

MINUTES

COUNCIL MEETING

Tuesday 26 August 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)

| | |
|---|-----------|
| 1. PROCEDURAL MATTERS..... | 4 |
| 1.1. Acknowledgement of Country | 4 |
| 1.2. Apologies | 4 |
| 1.3. Leaves of Absence..... | 4 |
| 1.4. Declarations of Conflicts of Interest | 4 |
| 1.5. Confirmation of Minutes | 4 |
| 1.6. Public Question and Submission Time | 5 |
| 1.7. Petitions | 30 |
| 2. REPORTS | 31 |
| 2.1. Rainbow Action Plan | 31 |
| 2.2. Youth Council Second Report 2025..... | 36 |
| 2.4. Draft Geelong Waterfront Master Plan..... | 38 |
| 2.3. Draft Sovereign Drive Recreation Reserve Master Plan..... | 43 |
| 2.5. Cr Story and Cr Sullivan Interstate Travel - Australian Local Government Association..... | 47 |
| 2.6. Proposed sale of land Former Saleyards at 125-135 Weddell Road, North Geelong..... | 51 |
| 2.7. Willis Street (Harding - Brown), Portarlington - Declaration of Charge - Special Rate and Charge Scheme - SRC 372 | 56 |
| 2.8. Amendment C278ggee - Marshall Precinct Structure Plan - Consideration of Panel Report and Adoption of Amendment..... | 62 |
| 2.9. Amendment C457ggee - Highton Urban Design Framework Implementation - Consideration of Panel Report and Adoption of Amendment | 67 |
| 2.10. T2500041 - Drainage Inspection and Vacuum/Drain Cleaning Plant Hire Services | 71 |
| 2.11. T2500024 - Landy Field Pavilion Redevelopment - Construction | 75 |
| 2.12. T2500051 - North Bellarine Aquatic Centre Stage 2 – Design & Construct | 79 |
| 2.13. T2500053 - Drysdale Sports Precinct Stage 2..... | 83 |
| 2.14. T2500098 - Ocean Grove District Ride Centre | 87 |
| 2.15. Planning Authorisation - Council to Staff..... | 91 |
| 3. RECORD OF INFORMAL MEETINGS OF COUNCILLORS..... | 93 |
| 4. CONFIDENTIAL..... | 94 |
| 4.1. GME External Committee Member Appointment 2025-2029 (Confidential) | 94 |
| 5. CLOSE OF MEETING..... | 95 |

Present: Cr S Kontelj
Cr R Nelson
Cr T Sullivan
Cr A Aitken
Cr E Wilkinson
Cr E Sinclair
Cr A Katos
Cr E Kontelj
Cr M Cadwell (Virtual)
Cr R Story
Cr C Burson

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

Opening: The Mayor declared the meeting open at 6.00pm.

Cr M Cadwell joined the meeting at 6.05pm.

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 E Sinclair moved, Cr R Story seconded -

That Leave of Absence be granted to Cr M Cadwell from 18 August 2025 to 21 August 2025, inclusive.

Carried.

RESOLUTION - Item 1.3.2

Cr E Wilkinson moved, Cr R Nelson seconded -

That Leave of Absence be granted to Cr R Story from 3 September 2025 to 9 September 2025, inclusive.

Carried.

1.4. Declarations of Conflicts of Interest

Nil

1.5. Confirmation of Minutes

RESOLUTION - Item 1.5

Cr A Katos moved, Cr C Burson seconded -

That the Minutes of the Council Meeting held on 22 July 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:

- Howard Smith - Social Housing
- Ian Sheppard - Social Housing / Consultation
- Angela Carr – Homelessness
- Ross Kroger - Bird Walk Sign / Rates / Fire Levy
- Jeanne Nel – Trees
- Chrissy Freestone – Trees
- Trish Gant – CBD Crime / Public Toilets
- Charles Street - Lara Incinerator

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:

- Dash Nehring - Rainbow Youth Advisory
- Owen Willoughby - Moorabool St Bus Station
- Dr Britt Olsen - Social Housing
- Jenny Knox - Children's Services
- Julie Spec - Gender Impact Assessments
- Pierre Debets - Kyema Lipson Drainage upgrade

PUBLIC QUESTIONS AND SUBMISSIONS 26 AUGUST 2025

| | |
|---|-----------|
| <u>SUBMITTER 1. DASH NEHRING</u> | 2 |
| Subject: <u>RAINBOW YOUTH ADVISORY</u> | 2 |
| <u>SUBMITTER 2. OWEN WILLOUGHBY</u> | 3 |
| Subject: <u>MOORABOOL ST BUS STATION</u> | 3 |
| <u>SUBMITTER 3. DR BRITT OLSEN</u> | 4 |
| Subject: <u>SOCIAL HOUSING</u> | 4 |
| <u>SUBMITTER 4. SALLY FISHER</u> | 5 |
| Subject: <u>SOCIAL HOUSING</u> | 5 |
| <u>SUBMITTER 5. HOWARD SMITH</u> | 6 |
| Subject: <u>SOCIAL HOUSING</u> | 6 |
| <u>SUBMITTER 6. IAN SHEPPARD</u> | 7 |
| Subject: <u>SOCIAL HOUSING / CONSULTATION</u> | 7 |
| <u>SUBMITTER 7. ANGELA CARR</u> | 8 |
| Subject: <u>HOMELESSNESS</u> | 8 |
| <u>SUBMITTER 8. ROSS KROGER</u> | 10 |
| Subject: <u>BIRD WALK SIGN / RATES / FIRE LEVY</u> | 10 |
| <u>SUBMITTER 9. JEANNE NEL</u> | 11 |
| Subject: <u>TREES</u> | 11 |
| <u>SUBMITTER 10. CHRISSY FREESTONE</u> | 12 |
| Subject: <u>TREES</u> | 12 |
| <u>SUBMITTER 11. TRISH GANT</u> | 14 |
| Subject: <u>CBD CRIME / PUBLIC TOILETS</u> | 14 |
| <u>SUBMITTER 12. JENNY KNOX</u> | 16 |
| Subject: <u>CHILDREN'S SERVICES</u> | 16 |
| <u>SUBMITTER 13. JULIE SPEC</u> | 17 |
| Subject: <u>Gender Impact Assessments</u> | 17 |
| <u>SUBMITTER 14. CHARLES STREET</u> | 18 |
| Subject: <u>LARA INCINERATOR</u> | 18 |
| <u>SUBMITTER 15. PIERRE DEBETS</u> | 19 |
| Subject: <u>KYEMA LIPSON DRAINAGE UPGRADE</u> | 19 |

SUBMITTER 1. DASH NEHRING

Subject: RAINBOW YOUTH ADVISORY

Question 1:

Why is the Rainbow Youth Advisory Group not currently scheduled to be delivered in 2025?

Question 1 Response

Thank you for your question Dash.

The Rainbow Youth Advisory Group was a two-year pilot, as an initiative of a larger project which aimed to better understand barriers faced by marginalised young people. It wrapped up in December 2024, and after careful review, we decided not to continue it in 2025.

Our support for LGBTQIA+ youth remains very strong. Examples include the Gender and Sexuality Project (GASP) social group which will celebrate 30 years in 2026, delivery of an annual Wear It Purple youth event, and coordination of the Stand Out Community of Practice with local secondary schools.

Youth voice remains central through the Youth Council Advisory Committee, which has been active since 2019. We're working to ensure it reflects the diversity of our region, and we encourage LGBTQIA+ young people to apply when nominations for the 2026 program open next month.

Additionally, the Rainbow Action Plan being considered tonight will guide our future engagement with the rainbow community.

SUBMITTER 2. OWEN WILLOUGHBY

Subject: MOORABOOL ST BUS STATION

Question 1:

My question relates to the recent suggestion/proposal you made in the Geelong Advertiser and on social media platforms to move the Moorabool Street bus station and relocate services to Geelong Station.

I for one think that this idea would be amazing, the bus station is a big problem in the CBD not just because of the violence that occurs, but the placement is no longer ideal as it once was.

If you are able, could you open up a bit more about ideas you and the council have for this project, what funding it requires, whether it will require state government, and what will the area be used for if this plan goes forward.

Thank you.

Question 1 Response:

Thank you for your question Owen,

The provision of public transport, including bus routes and location of stops, is a responsibility of State Government. The City and State Government are both part of the Revitalising Central Geelong Partnership, which implements the Central Geelong Framework Plan 2023. Through the partnership we are supporting the delivery of the actions in relation to public transport by the State Government, and we are looking forward to the State Government completing their required planning work which will give further direction on the future of the Moorabool bus stops.

A decision on the Moorabool bus stops is strongly related to how the Geelong bus network will work as a whole and the community now has the opportunity to have their say. We welcome all feedback on how the Greater Geelong Bus network should operate as part of our consultation on the Integrated Transport Strategy. The survey closes on 25 September and can be accessed via the City's Have Your Say Page.

While our advocacy with State Government for upgrades and changes to the busses continues, we will focus on revitalising this area in line with our long-term vision as the thriving heart of Geelong and as a key meeting and gathering place for our Geelong community. We have almost completed works on Little Malop Central where we have removed the artificial turf and are reinstating the pavement in preparation for the Central Geelong market, which will bring further vibrancy to this precinct.

SUBMITTER 3. DR BRITT OLSEN

Subject: SOCIAL HOUSING

Question 1:

What progress has the council made towards delivering the additional 13 500 social homes required by 2041 identified in its Social Housing Plan 2020-2041?

Question 1 Response:

Thank you for your questions Britt,

The delivery of social and affordable housing is primarily the responsibility of State Government although we recognise that all levels of Government have a role to play in addressing the complex challenges of the current housing crises.

The Victorian Government Big Housing Build has delivered 470 homes in the Geelong region with a further 389 homes underway with a pipeline of projects through to 2051.

In April 2025, Council resolved to lease the land at 120 Purnell Road, Corio for social housing. Council is currently preparing a Request for Proposal to seek responses from Registered Housing Associations to construct and manage delivery of social housing at Purnell Rd. Council is investing significant resources into this project, which will increase social housing in the area.

In addition to utilising its own land, Council also negotiates the inclusion of social and affordable housing in private developments, advocates to the state and federal governments to invest in new social housing, and advocates to the state government for the inclusion of mandatory social and affordable housing planning controls in the Victorian planning provisions.

Question 2:

What is the current cost to the City and broader community and impacted residents of not having sufficient social housing available to house residents such as increased demand for food relief, emergency housing, increased crime and hospital admissions? How does that cost compare to the financial return which can be expected from the sale of land designated for social housing at Dean St, Belmont and Rollins Rd, Bell Post Hill?

Question 2 Response

Councils Social Housing Plan recognises the significant need for more social housing in the City, and the benefit this will bring to the whole community. We will continue to consider suitable Council owned land identified as surplus for social housing, as committed to in the Social Housing Plan.

Community consultation was undertaken on the Dean Street and Rollins Road locations as part of the Social Housing on Council-owned land engagement in 2022. Feedback received clearly indicated the

community was not in support of these two sites being used for social housing, leading to identification of being surplus to Council's needs.

As part of Councils 2025/26 approved budget, we have committed to ensuring long-term sustainability. The final budget achieves an operating surplus \$509,000 and will pay down debt while selling assets which are surplus to future needs.

SUBMITTER 4. SALLY FISHER

Subject: SOCIAL HOUSING

Question 1:

It was identified in the City's Geelong on the rise: A Clever and Creative International City Economic Development Plan 2024-2034 that lack of access to affordable housing is one of the major challenges the City faces to achieve inclusive economic growth. "Insufficient stock of housing as well as a lack of variety of housing stock can stifle economic growth" and a "lack of affordable housing can make it difficult for some workers to move or stay in Geelong, impeding future workforce growth". The Council has an opportunity to address the barriers it has identified in its Economic Development Plan. The Economic Development plan says that one of its strategies is to "advocate and plan for a variety of housing options that support our diverse workforce" The vacant land sites at Bell Post Hill and Belmont designated for social housing are a critical way that Council can deliver on its Economic Development plan given there is insufficient social housing to meet community needs and it makes up only 3.6% of the City's housing stock at present. Will the Councillors and City consider its Economic Development Plan when deliberating upon the sale of these critical pieces of vacant land and their potential contribution towards to ensuring workers on low incomes and other people on low incomes (eg pensioners) can have better access social housing?

Question 1 Response:

Thank you for your questions Sally,

The Council Plan, Community Health and Wellbeing Strategy, Economic Development Plan and Social Housing Plan all recognise the significant need for more social and affordable housing in the City, and the many benefits this would bring to the community. Council will consider all relevant Plans when deliberating upon the sale of Council land.

Question 2:

The Return on Investment of well located social housing has been estimated by the University of NSW at \$4.80 for every dollar invested for every year over 40 years and includes benefits such as better employment outcomes, better consumption and reduced travel times. Haven Homes Safe has undertaken 2023 study of the Social and Economic Return on Investment delivered by its Sidney Myer Haven as high as \$12.99 value for every dollar invested. This benefit was delivered to both the individuals and wider society through savings to the government due to improved safety and health. Will the economic value of utilising the parcels of land at Rollins Rd, Bell Post Hill and 5A Dean St, Belmont for social housing be calculated by the City ? If so, how does this Return On Investment compare to the short-term financial benefit to the City of selling this land designated for social housing?

Question 2 Response:

Council recognises the return on investment of well-located social housing. This is why we will continue to consider land identified as surplus for social housing and remain committed to our Social Housing Plan.

Ensuring long term financial sustainability, which the sale of surplus land contributes to, will ensure community benefit is derived from Council's budget overall.

SUBMITTER 5. HOWARD SMITH**Subject: SOCIAL HOUSING****Question 1:**

Under the City of Greater Geelong's Council Social Housing Plan 2020 to 2041, the plan's recommended strategies and actions state: council will increase the supply of social housing through the provision of the city's owned land for social housing developments and a new requirement for all developments of the city's own land to contribute to increasing supply of social housing. While I acknowledge that the council did provide one parcel of land at Purnell Road Corio for the use of social housing, this is just one piece of land that has been allocated, hardly a ground breaking contribution to ease the housing crisis in Geelong. Council, your report identifies another possible 117 sites. More recently, we are seeing Council selling off parcels of land, with additional proposed sell offs at 5A Dean St Belmont and 2-14 Rollins Rd Bell Post Hill, which were previously identified for Social Housing allocation. Major Kontelj you said yourself in January this year that the council should consider a mass sell off of council land to reduce council debt. Can Council explain why they are selling off land that was ear marked for social housing and how this aligns to the recommendations and actions of Councils Social Housing plan?

Question 1 Response:

Thank you for your questions Howard,

In 2021, the land at 5A Dean Street and 2-14 Rollins Rd were identified as potential locations for social housing during an audit of Council-owned land as part of the City's Social Housing Plan 2020-2041. As mentioned in a previous response, the City engaged with the community in 2022 to discuss the use of Council-owned land for social housing. While some community members supported the proposal for the sites, a significant proportion expressed concerns or opposition to its use for social housing.

Question 2:

The Council Social Housing plan recommends supporting the inclusion of mandatory planning controls. Council plan indicates that council will be advocating to the state government for the inclusion of mandatory planning controls in Victoria and planning for the provision of affordable housing. The plan also outlines council planners negotiating section 173 agreements with current property developers in the region. Can council please outline what steps are currently being undertaken to meet this action and outcome in the Social Housing plan?

Question 2 Response:

Council, on its own are not empowered and will not be able to unilaterally implement a mandatory and broad based inclusionary zoning through planning scheme under the Planning & Environment Act 1987, without any changes to the current planning provisions and related planning process which is led by the State Government.

We have been advocating for the mandatory inclusion for affordable housing with state government agencies through specific project channels, such as the former Waurin Ponds Athletes Village site which is currently ongoing.

The City relies on our policies, internal processes, internal resources and expertise to negotiate for inclusion of social and affordable housing. We are focused on increasing the participation by developers on major planning projects and developments in the City, with recent success on the Jetty Road Stage 2 development.

SUBMITTER 6. IAN SHEPPARD

Subject: SOCIAL HOUSING / CONSULTATION

Question 1:

I am concerned about CoGG's consultation process. In particular relating to using council land for social housing. We have just had the consultation re land deemed excess to requirements, two of which had previously been considered suitable for social housing. Previous consultation led to council deeming those sites unsuitable based upon community feedback. So I have been pondering what would happen in my street. There is a mix of dwellings with what seems at the moment continual building work. Hypothetically, if a site was proposed for social housing, how might consultation be handled by CoGG. I fear that there would be limited consideration of the broader needs of Geelong and that the loudest voices would draw on negative stereotypes to oppose change. As a result, Council would acquiesce to those voices. How can council take a more educative role leading up to and during a consultation process?

Question 1 Response:

Thank you for your question Ian,

As mentioned previously, Council is committed to its Social Housing Plan and continuing to consider whether any land identified as surplus may be suitable for social housing. It is also committed to advocating to the State and Federal government for funding for social housing, and inclusion of mandatory affordable housing requirements in the Victorian Planning provisions.

Any future consultation process for the use of land for social housing will be undertaken in accordance with Council's Community Engagement Policy. It will be designed to be inclusive, accessible and seek a diverse range of perspectives. It will also provide accessible information to support meaningful community participation. We will also learn from each engagement experience, and review it to improve future engagement practices.

SUBMITTER 7. ANGELA CARR

Subject: HOMELESSNESS

Question 1:

The start of August marked national homelessness week. We watched with interest as the Council announced on social media the formation of a Homelessness Working Group, a collaboration between council, local community service organisations and deakin university.. While we welcome any type of initiative seeking to explore and end this human rights crisis in our community, with all the existing research and documentation already commissioned on this issue by all levels of government Could you please tell us what are the aims, objectives and priorities of this newly formed Homelessness Working Group

Question 1 Response:

Thank you for your questions Angela.

The Greater Geelong Homelessness Working Group aims to strengthen the partnership approach to responding to homelessness within the Geelong municipality.

The objectives and priorities of the Greater Geelong Homelessness Working Group are:

- To work collaboratively to enable the continuous improvement of services to support people experiencing homelessness in the region.*
- To gain a shared understanding of the current situation of homelessness in the Greater Geelong region by sharing local data, identifying and addressing emerging issues, responding as a collective and collaborating on projects, policy and funding initiatives.*
- To have a clear understanding of the role of each organisation in responding to homelessness.*
- To identify opportunities for action, collaboration and information sharing between organisations to support people experiencing homelessness in the Greater Geelong region.*

Question 2 over next page.

Question 2:

During homelessness week while promoting the Homelessness Working Group, Council compliance officers were busy confiscating the bedding and possessions of young people sleeping rough along the barwon river. This can only be viewed as a cruel and heartless action taken by council especially when overnight temperatures drop to below freezing in our region. Councillors may be aware there have already been two deaths of people experiencing homelessness on our streets this winter. People experiencing homelessness shamefully have a life expectancy of 45 which can be attributed to the harsh elements they experience, lack of access to quality food, medical care, social and employment opportunities. What underpins this disadvantage is access to safe and secure housing. What councillors may not be aware of, is people under the age of 18 are unable to be housed in motels due to being minors, and refugees for young people rarely have vacancies due to high demand. These young people find themselves homeless due to child abuse and family violence. They are deeply traumatised young people and often end up on the street as it's simply not safe at home. Where is Council's duty of care to the young and vulnerable in our community, can Council please explain how removing the possessions of traumatized children is in line with community expectations and the values of council in supporting the most vulnerable in our community?

Homelessness and access to social and affordable housing are among the most pressing and complex challenges.

The City is working in partnership with agencies that support those that are experiencing homelessness, sleeping rough and/or at risk of homelessness and has a legislative requirement to investigate requests where concerns have been raised in relation to health, amenity and access to public spaces and places.

The City intervenes when belongings are abandoned, accumulate to the point of creating health or safety risks, or obstruct pedestrian access in public spaces. These actions are never intended to target or penalise vulnerable members of our community, and we understand how distressing such interactions can be.

When engagement does occur, City officers work closely with homelessness support services to ensure that individuals are offered direct assistance, including referrals to housing, health care, and other essential services. Our aim is always to connect people with the help they need, not to displace or further disadvantage them.

Matters involving criminal activity or public safety concerns are managed by Victoria Police, in accordance with their jurisdiction.

SUBMITTER 8. ROSS KROGER

Subject: BIRD WALK SIGN / RATES / FIRE LEVY

Question 1:

In the Highton Reserve, Barrabool Road Highton opposite Montague Street there was a sign "Bird Walk". When the childrens' play equipment was constructed the Bird Walk sign disappeared. Can the council tell me what the history of this sign and it's significance? Why wasn't this "Bird Walk" sign kept in place?

Question 1 Response:

Thank you for your questions Ross. The City's records indicate the playground at this location was upgraded in 2009, with the sign likely being removed during these works. Officers will make further investigations into the history and significance of the sign and make contact with the community member to work through the enquiry to provide further history about reserve and naming of the path and signage that was erected historically.

Question 2:

The rates letter states that the overall rate increase is 2.5%. How is it that the rates have increased by 4.48% when the valuation is the same? I guess that there are a lot of rated valuations that have increased by less than the 2.5 percent stated. I ponder how AASB 116, the current standard that covers the accounting treatment for property, plant, and equipment has treated the depreciation that would be applicable to the improved value of said property as the property improvements have remained the same. Does the council not understand Australian Standards?

Question 2 Response:

For the 2025-26 rating year, the State Government set the annual rate cap at 3% and this limits the total revenue a council can raise from general rates. This year, Council set the rate revenue increase at 2.5%, recognising that the cost of living is a major challenge for our community.

At the same time, the average residential Capital Improved Value (CIV) is \$752,392 and has decreased by 1.9%.

If your CIV valuation movement was higher than this rate, the rates portion of your rates notice will increase by more than 2.5% and alternatively, if your CIV valuation movement was lower than this rate, your rates will decrease. If you would like a detailed breakdown of your individual assessment, please contact our Customer Service Centre.

With your reference to the Australian Accounting Standards and AASB116 Property, Plant and Equipment, these standards are not applicable for the valuation of residential and commercial properties for rating purposes.

The Australian Accounting Standards mandate the presentation of our financial statements, and the accounting treatment of Council owned property, infrastructure, plant, and equipment.

SUBMITTER 9. JEANNE NEL

Subject: TREES

Question 1:

The Tree Protection on Private Land consultation report is conspicuously absent from the August Council meeting agenda. A council staff member contacted me last week to advise the report will not be tabled in August but instead deferred to September. While the outreach was appreciated, this ongoing postponement, and the resulting delay in progress, is deeply disappointing. Council resolved in July 2022 to allocate resources and deliver a report by 30 June 2023. The report was eventually tabled in February 2024 (eight months late), but without community consultation. Only after community advocacy did Council commit to engaging directly with stakeholders and the broader community. It took another year for the consultation to eventuate. Despite repeated commitments in June and July 2024 that findings would be reported in the first quarter of 2025, the survey did not open until February 2025. Since then, tabling of findings has been postponed twice: from June to August 2025, and now again to September 2025. Tonight, the Private Tree report is 2 years, 1 month, and 27 days overdue. We now seem set to lose another month. This report addresses issues we have been raising since January 2021. Four and a half years later, Council still has not taken meaningful steps to manage trees on private land. QUESTION: Can Council explain why the feedback findings report has been delayed again, and when it intends to publish the Tree Protection on Private Land report for community response?

Question 1 Response:

Thank you for your questions Jeanne,

The Tree Protection on Private Land report is on the agenda for the September council meeting and the report will be released in connection with this.

The Urban Forest Strategy is currently under review and will bridge some of the topics being discussed with regards to tree protection. In addition, the State Government, through Plan for Victoria have also highlighted the need for increased tree canopy cover and its inclusion in the Victorian Planning Scheme.

Question 2:

I noted that the CoGG Community Health and Wellbeing Strategy 2025–29, adopted by Council in July 2025, includes “Progress towards planting one million new trees in Greater Geelong by 2030” as a measure under climate change and health impacts. However, in response to public questions in this chamber, Council has indicated that, owing to a lack of available Council land, the City has shifted its focus from a target-based tree-planting approach to a broader greening initiative for Geelong. QUESTION: Given the re-statement of the goal to plant one million new trees in Greater Geelong by 2030, can Council confirm whether the City physically has the space, that is, it owns sufficient land, to accommodate one million new trees, and how will adequate progress be targeted and measured?

Question 2 Response:

The principles and opportunities identified in the one million trees plan will be incorporated into the review of the Urban Forest Strategy. We anticipate that a draft version of the Urban Forest Strategy will be sent out for community consultation late 2025/early 2026.

POINTS OF CLARIFICATION

The submitter clarified that the question related to the preservation of mature trees rather than planting. In response, the Mayor advised that a written response would be provided to address the specifics of the question.

SUBMITTER 10. CHRISSEY FREESTONE**Subject: TREES****Question 1:**

I was very disappointed to discover that the Tree Protection on Private Land report has once again been delayed, now to September. Council initially resolved in July 2022 to complete it by June 2023, yet it wasn't tabled until February 2024—and without community input. Consultation didn't occur until a year later, and despite assurances of reporting in early 2025, the findings have been deferred multiple times: from June to August, and now September 2025. This means the report is now over two years overdue, despite residents advocating for action since January 2021. In the meantime, trees on private property, including those properties being re-developed, continue to be clear-felled with ongoing lasting impact on the overall tree canopy of Geelong, despite Council's commitment to preserving Geelong's urban forest, in its own words, "...to cool neighbourhoods, improve air quality, enhance biodiversity, and boost liveability, with targets to increase tree canopy cover and achieve carbon neutrality." Could Council please provide an update on the timeline for the Tree Protection on Private Land report, and outline the next steps to ensure the findings are delivered and acted upon?

Question 1 Response:

Thank you for your questions Chrissy,

As you know the city has a number of strategies, policies and reports relevant to tree protection across the city and we have spent time trying to ensure that there is alignment with all the work being pursued across the organisation.

The Urban Forest Strategy is currently under review and will bridge some of the topics being discussed with regards to tree protection. In addition, the State Government, through Plan for Victoria have also highlighted the need for increased tree canopy cover and its inclusion in the Victorian Planning Scheme.

The Tree Protection on Private Land Report is on the agenda for the September Council Meeting.

Question 2 over next page.

Question 2:

In relation to the Million Trees project, which I understand has been re-scoped, could Council please provide an update on this initiative — specifically, what detailed planning or strategy work has been undertaken so far, whether particular sites have been identified for inclusion, and how progress will be monitored to ensure the 2030 goal can be realistically achieved?

Question 2 Response:

Council's Million Trees project is now part of the Urban Forest Strategy (UFS), which is currently being developed and due for completion in April 2026. While the Plan for Nature focuses on reserves and biodiversity, and the Open Space Strategy looks after parks and recreation areas, the UFS connects the dots, greening our streets, nature strips and underused spaces, and linking them to larger reserves. This helps connect our community with nature, while also improving wellbeing and resilience.

The UFS will include mapping of priority planting sites, such as growth areas and suburbs with low canopy cover (works that have been completed) and will introduce a more complete process that captures planting across Council, the private sector, and community groups. This will make it easier to track and evaluate progress, while also strengthening green connections between open spaces and nature corridors.

We are already working with community organisations, Barwon Water, the CCMA and the Barwon South-West Climate Alliance and prioritising grant submissions focused on 'greening' to deliver plantings as a shared effort. Progress will be monitored through the UFS by tracking tree and plant numbers, canopy cover, and community participation. Importantly, it will also serve as a launchpad for future funding bids internally, but also as a stronger collective for federal or state resilience grants. Together, these actions will help ensure we remain on track, and ideally exceed, our goal of 30% canopy cover.

SUBMITTER 11. TRISH GANT

Subject: CBD CRIME / PUBLIC TOILETS

Question 1:

“As a long-time resident now living in the CBD for four years ,I am extremely frustrated that our city centres crime rate is increasing —with vandalism, theft, unsupervised teenagers roaming late at night, and ongoing problems at the Moorabool Street bus interchange— To make things worse it also looks neglected and run down in many areas . The CBD has not been properly tidied, cleaned, or maintained, and it gives a poor impression to both locals and visitors. For years, we’ve heard about strategies, reviews, and masterplans, but on the ground, things are actually getting worse, not better. What is the Council planning to do in the immediate future—not years from now—to clean up, maintain, and improve the safety and appearance of our CBD? And can you provide residents with a clear public timeline for when we will see visible, tangible results, rather than just more promises?”

Question 1 Response:

Thank you for your questions Trish

The City recognises that community safety is a very important part of everyday life for all community members and visitors. Community safety is up to everyone and we all have a role to play in creating a healthy, safe, and vibrant community.

We manage the Safe City Camera Network which is connected to and monitored by Victoria Police. As part of this network additional CCTV cameras have recently been installed in the Little Ryrie Street Carpark and at the intersection of Moorabool St and Little Malop St.

The City also works closely with various agencies focused on supporting community safety and participates in Local Community Safety Group meetings convened by Victoria Police.

Whilst we are continuing with long-term strategic work such as the Central Geelong Framework Plan being implemented in partnership with the State Government, we also have some immediate improvements and new projects underway to improve Central Geelong. One of these projects is a new public space on Ryrie Street near the Village Cinemas which will provide a new gathering place in Central Geelong and new pedestrian connection through to Market Street leading up to Myers Street due for completion in November.

We are also conducting works to Little Malop Street Central where our Cityworks Team has removed the artificial turf and are cleaning and reinstating the pavement. These works will support the new weekly market that will add further activation to this area near Market Square Shopping Centre in Spring.

The City is committed to maintaining a clean, safe, and attractive CBD. In the immediate future, the Council plans to continue daily cleaning routines, including the thorough cleaning of public toilets, sidewalks and touch points. Additionally, the Council will prioritise prompt reporting and response to graffiti, vandalism, and damage through established channels to maintain the areas appearance and safety.

Question 2:

I would like to request a clear commitment from the council that the introduction of additional gender-neutral toilets will not come at the expense of existing male and female facilities. The community strongly supports having all three options—male, female, and gender-neutral toilets—rather than replacing male and female toilets entirely. Given the ongoing need for dedicated male and female facilities, and taking into account the proportion of the LGBTQIA+ community, will the council adopt a fair and balanced ratio, such as one gender-neutral toilet for every two male and two female toilets? Will this approach be formally considered when planning and delivering new public toilet facilities, to ensure that all members of the community—male, female, and LGBTQIA+—have safe and equitable access, rather than moving to all unisex toilets? An example of this already happening is at Cunningham Pier where all 15 public toilets are Unisex.

All new builds and upgrades will complete a Gender Impact Assessment (GIA) to explore implementing the recommendations of all gender facilities. GIAs generally recommend including an additional all-gender facility in builds or upgrades. This is in addition to male and female facilities. It is important to note that the GIA recommendations are also dependent on the size and layout of the building, and the most appropriate facilities, ensuring we meet compliance with all relevant building codes.

SUBMITTER 12. JENNY KNOX

Subject: CHILDREN'S SERVICES

Question 1:

Can you please advise what and type of services CoGG offers for children aged 0-4 years specifically in St Leonards please? Don't include services offered in Drysdale, Portarlington, Leopold or Ocean Grove thanks.

Question 1 Response:

Thank you for your question Jenny

At present the City's Maternal Child & Health and kindergarten services, ages 0-4 does not have a direct presence in St Leonards due to lower numbers.

St Leonards families are linked to the Drysdale centre when we receive birth notification. In this calendar year so far Drysdale Maternal Child & Health has serviced 18 children from St Leonards, of various ages (0-4). In addition to this families are sometimes placed in different centres such as Portarlington & Ocean Grove depending on appointment availability and family preferences.

We welcome the Victorian Government's commitment to provide one of the 50 new government-owned early learning and childcare centres offering long day care and integrated kinder programs in the Portarlington, Indented Head or St Leonards areas.

Whilst the centre's delivery and location are the responsibility of the State Government, we have advocated for this centre to be delivered in St Leonards.

SUBMITTER 13. JULIE SPEC

Subject: Gender Impact Assessments

Question 1:

Gender Impact Assessments are an important tool for identifying the impact of the City's policies, programs and services upon vulnerable populations within our community. If used, they can help to deliver much needed fairness across our City by considering the impacts of proposals and help to ensure evidence-based decisions are made. Will the City of Greater Geelong undertake a Gender Impact Assessment regarding the proposed sale of the properties listed for sale at 5a Dean St, Belmont and 2-14 Rollins Rd, Bell Post Hill and if so, would the City be willing to use it as a case study and share it with the community and other local governments wanting to make progress in social housing?

Question 1 Response:

Thank you for your question Julie,

Council are still yet to determine the future use of the two sites at Dean Street Belmont and Rollins Road, Bell Post Hill and whether they will remain in control of council.

Consideration of a Gender Impact Assessment is not required at this time.

SUBMITTER 14. CHARLES STREET

Subject: LARA INCINERATOR

Question 1:

At our not-for-profit community group, "No Waste Incinerators in Lara & Greater Geelong Incorporated" we are very pleased with the support from Council for a waste incinerator-free future for the City of Greater Geelong. Recently we received advice that a cap licence has not been granted for the Lara Big Incinerator. This is welcome, but not sufficient to stop the Lara Big Incinerator. We have written to the Premier seeking formal revocation of its EPA Development Licence and refusal of a Planning Permit. Would Council also please write to the State government seeking written advice that the EPA licence has been revoked and the Planning Permit application refused, please ?

Question 1 Response:

Thank you for your question Charles,

Firstly I would like to acknowledge the incredible efforts of the local residents, community groups and elected representatives that have strongly advocated against the proposed waste-to-energy facility in Lara. Your collective voices have sent a clear message that the incinerator is not wanted.

This week I wrote to the Minister for Planning, Hon. Sonya Kilkeny MP to express our ongoing concern regarding the proposed Prospect Hill International facility.

In the letter I have applauded the decision by Recycling Victoria to deny the operating licence for this incinerator and called for the Minister to rule this project out permanently and provide assurance that no planning permit or future licence will be granted.

A copy of the letter will be available publicly on the Geelong Australia website and we look forward to receiving a response from the Minister.

SUBMITTER 15. PIERRE DEBETS

Subject: KYEMA LIPSON DRAINAGE UPGRADE

Question 1:

Council did not answer my specific question of 22 July 25, re the Kyema Lipson Drainage upgrade: 'Could the council please confirm when the extended blockage in that section of council drain that runs within the VicTrack Transport Zone 1 (TRZ1) parcel, starting from the outlet pipe South West of the Lara RSL where it leaves council land, and extending South for 500m to Hovells Creek, will be removed, and the plan for the regular maintenance of that section of drain within the TRZ1 rail corridor until such time as Stage 1 is completed?' It is understood that Council did not enter the Lara TRZ1 site, and had no visibility of the conditions within the drain beyond the outlet into the TRZ1. It continues to remain unserviceable. Could the council please confirm when they plan to enter the TRZ1 site, and clean the drain beyond 1 metre from the outlet pipe? Thank you

Question 1 Response:

Thank you for your question Pierre.

As previously advised in July, the City has scheduled quarterly inspections of the drainage system along Kyema Drive, Lara, including the open drain and the VicTrack outlet within Transport Zone 1 (TRZ1).

The City's maintenance team inspected this site this week and the open drain within the Vic Track land.

The area beyond the outlet that you refer to in your question is currently designated as an exclusion zone by VicTrack and following the inspection this week the intervention levels have not been met therefore an application for a permit with VicTrack to enter the exclusion zone to conduct works is not required at this time.

The City will continue to monitor these locations as permitted and provide programmed maintenance as it meets the required interventions.

1.7. Petitions

1. Opposing footpath final – Clifton Street, Clifton Springs

Francis Collister presented a petition on behalf of the residents of Clifton Street, Clifton Springs and the broader Clifton Springs community. The petition requests that Council consider the opposing views of the community in relation to the proposed footpath installation on Clifton Street, Clifton Springs.

The petition includes approximately 29 signatures.

2. Proposed sale of land – 48-58 Barton Street, Bell Park

Cr E Kontelj presented a petition on behalf of the community. The petition seeks to show opposition to the sale of land at 48-58 Barton Street, Bell Park expressing the importance of maintaining green space.

The petition includes approximately 48 signatures.

Cr M Cadell left the meeting at 7.16pm.

Cr M Cadwell re-joined the meeting at 7.22pm.

Cr M Cadell left the meeting at 7.24pm.

Cr M Cadwell re-joined the meeting at 7.25pm.

2. REPORTS

2.1. Rainbow Action Plan

Source: Corporate Services
Executive Director: Troy Edwards

Purpose

1. That Council adopt the Rainbow Action Plan (2025-2029) (Attachment 1).

Background

2. In May 2024, Council unanimously passed a resolution to develop a stand-alone Rainbow Action Plan.
3. To inform the development of the Rainbow Action Plan (2025-2029) round one of community engagement and consultation was conducted over August and September 2024.
4. Based on round one of consultation, the draft Rainbow Action Plan (2025-2029) was developed.
5. From 17 May 2025 to 31 May 2025, the City commenced community feedback on the draft Rainbow Action Plan 2025-2029. The City asked the community to provide feedback on the work included in the draft Rainbow Action Plan. The City's aim is to ensure the plan reflects the priorities and concerns of Geelong's LGBTQIA+ community.
6. The second round of consultation drew 693 responses from a diverse cross-section of residents, workers, students, business owners, and visitors. Participants shared their views on how the plan reflects their lived experiences and priorities across four key areas: understanding, inclusion, visibility, and safety.
7. 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.
8. Second-round consultation emphasised the importance of safety measures that are both visible and operational in public spaces, workplaces, and schools; revival of the Youth Advisory Group; increased availability of gender-neutral bathrooms in council and public buildings; mandatory ongoing LGBTQIA+ training for council staff; and more queer-focused events.

9. Three community actions and two internal actions were updated to ensure feedback was taken into account. Two new community-based actions (4.1.1 & 4.1.6) were designed to account for increased safety of the community. No additional budget requirements are required.

Key Matters

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. Engagement identified that LGBTIQ+ people face unique challenges and barriers that are often overlooked by general policy and inclusion efforts. The Rainbow Action Plan seeks to address identified barriers, address discrimination and inequality, safety and wellbeing and promote LGBTIQ+ inclusion and visibility in the City of Greater Geelong.
11. There is strong support from the LGBTIQ+ community for the City of Greater Geelong Council to have a standalone Rainbow action plan.
12. 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.

RESOLUTION - Item 2.1

Cr E Sinclair moved, Cr E Wilkinson seconded -

That Council adopts the Rainbow Action Plan 2025-2029 (Attachment 1).

Carried

Financial Sustainability

13. The Rainbow Action Plan (2025-2029) has been developed within current budget and resourcing allocations.

Community Engagement

14. To inform the development of this action plan, community engagement 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.
15. 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. The engagement heard that key barriers to inclusion included a lack of safety, challenges finding connection and community, and experiences of discrimination.
16. From 17 May 2025 to 31 May 2025, the City commenced community feedback on the draft Rainbow Action Plan 2025-2029. The City asked the community to provide feedback on the work included in the draft Rainbow Action Plan. The City's aim is to ensure the plan reflects the priorities and concerns of Geelong's LGBTQIA+ community.
17. The second round of consultation drew 693 responses from a diverse cross-section of residents, workers, students, business owners, and visitors. Participants shared their views on how the plan reflects their lived experiences and priorities across four key areas: understanding, inclusion, visibility, and safety.
18. At both the community and internal staff IDAHOBIT events, the City launched the second round of consultation for the Rainbow Action Plan by sharing key updates and inviting open discussion. The community event created space for lived experience voices, while the staff event focused on workplace inclusion and practical actions.
19. Feedback was overwhelmingly supportive, with many respondents expressing that the plan directly impacts them or their loved ones. Contributors described the plan as a meaningful and necessary step toward building a more inclusive, visible, and safe Greater Geelong for LGBTQIA+ people and allies.

Social Equity and Sustainability

20. The Rainbow Action Plan (2025-2029) sets out the steps the City will take to create a safe, fair and inclusive environment for the City's LGBTQIA+ community and 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 LGBTQIA+ 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* s 15(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* s 38(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* s 7 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* s 28(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 the City's Council Plan 2025-2029 strategic priority: Healthy and caring community. Identify, promote, advocate for, and deliver equitable health and wellbeing outcomes for our diverse communities.
28. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration: An inclusive, diverse, healthy and socially connected community. People feel safe wherever they are.

Conflict of Interest

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. The Rainbow Action Plan 2025–2029 seeks to manage a number of risks that affect the LGBTQIA+ community in the City of Greater Geelong such as (but not limited to) discrimination, safety, connection and representation. The Rainbow Action Plan seeks to ensure these risks are managed through the four guiding principles: Understanding, Inclusion, Visibility, and Safety.

Environmental Sustainability

31. This report does not amplify climate change risks.

Attachments

1. Rainbow Action Plan 2025-29 [2.1.1 - 13 pages]

2.2. Youth Council Second Report 2025

Source: City Life
Executive Director: Anthony Basford

Purpose

1. To note the second 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 prepared the second Youth Council report for 2025. The report provides a summary of Youth Council meetings held between March and June and highlights a range of events and opportunities Youth Council members have participated in since the last report.
6. In previous years, Youth Council advice was included in mid-year reports to Council. This year, however, the advice will be incorporated into the final report only. This change intends to give Youth Council members more time to develop a deeper understanding of the issues they are advising on and to ensure it reflects the perspectives of young people across Greater Geelong.

RESOLUTION - Item 2.2

Cr A Aitken moved, Cr R Story seconded -

That Council notes the second 2025 Youth Council Advisory Committee report at (Attachment 1).

Carried

Financial Sustainability

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

Community Engagement

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

Social Equity and Sustainability

9. 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

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

Alignment to Community Plan and Vision

11. This report aligns with Our Council Plan 2025-2029 strategic priorities:
Governance and integrity
12. Governance and Integrity
13. Healthy and Caring Community
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

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

Risk Assessment

15. 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

16. 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. Youth Council Second Report 2025 [2.2.1 - 6 pages]

The Mayor determined that Item 2.4 be considered prior to Item 2.3 in the order of proceedings.

2.4. Draft Geelong Waterfront Master Plan

Source: Placemaking
Executive Director: Tennille Bradley

Purpose

1. The purpose of this report is to seek endorsement to proceed with community and stakeholder engagement on the Draft Geelong Waterfront Master Plan (Draft Master Plan).

Background

2. The Draft Master Plan sets out a renewed vision for the Geelong waterfront, providing a coordinated framework to guide development, management, and investment over the coming decades.
3. The first phase of community and stakeholder engagement, conducted in late 2023 and early 2024, along with ongoing internal engagement across teams, has directly informed the Draft Master Plan's vision, priorities, and precinct design proposals.
4. Comprehensive tree and accessibility audits, commissioned in 2024, provided key technical inputs that directly informed recommendations in the Draft Master Plan, supporting evidence-based planning and improved outcomes for universal access and urban canopy management.
5. A quantity surveyor cost estimate has been prepared to support the Draft Master Plan's implementation plan, providing indicative capital costs and informing the phasing and funding strategy.

Key Matters

6. The Draft Master Plan responds to community aspirations and emerging challenges by providing a renewed strategic and spatial framework that addresses key themes of environmental resilience, heritage and culture, connectivity, placemaking, and sustainable tourism.
7. The Phase 2 of stakeholder and community engagement is proposed to gather feedback on the Draft Master Plan. This will test the proposed vision, design principles and project proposals before the plan is finalised for Council adoption.
8. Once adopted, the Master Plan will replace the 2011 Geelong Waterfront Master Plan, building on its achievements and addressing unresolved issues such as connectivity gaps, infrastructure resilience, underutilised assets, and increasing visitor demand.
9. Future implementation may involve project staging and funding contributions, to be considered through future budget processes and aligned with partnerships including State Government and external grants.

RESOLUTION - Item 2.4

Cr T Sullivan moved, Cr A Aitken seconded -

That Council:

- 1. Endorses the draft Geelong Waterfront Master Plan (Attachment 1) for community for community engagement for a period of four weeks commencing on 27 August 2025; and**
- 2. Notes that the final Geelong Waterfront Master Plan and engagement report will be presented to Council for endorsement in December 2025.**

Carried

Financial Sustainability

10. The Draft Master Plan does not commit Council to capital expenditure. Future implementation may involve project staging and funding contributions, to be considered through future budget processes and aligned with partnerships including State Government and external grants.
11. Any operational or maintenance cost implications of proposed upgrades will be scoped and refined during detailed design of individual projects.

Community Engagement

12. Community and stakeholder engagement to develop the Draft Master Plan included:
 - 12.1. Public listening posts along the waterfront
 - 12.2. A 'Have Your Say' page for community and stakeholders with over 600 survey responses
 - 12.3. Interviews with stakeholders including Victorian State Government and Deakin University
 - 12.4. Community 'Deep Dive' Session
 - 12.5. Interviewing Business and Community Organisations
 - 12.6. Community Workshop
 - 12.7. Site Walk
 - 12.8. Engagement with the Youth Advisory Committee.
13. Internal engagement to develop the Draft Master Plan included:
 - 13.1. Project working group with representatives from: Open Space Planning, Tree Management, Parks, Civil Infrastructure, Transport, Place Activation, Heritage, Environment and Natural Resources, Property, Swim Sport and Leisure, Events, Public Art, Investment and Economy, and Tourism.
14. Project control group with directors and managers from: Tourism, Civil Infrastructure, Urban Design and Place, Financial Officer, Parks and Natural Assets, Advocacy and Government Relations, Asset Management, Community Participation, Community Safety and Regulation, Swim, Sport and Leisure, and Economic and Cultural Development.
15. Proposed community and stakeholder engagement on the Draft Master Plan will include:
 - 15.1. A refresh of the 'Have Your Say' page with updated content and survey
 - 15.2. Public exhibition of the draft master plan for at least 4 weeks
 - 15.3. Stakeholder briefings and targeted one-on-one meetings
 - 15.4. Listening post sessions along the waterfront.

Social Equity and Sustainability

16. The Draft Master Plan promotes inclusive and equitable access to the waterfront, improved public amenity, and supports a sustainable local economy.
17. The proposed engagement approach will prioritise broad participation.

Relevant Law/Policy/Legal Implications

18. The Draft Master Plan aligns supports delivery of key policy commitments under Clever and Creative Future (2017), Council Plan (2025 – 2029), Urban Forest Strategy (2015 -2025), Environment Strategy (2020- 2030).
19. The Draft Master Plan builds on Central Geelong Framework Plan (2023) and Revitalising Central Geelong Action Plan (2016).
20. The Draft Master Plan supports compliance with DEECA’s sea level rise benchmarks, Eastern Beach Conservation Management Plan (draft) and builds the 2011 Waterfront Master Plan.

Alignment to Community Plan and Vision

21. This report aligns with Our Council Plan 2025-2029 strategic priority:
Economic Development.
Heritage and Culture
22. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
A destination that attracts local and international visitors.
An inclusive, diverse, healthy and socially connected community.
People feel safe wherever they are.
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment

24. The Draft Master Plan provides a clear strategic framework that helps mitigate key risks related to infrastructure deterioration, event and visitor management, and climate impacts.
25. Community consultation ensures reputational risk is managed through transparency and inclusivity, while early engagement supports a robust final plan that balances stakeholder priorities.

Environmental Sustainability

26. The Draft Master Plan embeds principles of climate adaptation, nature-based solutions, and water-sensitive urban design.
27. It promotes urban cooling through increased canopy cover, supports biodiversity through coastal restoration and aquatic habitat zones.

Attachments

1. Waterfront Masterplan Document- Draft v 14 [2.4.1 - 61 pages]

2.3. Draft Sovereign Drive Recreation Reserve Master Plan

Source: City Life
Executive Director: Anthony Basford

Purpose

1. To seek Council endorsement to release the Draft Sovereign Drive Recreation Reserve Master Plan for community engagement.

Background

2. The Draft Plan (at attachment 1) has been developed to guide the delivery of stage 2 of the active recreation reserve located at 81-113 Sovereign Drive, Mount Duneed. Stage 1 of the reserve was delivered in 2017 by the developer Villawood Properties.
3. The City is required to deliver this active open space reserve under its obligations in the Armstrong Creek West Precinct Structure Plan and Armstrong Creek West Development Contributions Plan to ensure that the community within the area is provided with access to infrastructure and services to support a quality, affordable and connected lifestyle.
4. The delivery of this new community recreation reserve is required to meet local sport participation demands and support recreation opportunities for the growing Mount Duneed population.
5. The Draft Plan has been developed through an extensive review of strategic documentation and policies, demographic sport and recreation trends, participation data, and detailed site investigations.

Key Matters

6. Several delivery proposals are identified in the Draft Plan including:
 - 6.1 Delivery of a multi-use field of play that will support participation for Australian rules football, soccer and cricket.
 - 6.2 Relocation and construction of competition compliant netball courts to support participation of this sport and to allow enhanced traffic management within the reserve.
 - 6.3 Provision of supporting infrastructure including a multi-purpose community sports pavilion and additional car parking to support the increased sports participation at the reserve.
 - 6.4 Provision of community open space areas that include landscaping and tree planting and support informal recreation opportunities.
 - 6.5 Extension of the existing pedestrian path connections throughout the reserve to ensure a safe, accessible and well-connected community destination.
7. The current budget allocation will require a staged approach for the delivery of works and may require additional grant or budget allocation at a future time.

RESOLUTION - Item 2.3

Cr A Katos moved, Cr R Nelson seconded -

That Council:

- 1. Endorse the draft Sovereign Drive Recreation Reserve Master Plan at attachment 1 for community engagement for a period of four weeks commencing on 27 August 2025; and**
- 2. Note that the final Sovereign Drive Recreation Reserve Master Plan and engagement report will be presented to Council for endorsement in December 2025.**

Carried

Financial Sustainability

8. The Council budget for delivery of this project is approximately \$8.76 million.
9. Cost estimates for all projects listed in the Draft Plan will be developed by a quantity surveyor following the consultation period.
10. The Final Plan will also consider project priorities and future staging works as required in consideration of available budget.

Community Engagement

11. The project is governed by a Project Control Group (PCG) and Project Working Group (PWG)
12. Engagement has taken place with the Mt Duneed Men's Shed as the only existing tenant user group of the reserve.
13. The Draft Plan has been developed with guidance from key Council and State Sport Association strategies and relevant facility development guidelines to ensure alignment with required standards and principles.
14. Subject to the resolution of Council, it is proposed that the Draft Plan be made available for a four-week period of community engagement, commencing on 27 August 2025.
15. Direct engagement will take place during the public engagement period with the following key stakeholders; State Sporting Associations, local sports clubs, Wadawurrung Traditional Owners and community advisory groups.
16. Engagement has been designed to ensure the community and key stakeholders can provide feedback through a variety of engagement tools and channels, including online engagement via the City's Have Your Say webpage and in-person drop-in sessions.
17. The final engagement report will be presented to Council with the Final Master Plan for endorsement in late 2025 and shared with the community via the Project Have Your Say page.

Social Equity and Sustainability

18. The Draft Plan responds to increased participation demands, female participation, and increased demand for passive open space. A focus of the Draft Plan is to create an inclusive and accessible park for all and reduce barriers to participation and active living.
19. The Draft Plan ensures all new facilities are universally designed for use by people of all ages, gender, abilities, and cultural backgrounds. Infrastructure projects identified within the Plan will also require Gender Impact Assessments (GIA+) to be completed prior to commencement.
20. The proposed developments contained within the Draft Plan align with adopted State Sporting Association guidelines and standards to ensure any investments are in accordance with provisions and service levels are realistic and within resource constraints.

Relevant Law/Policy/Legal Implications

21. The City is required to deliver this active open space reserve under its obligations in the Armstrong Creek West Precinct Structure Plan and Armstrong Creek West Development Contributions Plan to ensure that the community within the area is provided with access to infrastructure and services to support a quality, affordable and connected lifestyle.

Alignment to Community Plan and Vision

22. This report aligns with Our Council Plan 2025-2029 strategic priority:
Core and Critical Infrastructure
Healthy and Caring Community.
23. 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

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

Risk Assessment

25. The development of the Draft Sovereign Drive Recreation Reserve Master Plan identifies sport and recreation infrastructure deliverables to ensure the City meets its provision requirements in line with population demand.

Environmental Sustainability

26. The plan aligns with a key direction of the City’s Sustainability Policy to enhance, protect and restore our biodiversity and natural environments, including plants and animals that inhabit them.
27. All facility developments will consider environmentally sustainable design principles in line with Council’s Sustainable Building Policy.

Attachments

1. Draft Sovereign Drive Recreation Reserve Master Plan – July 2025

2.5. Cr Story and Cr Sullivan Interstate Travel - Australian Local Government Association

Source: Corporate Services
Executive Director: Troy Edwards

Purpose

1. To provide an update to Council on the attendance of the Cr Trent Sullivan and Cr Rowan Story at the Canberra Australian Local Government Association (ALGA) 2025 National General Assembly (NGA) from 24 June to 27 June 2025.

Background

2. Council is a member of the Australian Local Government Association (ALGA), the peak national body representing local governments across Australia. ALGA advocates on behalf of more than 500 councils, working to influence national policy and secure funding that supports the needs of local communities.
3. Each year, ALGA hosts the National General Assembly of Local Government (NGA) the largest annual gathering of local government leaders in Australia. Held in Canberra since 1994, the NGA provides a critical platform for local government representatives to advocate for improved federal funding, meaningful policy reform, and stronger intergovernmental partnerships.
4. This year the NGA, which includes a dedicated Regional Forum, attracted over 1,300 delegates from across Australia. It offers a unique opportunity for councillors to engage in national conversations, share local perspectives, and contribute to shaping the future of local government.
5. Section Three of the *Councillor Expenses Policy 2020* (the Policy) provides that Councillors will be reimbursed for out-of-pocket expenses incurred while officially representing the council.

Key Matters

6. On the 24 June 2025 to the 27 June 2025 Cr Sullivan and Cr Story attended the ALGA 2025 NGA in Canberra.
7. Due to the late expression of interest to attend the Conference, there was insufficient time to allow for a report to be taken to council prior to the conference to formally nominate Cr Story and Sullivan as the ALGA NGA delegates.

RESOLUTION - Item 2.5

Cr R Story moved, Cr T Sullivan seconded -

That Council:

- 1. Notes the Australian Local Government Association 2025 attendance report from Cr Story (Attachment 1) and Cr Sullivan (Attachment 2).**

Carried

Financial Sustainability

8. The costs accumulative of the travel and the subsequence attendances is absorbed into 2024/25 operational budget. A limit of \$3,000 per annum applies except where the attendance is required at local government peak bodies (3.2.2 of the policy).
9. The total cost to Council for the trip is an average of \$3050 per person:
 - 9.1. Airfares – return: \$655 per person;
 - 9.2. Accommodation 4 nights: \$761 per person;
 - 9.3. Majority of meals are covered: \$170 per person;
 - 9.4. National Congress Tickets: \$1318; and
 - 9.5. Transfers/taxis/trains: \$150

Community Engagement

10. There are no community engagement implications relating to this report.

Social Equity and Sustainability

11. There are no social equity and sustainability implications relating to this report.

Relevant Law/Policy/Legal Implications.

Alignment to Community Plan and Vision

12. This report aligns with the strategic priority of *Governance and Integrity* under Our Community Plan 2025–2030 by demonstrating Council’s commitment to leadership and national advocacy

Conflict of Interest

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

Risk Assessment

14. There are no significant or high risks associated with the subject of this report.

Environmental Sustainability

15. There are no environment sustainability implications relating to the approval of this report.

Attachments

1. Cr Story - Australian Local Government Association Report [2.5.1 - 7 pages]
2. Cr Sullivan - Australian Local Government Association Report [2.5.2 - 5 pages]

2.6. Proposed sale of land Former Saleyards at 125-135 Weddell Road, North Geelong

Source: Office of the Chief Executive
Chief Executive Officer: Ali Wastie

Purpose

1. To advise Council of the outcomes of community engagement on the proposed sale of land within the former Geelong Saleyards located at 125 - 135 Weddell Road, North Geelong.

Background

2. The former Geelong Saleyards is a 6.069 hectares site owned by Council. Council resolved to close the Saleyards in August 2017.
3. It is proposed to sell approximately 4.3-4.5 hectares of the land, while retaining retain an area of approximately 1.5 to 1.76 hectares of land which is required for drainage. Work on drainage infrastructure within this land will be delivered as part of the shared infrastructure funding plan for the precinct.
1. The Geelong Saleyards Precinct Plan (Plan), which was adopted by Council in June 2021, rezoning the land to Comprehensive Development Zone 4 (CDZ4), for the following purposes:
 - 3.1. To provide for the integrated planning, development and subdivision of the land primarily for higher density housing.
 - 3.2. To create a high amenity, walkable residential environment through the provision of high-quality public spaces, community facilities and a limited range of commercial uses.
 - 3.3. To ensure a diversity of housing types and built form is achieved throughout the precinct, including social and affordable housing.
 - 3.4. To encourage best practice environmentally sustainable design, stormwater management and water quality treatment.
 - 3.5. To manage the interface between future residential and adjoining non-residential uses.

Key Matters

4. Community engagement was undertaken, and submissions were invited; 25 submissions were received. The key themes are summarised below.
5. The sale of approximately 4.3-4.5 hectares of the land presents a commercial opportunity for redevelopment in accordance with the Plan and to achieve the intent of rezoning the land.

6. The zoning of the land zone ensures development can occur on a strategic site in a coordinated way and address land use, built form, landscaping, transport and access, drainage and other infrastructure requirements.
7. The Plan was developed with community input and sets out guidelines to include quality parklands and public realm for residents and the wider community to enjoy.
8. The sale of the land will open the opportunity for this site to deliver a high standard of residential amenity while providing for a mix of complementary uses that will help support a vibrant neighbourhood with employment, retail, leisure and entertainment opportunities.

RESOLUTION - Item 2.6

Cr A Aitken moved, Cr A Katos seconded -

That Council:

- 1. Note the outcome of the community engagement process in accordance with section 114 of the *Local Government Act 2020* and the Community Engagement Policy; and**
- 2. Authorise the sale of approximately 4.3-4.5 Ha of the land at 125-135 Weddell Street, North Geelong known as certificate of title volume 97254 folio 139, Lot 2 on PS206464.**
- 3. Authorise the Chief Executive Officer or delegate to sign documents to complete the sale of the land.**

Carried

Financial Sustainability

- 9. The sale of the property supports financial sustainability by disposing of a surplus property.
- 10. The property will be sold through a competitive marketing and sales process, with a current market valuation informing the sale price. The land will not be sold at less than market valuation.
- 11. Cost associated with subdividing the land, marketing and sales commission will be offset by the sales income.

Community Engagement

- 12. Community engagement was undertaken from 12 June to 13 July 2025.
- 13. Submissions were invited and 25 submissions were received. All submissions have been provided in full to the Council.
- 14. 13 submissions noted that they were supportive of the sale.
- 15. 11 submissions noted that they were not supportive of the sale.

| Key Themes | Officers' Response |
|--|---|
| <p>Social Housing or Affordable-accessible housing</p> <p>5 submissions would like the land used for social housing</p> <p>6 submissions would like a large part of the land used for social housing when it is developed, but did not object to the sale</p> <p>2 submissions would like accessible or affordable housing on the land.</p> | <p>If the land is sold, the future developer will need to consider the requirement of affordable housing in line with the Planning Scheme as part of the planning permit requirements.</p> <p>Schedule 4 Comprehensive Development Zone in the planning scheme requires an Affordable Housing Delivery Strategy to be prepared by the landowner/developer in accordance to the Comprehensive Development Plan Guidelines G10, 11 and 12 as part of the planning permit application</p> |
| <p>General Feedback</p> <p>8 submissions provided suggestions on what they would like to see in the future development or area. These included, residential housing, café, improved about walkability and traffic flows in the area, retain vegetation, smart cities technology, representation or adaption of the saleyards and pastoral history</p> | <p>If the land is sold, this feedback can be passed on to the purchasers for their consideration in future development.</p> <p>The Geelong Saleyards Precinct Structure Plan has included many of these aspects as requirements or opportunities.</p> |

Social Equity and Sustainability

16. The Saleyards Precinct Structure Plan considered social equity and sustainability principles. This will guide future development, with Schedule 4 Comprehensive Development Zone requiring planning application to include an affordable housing delivery strategy setting out:
 - 16.1. How affordable housing is to be achieved in accordance with the Saleyards Comprehensive Development Plan, May 2022, including the identification of intended partners, timeframes, built form and response to each of the matters set out by the Minister pursuant to section 3AA(2) of the Planning and Environment Act 1987.
 - 16.2. The method of implementing the strategy, such as by an agreement under Section 173 of the Planning and Environment Act 1987.
 - 16.3. Locations for the social and affordable housing to be delivered. – A summary of the range of housing types, densities and sizes.
 - 16.4. Staging requirements and ensuring that social and affordable housing are provided in a timely manner as development occurs.

Relevant Law/Policy/Legal Implications

17. The Council must comply with section 114 of the *Local Government Act 2020*. Community engagement has been undertaken to comply with this requirement.

Alignment to Community Plan and Vision

18. This report aligns with Our Council Plan 2025-2029 strategic priority:
Economic Development
19. 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

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

Risk Assessment

21. The Geelong Saleyards Precinct Structure Plan (Plan) was developed through an extensive planning scheme amendment process which considered risks and resulted in the rezoning of the land and adoption of the Plan. This process assessed risks associated with future development and included the application of an environmental audit overlay on the land.
22. Future development will require planning permits which will assess risks for design and delivery.

Environmental Sustainability

23. Future development of the land will be guided by the Plan and the Greater Geelong Planning Scheme which will include environmental sustainability elements consideration.

Attachments

1. SITE PLAN 125 WEDDELL ROAD NORTH GEELONG [2.6.1 - 1 page]

2.7. Willis Street (Harding - Brown), Portarlinton - Declaration of Charge - Special Rate and Charge Scheme - SRC 372

Source: City Infrastructure
Executive Director: James Stirton

Purpose

1. This report seeks a resolution by Council to declare a Special Charge Scheme (SRC) to co-fund the sealing of Willis Street, Portarlinton between Brown Street and Harding Street.

Background

2. The proposed road construction and sealing works have been developed in response to complaints and a petition received from residents requesting to seal the road. Sealing this section of road will improve amenity, road safety and limit the impacts from dust, mud, and stone scatter to the adjacent properties.
3. Council resolved its intention to declare a Special Charge Scheme at its meeting of 28 January 2025. A public notice and letters to all benefiting property owners was sent containing all relevant scheme information.

Key Matters

4. The total scheme cost is estimated at \$504,789.00. Property owners will be required to contribute \$378,591.75 (75%) based on the apportionment of cost and special benefit to adjacent properties.
5. The contribution sum of \$126,197.25 (25%) will be apportioned in the 2025-26 financial year to commit to this project.
6. The estimated cost and apportionment are shown in **Attachment 3 – Schedule C**.
7. There are 27 properties abutting the proposed road sealing work that will receive a special benefit.
8. Three formal submissions were received in relation to the proposed charge. The submitters objections were acknowledged and responded to. One landowner requested to speak to Council of their submission at a Submission Review Panel hearing held 10 June 2025. Minutes from the meeting can be found in **Attachment 4 – Submission Review Panel Meeting Minutes**.
9. Should Council declare the scheme, there is an opportunity for submissions to be sent to the Victorian Civil and Administrative Tribunal (VCAT) for further consideration and determination.

RESOLUTION - Item 2.7

Cr R Story moved, Cr T Sullivan seconded -

That Council:

- 1. Resolves to declare the Special Charge Scheme as follows:**
 - 1.1. The special charge is declared for a period of five years commencing on the date on which it is levied.**
 - 1.2. The special charge be declared for the purpose of defraying expenses incurred by the City in relation to road construction and sealing at Willis Street, Portarlington between Harding Street and Brown Street.**
 - 1.2.1. Council considers the works will be a special benefit to those persons required to pay the special charge (and who are described in succeeding parts of this Resolution);**
 - 1.2.2. The scheme arises out of Council's function of planning for and providing infrastructure for property owners.**
 - 1.3. The total cost of the scheme be recorded as \$504,789.00, refer Attachment 1 – Schedule A.**
 - 1.4. It be recorded that, for the purposes of Section 163 (2A) of the Act, (refer to Attachment 2, Schedule B) the special charge proceeds will not exceed the amount calculated in accordance with the prescribed formula ($R \times C = S$), where:**
 - 1.4.1. 'Benefit Ratio' (R) is calculated at 1 represents the special benefits to all persons liable to pay the special charge; and**
 - 1.4.2. 'Total Cost' (C) of performing the function described in part 1.2 of this resolution based on estimated cost be recorded as \$504,789.00; and**
 - 1.4.3. 'Maximum levy' (S) be recorded as \$378,591.75.**
 - 1.5. The following be specified as the area for which the special charge is so declared:**
 - 1.5.1. The area within municipal district of Council highlighted in the plan at Attachment 5.**
 - 1.6. The following be specified as the land in relation to which the special charge so declared:**
 - 1.6.1. 1.6.1 Land within the area shown on the plan at Attachment 5.**
 - 1.7. The following be specified as the criteria which form the basis of the special charge so declared:**

Financial Sustainability

10. The total scheme cost is estimated at \$504,789.00.
11. An allocation equal to the total project cost to fund the construction under this scheme will be made within Council's 2025-26 financial year budget if the scheme is adopted.
12. Willis Street is a category 2 road. Under our Special Rate and Charges Policy and procedures, this road would traditionally receive a special benefit of 75% and a community benefit of 25%.
13. Property owners will fund \$378,591.75 (75% - special benefit) if this project is declared.
14. Special charges are a key source of revenue for Council's civil infrastructure construction programs which enable the timely delivery of community requested infrastructure that provides a higher level of service than currently available and deliverable with existing capital budgets.
15. It is recognised that significant hardship can be experienced by members of our community. The City will consider an application for financial hardship relief confidentially and objectively based on the information provided by the person in the application and will advise of its decision in writing after receiving the application and all supporting information.

Community Engagement

16. To develop the scheme to an intention to declare stage, a number of community consultation phases were conducted with property owners, seeking to confirm support for the Special Charge Scheme. A petition received on 16 February 2024 demonstrated that support was warranted for the road upgrade under a proposed Special Rate and Charge scheme.
17. A further community consultation in August 2024, provided property owners with an opportunity to understand and provide feedback on, the Special Rate and Charge scheme process, designs and costs apportioned to properties to seal the road. Responses were received from 16 of the 27 property owners. 13 supported the road sealing under a Special Charge Scheme and three did not.
18. Subsequent to Council's intention to declare a Special Charge Scheme resolution at its meeting in January 2025:
 - 18.1. A Public Notice was placed in The Times newspaper on Friday 14 February 2025 with a copy sent to all benefitting property owners on Monday 17 February 2025.
19. Three submissions were received during the 28-day submission period following the advertisement of the Public Notice which closed Friday 21 March 2025. One submitter requested to have their submission heard by a Submission Review Panel which took place on Tuesday 10 June 2025. **Attachment 4 – Submission Review Panel Meeting Minutes.**
20. Further correspondence will be sent to all benefitting property owners following Council's decision on the declaration.

- 20.1. Should Council resolve to declare the charges, all property owners have a right of appeal to VCAT. This information is included in the Levy Notice which is sent to all property owners. Should VCAT confirm the scheme, Council is cleared to proceed to construction.
21. The Special Charge Scheme process is described in **Attachment 6 – Special Charge Scheme Process**.

Social Equity and Sustainability

22. The provision of properly sealed and drained roadways is aligned to the Council Plan and provides improved amenity, connectivity and safety for motorists and pedestrians.
23. Council is not required to levy a Special Rate and Charge on any or every property that will receive a special benefit. A property with a special benefit may be excluded from the scheme for any of the following reasons:
- 23.1. Council is unable to levy a special charge on the property;
- 23.2. The owner of the property has already contributed to the costs of the works through a development levy;
- 23.3. Council considers that there are advantages for the municipality in excluding the property from the scheme;
- 23.4. Council considers that the special benefits for the property are marginal and would not warrant including the property in the scheme; or
- 23.5. Any other reason that Council considers appropriate.

Relevant Law/Policy/Legal Implications

24. The scheme has been prepared in accordance with the Special Rate and Charge provisions of the Local Government Act 1989, consultation requirements of the Local Government Act 2020 and Council's Special Rates and Charges Policy and procedures.

Alignment to Community Plan and Vision

25. This report aligns with Our Community Plan 2021-2025 strategic priority:
Healthy, caring and inclusive community.
High-performing council and organisation.
26. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
A fast, reliable and connected transport network.

Conflict of Interest

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

Risk Assessment

28. Sealing Willis Street, Portarlington will provide an enhanced level of service to residents compared to the level of service provided by a gravel road.
29. In making its decision to declare the scheme, Council is subject to the scheme being referred to VCAT.

Environmental Sustainability

30. The road infrastructure proposal provides sealed access, improved drainage and amenity as dust and mud are mitigated.
31. It is anticipated that no significant vegetation removal will be required to complete this project.
32. The City will encourage the use of recycled materials for the project construction.

Attachments

1. Attachment 1 Schedule A Cost Estimate Willis Street Portarlington SRC372 Declaration of C [2.7.1 - 1 page]
2. Attachment 2 Schedule B Benefit Cost Ratio Willis Street Portarlington SRC372 Declaration [2.7.2 - 1 page]
3. Attachment 3 Schedule C Proposed special charge Willis Street Portarlington SRC372 Declar [2.7.3 - 1 page]
4. Attachment 4 - Minutes - Submission Review Panel - Willis Street Portarlington - SR C 372 - Declarat [2.7.4 - 19 pages]
5. Attachment 5 Plan Willis Street Portarlington SRC372 Declaration of Charge D25 210139 [2.7.5 - 1 page]
6. Attachment 6 Scheme Process Willis Street Portarlington SRC372 Declaration of Charge D25 [2.7.6 - 1 page]

2.8. Amendment C278ggee - Marshall Precinct Structure Plan - Consideration of Panel Report and Adoption of Amendment

Source: Placemaking
Executive Director: Tennille Bradley

Purpose

1. To consider the Amendment C278ggee Panel Report and adopt the amendment.

Background

2. The Armstrong Creek Urban Growth Plan guides development to provide housing for 54,000 people in 22,000 households. Development in the area has substantially commenced. Marshall is the smallest and northern-most precinct, and in 2017 due to fragmented landownership, the City committed to prepare a structure plan. Preparation of other Armstrong Creek precinct structure plans were developer-led.
3. On 26 September 2023 Council resolved to prepare and exhibit Amendment C278ggee to the Greater Geelong Planning Scheme. The amendment was initiated by Council after it had prepared the Marshall Precinct Structure Plan (PSP), Marshall Development Contributions Plan (DCP) and Marshall Native Vegetation Precinct Plan (NVPP). These plans will facilitate construction of over 1,660 dwellings and some commercial development, subject to a permit.
4. The PSP area is 123 hectares and zoned Urban Growth Zone (UGZ). The amendment proposes to apply Schedule 7 to the UGZ (UGZ7) and incorporate the PSP, DCP, and NVPP into the planning scheme. The exhibited amendment also proposed to apply the Environmental Audit Overlay (EAO) to three PSP properties and apply a Design and Development Overlay Schedule 51 (DDO51) to 137 Barwarre Road, Marshall located outside the PSP area, west of the railway line.
5. Exhibition of the amendment from 24 April to 3 June 2024 resulted in 28 submissions, of which 20 submissions requested changes or objected to the amendment.
6. Submission issues raised by Marshall PSP and nearby landowners/ developers included land use designation, DCP infrastructure cost and delivery, stormwater drainage, the road network and drafting/plan changes. Authorities and agencies generally supported the amendment but also requested changes or further work.
7. On 30 August 2024 Council's delegate considered all submissions and resolved to refer the submissions to an Independent Panel appointed by the Minister for Planning. The Council Delegate Authority Report is published on the City's Amendment C278ggee webpage.
8. An 11-day Panel Hearing was held at Council's Geelong office in November and December 2024. Most of the hearing time was taken up by Council and land developers submitting on PSP and DCP contested matters. Two local residents and the Department of Transport and Planning were also parties to the hearing.

Key Matters

9. Council as the planning authority for the amendment and under section 27(1) of the *Planning and Environment Act*, must consider the Panel's report before deciding whether or not to adopt the amendment.
10. Council received the Panel Report dated 7 February 2025 and released it to the public. The report includes a section on procedural issues where three late submissions were received by Council and referred to the Panel. One of these late submissions was from the owner of 137 Barwarre Road, Marshall, who objected to the proposed DDO51 being applied to their property.
11. The most contentious issue considered by the Panel was whether the exhibited Commercial/ Bulky Goods designation along Barwon Heads Road should be changed to a residential designation. Council proposed the residential redesignation after considering submissions and, after hearing submissions and planning and economic evidence from several experts, the Panel agreed with Council's position.
12. The Panel agreed with Council on other issues including residential densities, drainage and transport planning, DCP infrastructure cost and delivery, and affordable housing provisions. Recommended changes to the exhibited PSP, DCP and NVPP are generally accepted. As a result of the Panel's recommendations the Development Infrastructure Levy contribution has risen by \$212,866 per net developable hectare, from a Panel Hearing levy of \$1,000,369 to an adopted levy of \$1,213,235.
13. Proposed DDO51 sought to futureproof land for pedestrian public access from Barwarre Road to Marshall Station when 137 Barwarre Road is redeveloped. While finding a direct link to be a positive initiative, the Panel did not support the overlay given issues of fairness and the need for further investigations. DDO51 is deleted from the amendment as recommended by the Panel.
14. The Environment Protection Authority (EPA) made a late submission raising concerns with how the amendment manages potentially contaminated land. The EPA submitted that applying the EAO to 'medium-risk properties' is the appropriate planning tool, not provisions in UGZ7 as exhibited. The Panel agreed and recommended the EAO be applied to all potentially contaminated land, which Council accepts.
15. Overall, the Panel recommends the amendment be adopted subject to changes set out in its report. The Panel found the amendment to be well founded and strategically justified and will facilitate the provision of new housing. The Panel supported the future urban structure proposed for the Marshall Precinct, which is represented on the map in **Attachment 1**.
16. **Attachment 2** outlines the issues identified in the Panel Report and provides a Council officer response to the Panel's conclusions and recommendations.
17. The Panel Report Executive Summary is provided in **Attachment 3** and a summary of all the Panel's recommendations and whether Council accepts or rejects each recommendation is provided in **Attachment 4**. **Attachment 5** provides a breakdown of changes to the PSP and DCP.
18. It is recommended that the amendment be adopted in the form shown in **Attachment 6** and submitted to the Minister for Planning requesting approval. Approval of the amendment will provide new infill land supply and contribute to the City's housing target, the highest of any Council in Victoria.

RESOLUTION - Item 2.8

Cr E Sinclair moved, Cr A Katos seconded -

That Council:

- 1. Adopts Amendment C278ggee in the form shown in Attachment 6 - Adopted Planning Scheme Amendment C278ggee of this report; and**
- 2. Submits the adopted Amendment and prescribed information to the Minister for Planning requesting approval.**

Carried

Financial Sustainability

19. The *Marshall Development Contributions Plan, June 2025* (DCP) has been prepared by the City and forms part of the amendment.
20. The DCP is proposed to become an Incorporated Document in the planning scheme which would legally tie Council to the provisions of the plan. The DCP levies developer contributions to fund shared development infrastructure projects for drainage, road intersections, local park improvements and land, to the total value of \$83.62 million.
21. The infrastructure is required to support future Marshall PSP residents. Some infrastructure items and costs are apportioned to neighbouring precincts, particularly the North East Industrial Precinct.
22. Contributions towards two Armstrong Creek Urban Growth Area community facilities (Town Centre library and Horseshoe Bend active open space pavilion) will also apply in the form of a per dwelling payment.
23. In finalising the Development Infrastructure Levy, Council has indexed all DCP project amounts and land valuations to 2024-25 financial year prices to ensure proper and efficient administration of the Marshall DCP. Indexation and land valuation would occur regardless following gazettal of the amendment in order to meet reporting requirements. Similarly, the Community Infrastructure Levy has risen to \$1,450 consistent with Section 46L of the *Planning and Environment Act*.

Community Engagement

24. The amendment was exhibited in accordance with Sections 17, 18 and 19 of the *Planning and Environment Act*. Exhibition commenced on 24 April and closed on 3 June 2024. All written submissions were accepted including late submissions.
25. The independent panel hearing in November and December 2024 was publicly accessible by video link or in-person attendance at the Greater Geelong City Council office. Submitters to the amendment had the opportunity to participate and present at the panel hearing. The panel considered all submissions, irrespective of whether a submitter presented at the hearing or not.
26. The Panel Report is published on the Geelong Australia C278ggee webpage and all submitters to the amendment were alerted to the publication. A further alert was provided to submitters of the date this report would be presented at a Council Meeting.

Social Equity and Sustainability

27. The amendment has appropriately considered social equity principles. The City has engaged with directly affected landowners and the broader community about the proposed Marshall PSP and DCP.
28. Provision of social and affordable housing is a key social equity principle. The amendment planning controls include requirements and guidelines for housing developers to provide a discretionary affordable housing contribution, consistent with the *Planning and Environment Act 1987* and planning scheme.

Relevant Law/Policy/Legal Implications

29. The amendment accords with the objectives of Planning in Victoria and Victoria's Housing Statement. The proposed planning controls will facilitate residential use and

development consistent with the strategic directions of the Armstrong Creek Urban Growth Area Framework Plan (Clause 02.03) and state housing and activity centre policies.

30. The C278ggee Explanatory Report provides a detailed response to policy in the Greater Geelong Planning Scheme and the requirements of relevant Ministerial Directions.

Alignment to Community Plan and Vision

31. This report aligns with Our Council Plan 2025-2029 strategic priorities:
Economic Development
Environment and Circular Economy
32. 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

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

Risk Assessment

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

Environmental Sustainability

35. The amendment is informed by environmental and infrastructure assessments and a range of state and local planning strategies. Environmental sustainability and conservation of remnant native vegetation are key objectives in planning for the future urban development and use of the Marshall Precinct.

Attachments

1. Attachment 1 - Marshall Future Urban Structure Plan [2.8.1 - 1 page]
2. Attachment 2 - Consideration of C 278 ggee Panel Report [2.8.2 - 21 pages]
3. Attachment 3 - Greater Geelong C 278 ggee Panel Report Executive Summary [2.8.3 - 6 pages]
4. Attachment 4 - Table of C 278 ggee Panel Report Recommendations [2.8.4 - 2 pages]
5. Attachment 5 - Marshall PSP and DCP changes summary [2.8.5 - 12 pages]
6. Attachment 6 - Adopted Planning Scheme Amendment C 278 ggee [2.8.6 - 305 pages]

2.9. Amendment C457ggee - Highton Urban Design Framework Implementation - Consideration of Panel Report and Adoption of Amendment

Source: Placemaking
Executive Director: Tennille Bradley

Purpose

1. To consider the Amendment C457ggee Planning Panel Report and adopt Amendment C457ggee which affects the Highton Village Shopping Centre.

Background

2. On 22 October 2022 Council adopted the Highton Village Urban Design Framework (UDF) with changes and resolved to prepare and exhibit Amendment C457ggee to the Greater Geelong Planning Scheme. The amendment implements the key planning elements of the UDF.
3. The amendment applies to land within the Highton Village Shopping Centre including the Council car parks at 1A Taylor Court and 19 Belle Vue Avenue.
4. The amendment rezones Council car parks and roads to the Commercial 1 Zone and applies a new Design and Development Overlay Schedule 52 (DDO52) to the commercial areas of the Highton Village.
5. Public exhibition of the amendment occurred in November-December 2024. Council received 28 submissions. Of these, 27 submissions objected or requested changes to the amendment and one was supportive.
6. On 25 February 2025 Council considered the submissions and resolved to make changes to the amendment, including to reduce the height of development to 9 metres/ 2 storeys across the Village Centre. Council also resolved to refer all submissions to an Independent Panel appointed by the Minister for Planning.
7. A Panel Hearing was held for one day on 6th May 2025.

Key Matters

8. Key issues raised in the submissions included: development height; Highton Village character; Council car parks zoning; traffic; affordable housing policy; exhibition timing; car parking/roads/intersections treatments; potential development sites; and impact on public facilities.
9. Most submissions opposed the preferred building heights of four storeys proposed in the DDO52 and the rezoning of land to the C1Z among other issues. In response to submissions Council proposed in its Panel Day 1 version of the Amendment documents to reduce the preferred building height to 2 storeys and to remove the Highton UDF as a reference document.
10. In the Panel's view, the changes made by Council addressed the key issues that could be considered as part of the amendment. The Panel commented that several issues

raised in the submissions, such as car parking and intersection treatments, were beyond the scope of the amendment.

11. The Panel Report was subsequently received on 29 May 2025. Under the *Planning and Environment Act 1987* the Council as the Planning Authority must consider the Panel's report before deciding whether to adopt the amendment.
12. The Panel supported all post exhibition changes submitted by Council and recommended minor changes to the affordable housing local planning policy.
13. The Panel supported the proposed Commercial 1 Zone finding the zone is appropriate and more in line with the activities of the Highton Village.
14. 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 1** to this report. **Attachment 3** includes the key points the Panel considered and a Council response.
15. It is recommended that the amendment be adopted in the form shown in **Attachment 2** and submitted to the Minister for Planning requesting approval.

RESOLUTION - Item 2.9

Cr R Nelson moved, Cr A Katos seconded -

That Council:

1. **Adopts Amendment C457ggee – Highton Village Urban Design Framework – in the form shown in Attachment 2 of this report; and**
2. **Submits the adopted Amendment and prescribed information to the Minister for Planning requesting approval.**

Carried

Financial Sustainability

16. There are no financial implications associated with the Amendment.

Community Engagement

17. Amendment C457ggee was exhibited in accordance with the requirements of the Planning and Environment Act 1987.
18. All submitters had the opportunity to be heard by the Independent Panel. The Panel considered all submissions referred to it, regardless of whether the submitters appeared at the hearing.
19. The City has advised submitters of the release of the Panel Report.

Social Equity and Sustainability

20. The amendment provides for increased housing diversity in proximity to local shopping and community facilities, and within an Increased Housing Diversity Area.
21. Local policy encourages affordable and social housing contributions in activity centres and is consistent with the City's Social Housing Plan 2020-2042 and accords with State Government policy.
22. The amendment provides direction to the local community about the future development parameters of the centre for which currently none exist. Implementing the DDO52 will ensure that excellent design and built form outcomes are to be achieved in any new development of the centre.
23. Improvements to the public realm of the Highton Village Shopping Centre through encouraging active frontages and improving pedestrian and cycling amenities will also lead to positive social effects and outcomes for customers, staff, and the wider community.

Relevant Law/Policy/Legal Implications

24. The Highton UDF provides an appropriate strategic justification for the Amendment by addressing the key policy objectives in the relevant provisions of the Greater Geelong Planning Scheme including Clauses 02, 11 and 16.
25. Council added that the preparation of the Highton UDF was driven by the need to undertake a refresh of Highton Village public infrastructure. In addition, the Highton UDF was to identify where additional floorspace could be delivered to support Council's Settlement Strategy 2020 and planning policy both of which seek to facilitate infill development and, by allowing for a modest increased housing opportunities in an activity centre, increase housing supply.
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 Council Plan 2025-2029 strategic priority:
Core and Critical Infrastructure
Economic Development
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. Council’s Retail Strategy has identified demand for increased gross floor area in Highton Village, however, there is currently limited supply. Without new development the activity centre may not meet the needs of the community.
32. The proposed two storey/nine metre preferred maximum building height for development in Belle Vue Avenue will be lower than the eleven metre development height in the residential parts of the Highton Increased Housing Diversity Area. There is a risk that this may not be supported through the Ministerial amendment approval process.

Environmental Sustainability

33. The amendment is expected to have a positive impact on the environment by ensuring that new development is responsive to the local context and providing built form controls that will guide new and infill development.
34. The DDO52 includes requirements to encourage Environmentally Sustainable Design (ESD) in the architecture and design of buildings and to improve pedestrian and cyclist safety and amenity through building design. These will have important environmental benefits for the Highton community.

Attachments

1. Attachment 1 - Planning Panel Report Executive Summary Amendment C457ggee [2.9.1 - 2 pages]
2. Attachment 2 - Amendment C457ggee Amendment to be Adopted [2.9.2 - 36 pages]
3. Attachment 3 - Key Issues addressed by the Planning Panel Amendment C457ggee [2.9.3 - 4 pages]

Cr C Burson left the meeting at 8.14pm.

Cr C Burson re-joined the meeting at 8.16pm.

2.10. T2500041 - Drainage Inspection and Vacuum/Drain Cleaning Plant Hire Services

Source: Corporate Services
Executive Director: Troy Edwards

Confidentiality

1. Confidential information is contained in **Attachment 1** as circulated in the confidential section of the report attachments. The information in the Attachment is confidential information for the purposes of 66(2)(a) and the definition of “*confidential information*” in section 3(1) of the *Local Government Act 2020* because it is council business information, being information that would prejudice the Council’s position in commercial negotiations if prematurely released (section 3(1)(a)).

Purpose

2. The purpose of this report is to award a contract for Drainage Inspection and Vacuum/Drain Cleaning Plant Hire Services to the preferred tenderers as detailed in Clause 3 of the Confidential Procurement Evaluation Report at **Attachment 1**.

Background

3. The City invited tenders from the open market to establish a panel of contractors to support the monitoring, inspection and servicing of the City’s stormwater infrastructure, including infrastructure within property easements.
4. The contractors will be required to inspect stormwater underground infrastructure and perform clearing works, including the cleaning of gross pollutant traps and litter baskets.

Key Matters

5. The Procurement and Strategic Sourcing team administered an open tender process on behalf of the City Works team.
6. Details of the procurement process, including the evaluation methodology and the preferred tenderer, are outlined in the Confidential Procurement Evaluation Report at **Attachment 1**.

RESOLUTION - Item 2.10

Cr A Katos moved, Cr A Aitken seconded -

That Council:

- 1. Award the contracts for T2500041 – Drainage Inspection and Vacuum/Drain Cleaning Plant Hire Services to the preferred tenderers, for the estimated amount detailed in Clause 3 of the Confidential Procurement Evaluation Report (Attachment 1) and otherwise in accordance with the negotiated terms and conditions of the contract;**
- 2. Approve the contract term of one year, with the option to extend the contract for up to two additional terms of one year each.**
- 3. Note that the contracts are based on schedule of rates;**
- 4. Authorise the Chief Executive Officer to execute the contracts for T2500041 and any other documents required by or to give effect to the terms of the contract on behalf of Council;**
- 5. Authorise the Chief Executive Officer to release the names of the awarded tenderers following the execution of the contracts by the relevant parties; and**
- 6. Resolves that the information contained in Attachment 1 of the report from management is to remain confidential pursuant to section 3(1) of the *Local Government Act 2020* 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 with the preferred tenderers.**

Carried

Financial Sustainability

7. The estimated cost of delivering these services over the full contract term, including extension options, will be managed within current and future approved budgets.

Community Engagement

8. There was no community engagement on this tender as it is part of Council's regular operations to fulfil its legislative and management obligations to residents, ratepayers and visitors to the area.

Collaboration Opportunities

9. No tender collaboration opportunities were identified at this time however opportunities may present themselves in the future to be considered for new contracts.

Social Equity and Sustainability

10. The preferred tenderers will enable the City to manage the delivery of the services equitably and sustainably across the entire Greater Geelong region.

Relevant Law/Policy/Legal Implications

11. This tender was advertised and managed in accordance with the requirements of sections 108 and 109 of the *Local Government Act 2020* and in accordance with the City's Procurement Policy.

Alignment to Community Plan and Vision

12. This report aligns with Our Community Plan 2021-2025 strategic priority: High-performing council and organisation.
13. 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

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

Risk Assessment

15. The tender evaluation process involved the assessment of work, health and safety policies, procedures, and risk assessment documents. Any other risks associated with the acceptance of this tender will be managed through the contract conditions.

Environmental Sustainability

16. Any environmental implications associated with this contract will arise from the execution of the works. It is considered these are the responsibility of the contractor and will be managed through the contract documentation.

Attachments

1. CONFIDENTIAL REDACTED - T2500041 - Council Confidential Procurement Evaluation Report [**2.10.1** - 57 pages]

2.11. T2500024 - Landy Field Pavilion Redevelopment - Construction

Source: Corporate Services
Executive Director: Troy Edwards

Confidentiality

1. Confidential information is contained in **Attachment 1** as circulated in the confidential section of the report attachments. The information in the Attachment is confidential information for the purposes of 66(2)(a) and the definition of “*confidential information*” in section 3(1) of the *Local Government Act 2020* because it is council business information, being information that would prejudice the Council’s position in commercial negotiations if prematurely released (section 3(1)(a)).

Purpose

2. The purpose of this report is to award a contract for the Landy Field Pavilion Redevelopment – Construction project to the preferred tenderer, for the contract sum detailed in Clause 3 of the Confidential Procurement Evaluation Report at **Attachment 1**.

Background

3. The City invited tenders from the open market to undertake the construction of the John Landy Athletics Field - Sports Pavilion Aquatic Centre.
4. The pavilion has a mix of active uses including Athletics, Little Athletics, Barwon Sports Academy, local school groups (junior & senior) and general public access.
5. The project includes delivery of:
 - 4.1 A new two-story pavilion, including grandstand, competition office, public toilets, change rooms, canteen/kitchen and kiosk, social and community room, meeting room, uniform store and entrance;
 - 4.2 The purchase and installation of fixed equipment; and
 - 4.3 Enabling infrastructure and landscaping required to service the new pavilion.

Key Matters

6. The Procurement and Strategic Sourcing team administered an open tender process on behalf of the Major Projects team.
7. Details of the procurement process, including the evaluation methodology and the preferred tenderer, are outlined in the Confidential Procurement Evaluation Report at **Attachment 1**.

RESOLUTION - Item 2.11

Cr M Cadwell moved, Cr E Kontelj seconded -

That Council:

- 1. Award the contract for T2500024 - Landy Field Pavilion Redevelopment – Construction to the preferred tenderer, for the contract sum detailed in Clause 3 of the Confidential Procurement Evaluation Report (Attachment 1) and otherwise in accordance with the negotiated terms and conditions of the contract;**
- 2. Authorise the Chief Executive Officer to execute contract T2500024 and any other documents required by or to give effect to the terms of the contract on behalf of Council;**
- 3. Authorise the Chief Executive Officer to release the name of the awarded tenderer following the execution of the contract by the relevant parties;**
- 4. Resolves that the information contained in Attachment 1 of the report from management is to remain confidential pursuant to section 3(1) of the *Local Government Act 2020* 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 with the preferred tenderer.**

Carried

Financial Sustainability

8. The preferred tenderer's submission is within the approved project budget.

Community Engagement

9. Community consultation was undertaken at all stages of this design process with stakeholders (Little Athletics, Geelong Athletics and Barwon Sports Academy) back in 2021, resulting in the John Landy Athletics Field - Facility Improvement Plan (FIP).
10. These stakeholders are also an active part of the Project Reference Group (PRG) throughout pavilion design development (2021 – 2025).

Collaboration Opportunities

11. No tender collaboration opportunities were identified at this time however opportunities may present themselves in the future to be considered for new contracts.

Social Equity and Sustainability

12. It is expected that the construction of the Landy Field Pavilion Redevelopment will generate positive employment outcomes while delivering the infrastructure and services that address the growing needs of the Geelong community.

Relevant Law/Policy/Legal Implications

13. This tender was advertised and managed in accordance with the requirements of sections 108 and 109 of the *Local Government Act 2020* and in accordance with the City's Procurement Policy.

Alignment to Community Plan and Vision

14. This report aligns with Our Community Plan 2021-2025 strategic priority: Healthy, caring and inclusive community.
15. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
An inclusive, diverse, healthy and socially connected community.

Conflict of Interest

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

Risk Assessment

17. The tender evaluation process involved the assessment of work, health and safety policies, procedures, and risk assessment documents. Any other risks associated with the acceptance of this tender will be managed through the contract conditions.

Environmental Sustainability

18. Any environmental implications associated with this contract will arise from the execution of the works. It is considered these are the responsibility of the contractor and will be managed through the contract documentation.

Attachments

1. CONFIDENTIAL REDACTED - T 2500024 - Confidential Council Procurement Evaluation Report [2.11.1 - 24 pages]

2.12. T2500051 - North Bellarine Aquatic Centre Stage 2 – Design & Construct

Source: Corporate Services
Executive Director: Troy Edwards

Confidentiality

1. Confidential information is contained in **Attachment 1** as circulated in the confidential section of the report attachments. The information in the Attachment is confidential information for the purposes of 66(2)(a) and the definition of “*confidential information*” in section 3(1) of the *Local Government Act 2020* because it is council business information, being information that would prejudice the Council’s position in commercial negotiations if prematurely released (section 3(1)(a)).

Purpose

2. The purpose of this report is to award a contract for the North Bellarine Aquatic Centre Stage 2 – Design & Construct project to the preferred tenderer, for the contract sum detailed in Clause 3 of the Confidential Procurement Evaluation Report at **Attachment 1**.

Background

3. The City invited tenders from the open market to deliver Stage 2 of the North Bellarine Aquatic Centre.
4. The project includes delivery of:
 - 3.1 An indoor 8-lane, 25-metre pool with access ramp;
 - 3.2 A warm water pool with access ramp;
 - 3.3 Accessible change rooms with amenities;
 - 3.4 A first aid room;
 - 3.5 Gymnasium and group fitness rooms;
 - 3.6 A foyer, reception, administration and office;
 - 3.7 Café seating;
 - 3.8 Landscaping and associated pathways;
 - 3.9 An extended car park including two accessible car parks; and
 - 3.10 Refurbishment of the entry pavilion.

Key Matters

5. The Procurement and Strategic Sourcing team administered an open tender process on behalf of the Major Projects team.
6. Details of the procurement process, including the evaluation methodology and the preferred tenderer, are outlined in the Confidential Procurement Evaluation Report at **Attachment 1**.

RESOLUTION - Item 2.12

Cr R Story moved, Cr T Sullivan seconded -

That Council:

- 1. Award the contract for T2500051 - North Bellarine Aquatic Centre Stage 2 – Design & Construct to the preferred tenderer, for the contract sum detailed in Clause 3 of the Confidential Procurement Evaluation Report (Attachment 1) and otherwise in accordance with the negotiated terms and conditions of the contract;**
- 2. Authorise the Chief Executive Officer to execute contract T2500051 and any other documents required by or to give effect to the terms of the contract on behalf of Council;**
- 3. Authorise the Chief Executive Officer to release the name of the awarded tenderer following the execution of the contract by the relevant parties;**
- 4. Resolves that the information contained in Attachment 1 of the report from management is to remain confidential pursuant to section 3(1) of the *Local Government Act 2020* 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 with the preferred tenderer.**

Carried

Financial Sustainability

7. The preferred tenderer's submission is within the approved project budget.

Community Engagement

8. At its meeting on Tuesday 22 November 2022, Councillors endorsed a deliberative engagement process to develop the plans for Stage 2 to the provided funding.
9. Following this, community members were invited to apply for a position on the new North Bellarine Aquatic Centre (Stage 2) Community Advisory Panel.
10. The make-up of the 12-person advisory panel represents a cross-section of the local community, featuring balanced interests, gender and diversity of backgrounds.

Collaboration Opportunities

11. No tender collaboration opportunities were identified at this time however opportunities may present themselves in the future to be considered for new contracts.

Social Equity and Sustainability

12. It is expected that the construction of the North Bellarine Aquatic Centre (Stage 2) will generate positive employment outcomes while delivering the infrastructure and services that address the growing needs of the Geelong community.

Relevant Law/Policy/Legal Implications

13. This tender was advertised and managed in accordance with the requirements of sections 108 and 109 of the *Local Government Act 2020* and in accordance with the City's Procurement Policy.

Alignment to Community Plan and Vision

14. This report aligns with Our Community Plan 2021-2025 strategic priority: Healthy, caring and inclusive community.
15. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
An inclusive, diverse, healthy and socially connected community.

Conflict of Interest

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

Risk Assessment

17. The tender evaluation process involved the assessment of work, health and safety policies, procedures, and risk assessment documents. Any other risks associated with the acceptance of this tender will be managed through the contract conditions.

Environmental Sustainability

18. Any environmental implications associated with this contract will arise from the execution of the works. It is considered these are the responsibility of the contractor and will be managed through the contract documentation.

Attachments

1. CONFIDENTIAL REDACTED - T 2500051 - Confidential Procurement Evaluation Report [2.12.1 - 45 pages]

2.13. T2500053 - Drysdale Sports Precinct Stage 2

Source: Corporate Services
Executive Director: Troy Edwards

Confidentiality

1. Confidential information is contained in **Attachment 1** as circulated in the confidential section of the report attachments. The information in the Attachment is confidential information for the purposes of 66(2)(a) and the definition of “*confidential information*” in section 3(1) of the *Local Government Act 2020* because it is council business information, being information that would prejudice the Council’s position in commercial negotiations if prematurely released (section 3(1)(a)).

Purpose

2. The purpose of this report is to award a contract for the Drysdale Sports Precinct Stage 2 project to the preferred tenderer, for the contract sum detailed in Clause 3 of the Confidential Procurement Evaluation Report at **Attachment 1**.

Background

3. The City invited tenders from the open market to deliver new and enhanced local sporting facilities at the Drysdale Sporting Precinct, benefiting both tenant clubs and the wider Drysdale community.
4. The project includes delivery of:
 - 4.1. A premier rectangular turf pitch including player shelters and a minimum of 100 lux LED sports lighting compliant with Football Victoria guidelines;
 - 4.2. Rescaled sports pavilion (rescaled to cater for the needs of Soccer with future stages of delivery to cater for AFL and Netball);
 - 4.3. New accessible pathways that provide step free access from the pavilion to the sports fields;
 - 4.4. Unsealed car park that includes three separate accessible parking spaces that are appropriately positioned in close proximity to the new pavilion;
 - 4.5. Associated landscaping and plantings; and
 - 4.6. Improved road access to the site.

Key Matters

5. The Procurement and Strategic Sourcing team administered an open tender process on behalf of the Major Projects team.
6. Details of the procurement process, including the evaluation methodology and the preferred tenderer, are outlined in the Confidential Procurement Evaluation Report at **Attachment 1**.

RESOLUTION - Item 2.13

Cr R Story moved, Cr E Kontelj seconded -

That Council:

- 1. Subject to the approval of the item detailed in Clause 15.3.3.1 of the Confidential Procurement Evaluation Report, award the contract for T2500053 – Drysdale Sports Precinct Stage 2 to the preferred tenderer, for the contract sum detailed in Clause 3 of the Confidential Procurement Evaluation Report (Attachment 1) and otherwise in accordance with the negotiated terms and conditions of the contract;**
- 2. Authorise the Chief Executive Officer to execute contract T2500053 and any other documents required by or to give effect to the terms of the contract on behalf of Council;**
- 3. Authorise the Chief Executive Officer to release the name of the awarded tenderer following the execution of the contract by the relevant parties;**
- 4. Resolves that the information contained in Attachment 1 of the report from management is to remain confidential pursuant to section 3(1) of the *Local Government Act 2020* 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 with the preferred tenderer.**

Carried

Financial Sustainability

7. The preferred tenderer's submission is within the approved project budget.

Community Engagement

8. Community consultation was undertaken at various stages of the design process and included the publishing of the Drysdale Sporting Precinct Master Plan on the City's website.
9. The Drysdale Sporting Precinct Master Plan focuses on ensuring the precinct's viability and suitability as a local sporting venue.

Collaboration Opportunities

10. No tender collaboration opportunities were identified at this time however opportunities may present themselves in the future to be considered for new contracts.

Social Equity and Sustainability

11. It is expected that the construction of the Drysdale Sports Precinct Stage 2 will generate positive employment outcomes while delivering the infrastructure and services that address the growing needs of the Geelong community.

Relevant Law/Policy/Legal Implications

12. This tender was advertised and managed in accordance with the requirements of sections 108 and 109 of the *Local Government Act 2020* and in accordance with the City's Procurement Policy.

Alignment to Community Plan and Vision

13. This report aligns with Our Community Plan 2021-2025 strategic priority: Healthy, caring and inclusive community.
14. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration: An inclusive, diverse, healthy and socially connected community.

Conflict of Interest

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

Risk Assessment

16. The tender evaluation process involved the assessment of work, health and safety policies, procedures, and risk assessment documents. Any other risks associated with the acceptance of this tender will be managed through the contract conditions.

Environmental Sustainability

17. Any environmental implications associated with this contract will arise from the execution of the works. It is considered these are the responsibility of the contractor and will be managed through the contract documentation.

Attachments

1. CONFIDENTIAL REDACTED - T 2500053 - Confidential Procurement Evaluation Report [2.13.1 - 24 pages]

2.14. T2500098 - Ocean Grove District Ride Centre

Source: Corporate Services
Executive Director: Troy Edwards

Confidentiality

1. Confidential information is contained in **Attachment 1** as circulated in the confidential section of the report attachments. The information in the Attachment is confidential information for the purposes of 66(2)(a) and the definition of “*confidential information*” in section 3(1) of the *Local Government Act 2020* because it is council business information, being information that would prejudice the Council’s position in commercial negotiations if prematurely released (section 3(1)(a)).

Purpose

2. The purpose of this report is to award a contract for the Ocean Grove District Ride Centre project to the preferred tenderer, for the contract sum detailed in Clause 3 of the Confidential Procurement Evaluation Report at **Attachment 1**.

Background

3. The City invited tenders from the open market to undertake the construction of the Ocean Grove District Ride Centre.
4. The project consists of bulk earthworks, in ground hydraulics, civil works (rock formed jumps, pavements, concreting, asphalt and polymer track surfaces), minor building construction (park shelter) and landscaping of the proposed site.

Key Matters

5. The Procurement and Strategic Sourcing team administered an open tender process on behalf of the Major Projects team.
6. Details of the procurement process, including the evaluation methodology and the preferred tenderer, are outlined in the Confidential Procurement Evaluation Report at **Attachment 1**.

RESOLUTION - Item 2.14

Cr E Wilkinson moved, Cr T Sullivan seconded -

That Council:

- 1. Awards the contract for T2500098 - Ocean Grove District Ride Centre to the preferred tenderer, for the contract sum detailed in Clause 3 of the Confidential Procurement Evaluation Report (Attachment 1) and otherwise in accordance with the negotiated terms and conditions of the contract;**
- 2. Authorises the Chief Executive Officer to execute contract T2500098 and any other documents required by or to give effect to the terms of the contract on behalf of Council;**
- 3. Authorises the Chief Executive Officer to release the name of the awarded tenderer following the execution of the contract by the relevant parties;**
- 4. Resolves that the information contained in Attachment 1 of the report from management is to remain confidential pursuant to section 3(1) of the *Local Government Act 2020* 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 with the preferred tenderer.**

Carried

Financial Sustainability

7. The preferred tenderer's submission is within the approved project budget.

Community Engagement

8. Community engagement was held in 2022 during the planning phase for the proposed project via multiple platforms including social media, face to face engagement and online on the City's 'Have Your Say' website.

Collaboration Opportunities

9. No tender collaboration opportunities were identified at this time however opportunities may present themselves in the future to be considered for new contracts.

Social Equity and Sustainability

10. It is expected that the construction of the Ocean Grove District Ride Centre project will generate positive employment outcomes while delivering the infrastructure and services that address the growing needs of the Geelong community.

Relevant Law/Policy/Legal Implications

11. This tender was advertised and managed in accordance with the requirements of sections 108 and 109 of the *Local Government Act 2020* and in accordance with the City's Procurement Policy.

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:
A destination that attracts local and international visitors.

Conflict of Interest

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

Risk Assessment

15. The tender evaluation process involved the assessment of work, health and safety policies, procedures, and risk assessment documents. Any other risks associated with the acceptance of this tender will be managed through the contract conditions.

Environmental Sustainability

16. Any environmental implications associated with this contract will arise from the execution of the works. It is considered these are the responsibility of the contractor and will be managed through the contract documentation.

Attachments

1. CONFIDENTIAL REDACTED - T2500098 - Confidential Council Procurement Evaluation Report [2.14.1 - 22 pages]

2.15. Planning Authorisation - Council to Staff

Source: Corporate Services
Executive Director: Troy Edwards

Purpose

1. To appoint City officers as authorised officers under the *Planning and Environment Act 1987* (P&EA).

Background

2. City officers are appointed as authorised officers to exercise statutory powers under various Acts and regulations. Appointments as authorised officers are to individual staff members.
3. The P&EA regulates enforcement and is reliant on authorised officers acting on behalf of the responsible authority (Council).

Key Matters

4. Where there is a specific power within an Act, Council should appoint authorised officers pursuant to that Act. This is the case for the P&EA.
5. **Attachment 1** sets out the Instrument of Appointment and Authorisation under the P&EA and lists the staff member to whom this authorisation applies.

RESOLUTION - Item 2.15

Cr A Katos moved, Cr A Aitken seconded -

In the exercise of the powers conferred by s 147(4) of the *Planning and Environment Act 1987*, Council resolves that:

1. City staff referred to in the Instrument (Attachment 1) be appointed and authorised as set out in the Instrument;
2. The Instrument comes into force immediately upon the resolution of Council; and
3. The Instrument be signed by the Chief Executive Officer on behalf of Council.

Carried

Financial Sustainability

6. There are no financial sustainability implications arising from the subject of this report.

Community Engagement

7. Relevant City managers have been consulted regarding this recommended appointment and authorisation.

Social Equity and Sustainability

8. There are no social equity sustainability implications arising from the subject of this report.

Relevant Law/Policy/Legal Implications

9. The recommended appointment and authorisation of staff members complies with the relevant provisions of the P&EA and the *Local Government Act 2020*.

Alignment to Community Plan and Vision

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

Conflict of Interest

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

Risk Assessment

12. There are no significant or high risks associated with the subject of this report.

Environmental Sustainability

13. There are no environmental sustainability implications arising from the subject of this report.

Attachments

1. Planning Authorisations Council to Staff August 2025 [2.15.1 - 2 pages]

3. RECORD OF INFORMAL MEETINGS OF COUNCILLORS

Source: Corporate Services

Executive Director: Troy Edwards

Summary

1. The Governance Rules of the City of Greater Geelong require the tabling of records of informal meetings of Councillors at the next convenient Council meeting and that their record be included in the minutes of that Council meeting.
2. A summary of the informal meetings of Councillors is attached.

RESOLUTION - Item 3.1

Cr R Nelson moved, Cr E Sinclair seconded -

That Council receive the summary of the informal meetings of Councillors for the period to 26 August 2025.

Carried

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. GME External Committee Member Appointment 2025-2029 (Confidential)

CONFIDENTIAL

RESOLUTION - Item 4.1

Cr C Burson moved, Cr A Katos 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 personal information that would if released result in the unreasonable disclosure of information about personal affairs. This section is applicable because this report relates to the appointment of an individual to a role.

Carried

5. CLOSE OF MEETING

The meeting was closed to the to the public at 8.39pm.

The meeting was opened to the public at 8.40pm.

As there was no further business the meeting closed at 8.41pm on Tuesday 26 August 2025.

Signed: _____

Cr Stretch Kontelj (Mayor)

Date: _____