from a Neighbourhood Residential to General Residential Zone to better reflect the preferred growth outcomes for this area.

CHANGES TO RESIDENTIAL ZONES

PROJECT	TIMEFRAME	COMMENT	RESPONSIBLE FOR DELIVERY
Apply a Heritage Overlay to properties identified within the Heritage Study.	1-5 years	• Introduce Heritage Overlay to areas identified within Heritage Study outlined within this report. This process will be subject to a Planning Scheme Amendment and further consultation with landowners. The process will identify the key heritage features of each dwelling and recommended heritage listing (B,C,D, non-contributory) • Review existing HO 1641 as it relates to corner shops, to provide opportunity for these buildings to be reused for a mixture of residential and commercial purposes which would provide services to the local community.	Council - Strategic Planning and Strategic Implementation
Changes to zones and schedules to reflect significant neighborhood character elements as outlined within the Capacity and Change Area review	1-5 years	• Prepare a new local policy for the UDF, the policy should protect significant elements identified as part of the Capacity and Change Area Review. • Retain the use of the General Residential Zone for Minimal change areas. This use of this zone will balance the need to support housing growth around the South Geelong Train station while still protecting heritage character. • Rezone land in the Incremental Change Areas to General Residential Zone. • Rezone land in the Substantial Change Area to a Residential Growth Zone.	Council - Strategic Planning and Strategic Implementation
Changes to policy	1-5 years	• Amend Clause 16.02-1L Increased Housing Diversity Area to include the substantial change areas as an increase housing diversity area. • Update the planning scheme where relevant to reflect the objectives and stratergies contained within the UDF.	Council - Strategic Planning and Strategic Implementation
Richmond Crescent Area	1-5 years	• Rezone land around Richmond Crescent from the Neighbourhood Residential Zone to the General Residential Zone. The Capacity and Change area review identified that this area could accommodate a moderate level of change and is within 800m of the train station as sites in this location did not present cohesive character attributes. The use of General Residential Zone will support additional housing outcomes close to the train station.	Council - Strategic Planning and Strategic Implementation

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CITY OF GREATER GEELONG

3. RECORD OF INFORMAL MEETINGS OF COUNCILLORS

Source: **Corporate Services**
Executive Director: **Troy Edwards**

Summary

4. 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.

5. A summary of the informal meetings of Councillors is attached.

RESOLUTION - Item 3.1

Cr R Nelson moved, Cr R Story seconded -

That Council receive the summary of the informal meetings of Councillors for the period to 22 April 2025.

Carried

INFORMAL MEETINGS OF COUNCILLORS
(Council Meeting 22 April 2025)

Informal Meeting Details	Councillor Attendance/Apology	Officer Attendance	Agenda Items	Conflict of Interest Disclosures
Budget Workshop **13 March 2025**	Cr S Kontelj Cr T Sullivan Cr M Cadwell Cr E Wilkinson Cr E Kontelj Cr A Aitken Cr E Sinclair Cr C Burson Cr A Katos *Apology:* Cr R Nelson (LOA) Cr R Story (LOA)	A Wastie (CEO) T Edwards (EXEC DIR) A Basford (EXEC DIR) T Bradley (EXEC DIR) J Stirton (EXEC DIR) A Martin (CHIEF) S Owens (MGR) J Blunt (CHIEF) D Ross (CHIEF) R Nibaldi (MGR) N Allen (OFF)	• Presentation of Draft Budget	• Nil
Councillor Briefing **1 April 2025**	Cr S Kontelj Cr R Nelson Cr M Cadwell Cr E Wilkinson Cr E Kontelj Cr E Sinclair Cr C Burson Cr R Story Cr A Katos *Apology:* Cr T Sullivan (LOA) Cr A Aitken (COI)	A Wastie (CEO) T Edwards (EXEC DIR) T Bradley (EXEC DIR) J Stirton (EXEC DIR) A Higgs (A/ EXEC DIR) P Newton (MGR) A Bowkett (MGR) S Karunaratne (MGR) J Richardson (SNR OFF) J Douglas (MGR)	**Reports:** • Service Review (Aged Care)	• Cr A Aitken has declared a conflict of interest in relation to Service Review (Aged Care) and was not present for this discussion

Budget Workshop **1 April 2025**	Cr S Kontelj Cr R Nelson Cr M Cadwell Cr E Wilkinson Cr E Kontelj Cr A Aitken Cr E Sinclair Cr C Burson Cr R Story Cr A Katos *Apology:* Cr T Sullivan (LOA)	A Wastie (CEO) T Edwards (EXEC DIR) A Basford (EXEC DIR) T Bradley (EXEC DIR) J Stirton (EXEC DIR) A Martin (CHIEF) S Owens (MGR) J Blunt (CHIEF) D Ross (CHIEF) R Nibaldi (MGR) N Allen (OFF)	• Presentation of Draft Budget	• Nil
Councillor Strategic Session **3 April 2025**	Cr S Kontelj Cr T Sullivan Cr M Cadwell Cr E Kontelj Cr A Aitken Cr R Nelson Cr E Wilkinson Cr E Sinclair Cr R Story Cr C Burson Cr A Katos *Apology:* Cr T Sullivan (LOA)	A Wastie (CEO) T Edwards (EXEC DIR) A Basford (EXEC DIR) T Bradley (EXEC DIR) A Higgs (MGR) A Locke (MGR) B Sanders (MGR) P Fisher (SNR OFF) J Douglas (MGR) D Pangrazio (OFF)	**Presentations:** • Balyang Par 3 • Future of City's Bollards	• Nil
Councillor Briefing **8 April 2025**	Cr S Kontelj Cr R Nelson Cr T Sullivan Cr M Cadwell Cr E Kontelj Cr E Sinclair Cr C Burson Cr R Story Cr A Katos Cr E Wilkinson *Apology:* Cr A Aitken Cr T Sullivan (LOA)	A Wastie (CEO) T Edwards (EXEC DIR) A Basford (EXEC DIR) T Bradley (EXEC DIR) J Stirton (EXEC DIR) A Martin (CHIEF) J Blunt (CHIEF) A Stebbing (MGR) F Bolitho (MGR) R Nibaldi (MGR) D Ross (CHIEF) N Allen (OFF) M Jewell (CO ORD) K Riley (SNR OFF) B Loft (SNR OFF)	**Presentations:** • Draft Council Plan • Community Health and Wellbeing Strategy • Rainbow Action Plan **Reports:** • Youth Council First Report • Endorse for Exhibition Proposed 2025-26 to 2028-29 Budget • Community Vision and Draft Council Plan 2025-29 • Community Health and Wellbeing Strategy 2025-29 • Draft Rainbow Action Plan	• Nil

		J Prescott (OFF) C Walters (TEAM LEAD) J Douglas (MGR) E Ryan (SNR OFF)	• Response to petition – lovely banks playground and pedestrian crossing & sound barriers • State Government Kinder Grant – Co-Contributions (Bloinks Hub, Armstrong Creek) • Proposed lease of land – 116-120 Purnell Road, Corio • Proposed Road Discontinuance and Sale of Land – De Stefano Drive, North Geelong • T2500010 – Animal Pound Services (Confidential) • Appointment of an Independent Member to the Audit and Risk Committee (Confidential) •	
Councillor Update **8 April 2025**	Cr S Kontelj Cr C Burson Cr A Katos Cr R Story *Apology:* Cr R Nelson Cr T Sullivan Cr M Cadwell Cr E Kontelj Cr E Wilkinson	T Bradley (EXEC DIR) J Randles (MGR) E Chapman (LEAD)	• Status update on Development Jetty Road Urban Growth Plan	• Nil

4. CONFIDENTIAL

Council will close the meeting to the public in accordance with the provision of section 66(2) of the *Local Government Act 2020* to consider the following list of items.

4.1. T2500054 - Horseshoe Bend Community Hub - Construction (Confidential)

CONFIDENTIAL

RESOLUTION - Item 4.1

Cr R Nelson moved, Cr E Wilkinson 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 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 of the ongoing contract negotiations.

Carried

4.2. Appointment of an Independent Member to the Audit & Risk Committee (Confidential)

CONFIDENTIAL

RESOLUTION - Item 4.2

Cr R Nelson moved, Cr E Wilkinson 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 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 of the sensitive and varied nature of the information received and considered by the Audit & Risk Committee from time-to-time which can pertain to external stakeholders also.

Carried

5. CLOSE OF MEETING

Cr R Nelson moved, Cr E Wilkinson seconded –

That the meeting be closed to the public

Carried.

The meeting was closed to the public at 8.37pm.

Cr R Nelson moved, Cr E Sinclair seconded –

That the meeting be re-opened to the public.

Carried.

The meeting re-opened to the public at 8.44pm.

As there was no further business the meeting closed at 8.45pm on Tuesday 22 April 2025.

Signed: _____

Cr Stretch Kontelj (Mayor)

Date: _____