

MINUTES

COUNCIL MEETING

Tuesday 28 October 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)

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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 (Virtual)
Cr M Cadwell
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 6.02pm.

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 A Katos moved, Cr E Wilkinson seconded –

That Leave of Absence be granted to Cr M Cadwell from 29 October 2025 to 31 October 2025, inclusive.

Carried

RESOLUTION – Item 1.3.2

Cr R Story moved, Cr E Wilkinson seconded –

That Leave of Absence be granted to Cr E Sinclair from 31 October 2025 to 6 November 2025, inclusive.

Carried

1.4. Declarations of Conflicts of Interest

Cr E Kontelj declared a conflict of interest in relation to item 2.18 T2400094 - Supply of Asphalt Works, Products and Services due to multiple tender applicants being customers of the business of which Cr E Kontelj is a director.

Cr M Cadwell declared a conflict of interest in relation to item 2.1 Proposed Change of use - 50 Westmoreland Street, Whittington as she is an owner occupier of a neighbouring property to the subject site.

1.5. Confirmation of Minutes

RESOLUTION - Item 1.5.1

Cr E Sinclair moved, Cr R Nelson seconded -

That the Minutes of the Special Council Meeting held on 7 October 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:

- Wayne Jury - Sale of Land / Social Housing
- Mary Budd - Social Housing / Mandatory Inclusion Zoning
- Susan Strong - Social Equity Framework
- Britt Inger Olsen - Social Housing Plan
- Katherine Talbot - Dean Street, Belmont
- Bernice Davies - Open Space Planning
- Chrissy Freestone - Tree Protection on Private Land

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:

- Oskar Hindon - Cashless Parking
- Tom O'connor - Nbac Stage 2
- Sarah Drofenik - Home Truths Report
- Josie Taylor - Social Housing

SUBMITTER 1. OSKAR HINDON

Subject: CASHLESS PARKING

Relevant City Department: City Life

Executive Director Anthony Basford

Question 1:

My understanding is that all forms of government exist to make the everyday activities of its citizens easier. I do not see how removing the cash option from paid parking meters assists the people of Geelong. I find it very convenient to have the option of using coins to pay for my parking. I would like to know why the council is persistent on removing a valid form of payment from parking meters in Geelong, and how would people who do not have up to date technology pay for their parking?

Thank you Oskar for your question.

We've seen a significant decline in cash payments over the past seven years. Since the introduction of free 2P on-street parking this has declined further, with 95 per cent of transactions now being paid by debit card, credit card or via the EasyPark app.

Despite this decline in cash payments, the cost to the City to collect cash from meters has increased to more than \$250,000 per year, making the service no longer viable. City officers are required to review their finances regularly to ensure the City is using its money wisely.

Drivers do not require a smart phone to pay for parking. The option to pay for parking using a credit/debit card at the meter will remain. Drivers also have the option to park in non-metered parking spaces located around central Geelong, in 2P on-street spaces for free, or at privately operated paid car parks. Parking remains free on weekends.

SUBMITTER 2. TOM O'CONNOR

Subject: NBAC Stage 2

Relevant City Department: City Life

Executive Director Anthony Basford

Question 1:

NBAC Stage 2. Will the following be included - a) Solar panel system with power storage to suit both outdoor & indoor power needs. b). Water polo - provision for indoor pool to meet 2.00m depth and appropriate length / width. c). Cafe to seat and cater for 30 people indoor / outdoor

Thank you for your question Tom.

I can confirm that solar panels are included as part of the Northern Bellarine Aquatic Centre Stage 2. There is no power storage.

The 25 metre pool will have a depth of 1 metre ranging to 1.6 metres. The Community Advisory Panel were consulted on pool depths and final depths agreed to simultaneously meet high demand activities such as learn to swim, aqua aerobics and recreational swimming.

The café capacity is planned to seat 37 people indoors and 20 people undercover outdoors.

SUBMITTER 3. SARAH DROFENIK

**Subject: HOME TRUTHS REPORT
Placemaking**

Relevant City Department:

Executive Director Tennille Bradley

Question 1:

How does the City intend to implement the recommendations from the recently launched “Home Truths” report which was partially funded by the City and undertaken by Deakin University? The report recommended a number of initiatives, including more investment in social housing, more investment in public education campaigns about the need for housing and advocating for Mandatory Inclusionary Zoning of social housing. Which of these recommendations will the City take responsibility to implement to ensure this report is implemented?

Thank you for your question Sarah,

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

The City has recently re-established the Greater Geelong Homelessness Working Group to tackle this growing issue in our region. This group brings together organisations working with people experiencing homelessness and agencies with funding and policy responsibility, to make positive change.

The group is using the ‘Home Truths: Local Insights in Homelessness Report’ findings and recommendations to inform their focus and work.

Having met several times already, the monthly group is gaining a clearer picture of homelessness in the Geelong region by sharing local data, identifying emerging issues and collaborating on projects, policy and advocacy initiatives.

As per the City’s Social Housing Plan 2020–2041, Council will continue to assess its own surplus land for suitability for social and affordable housing.

Council advocates at every opportunity for Mandatory Inclusionary Zoning, including in our advocacy priorities endorsed by Council in September, in the lead up to the 2026 State election.

Question 2:

Has the City explored the successful co-design process used by the Surf Coast Shire to address community reservations about its plans to use land it owns for social housing? What was learned from this recent experience and could be applied in the nearby City of Greater Geelong?

Thanks Sarah,

Officers from our Placemaking Directorate have met with Surf Coast Shire officers to understand the social and affordable housing projects in Aireys Inlet and Anglesea, and the co-design processes utilised. Council's Community Engagement Policy commits Council to match the appropriate tools and techniques for engagement to suit the purpose and scope, and the community members being engaged with. This will be a key consideration in any future community consultation regarding social housing.

Consideration has also been given to the incorporation of co-design principles in the Expression of Interest process for the Purnell Road site. There will be expectations on Regional Housing Associations to engage with community and incorporate design considerations that are representative of community feedback.

SUBMITTER 4. WAYNE JURY

**Subject: SALE OF LAND / SOCIAL HOUSING
Placemaking**

Relevant City Department:

Executive Director Tennille Bradley

Question 1:

Is the City willing to facilitate dialogue and negotiations between community groups who support the sale of the land designated for social housing at Bell Post Hill and Belmont and those who oppose it to generate solutions which address legitimate community concerns whilst also ensuring that sufficient social housing is built to meet community needs?

Thank you for your question Wayne,

As the sale of land reports are on the agenda for decision later this evening, we are unable to provide you with a formal response at this time.

Council values the feedback received during the consultation period and appreciates everyone that took the time to speak to their submission at the submission review panel hearings. This feedback will be considered as part of Council's decision making process.

Council's decision will be communicated with community members after the meeting.

Question 2:

How does Council propose it will ensure sufficient social housing will be delivered without either a) using existing vacant land for this purpose and/or b) existence of a mandate for a significant % to be social housing in new housing developments?

Thanks Wayne,

The State Government is the level of government primarily responsible for the delivery of social housing. Council remains a strong advocate for the State Government to impose mandatory inclusionary zoning and we welcome the Federal Government's ongoing investment in the Housing Australia Future Fund. As per the City's Social Housing Plan 2020–2041, Council will continue to assess its own surplus land for suitability for social and affordable housing. Council is also working in partnership with State Government to support projects identified through the Big Housing Build as well as identify partnership opportunities on State identified surplus land.

SUBMITTER 5. JOSIE TAYLOR

Subject: SOCIAL HOUSING

Relevant City Department: Placemaking

Executive Director Tennille Bradley

Question 1:

If Council can't commit land to social housing; how else will they support our community to respond to the housing crisis and increasing rates of homelessness?

Thank you for your question Josie.

It is the State Government's responsibility to deliver social housing. Council is committed to addressing the shortage of affordable and social housing and we are currently sourcing a community housing provider to work with us to deliver social housing in Purnell Road Corio. Council will continue to assess its own surplus land for suitability for affordable and social housing.

Question 2:

Young people and families are suffering and needing to move away from region and connections to find safe, secure and affordable housing - how will local government respond?

Thank you for your second question.

The lack of social and affordable housing impacts all ages and stages of life – the City works with a range of service providers for young people and families. Council will continue to assess its own surplus land for suitability for affordable housing.

SUBMITTER 6. MARY BUDD

Subject: SOCIAL HOUSING / MANDATORY INCLUSION ZONING

Relevant City Department: Placemaking

Executive Director Tennille Bradley

Question 1:

What investment/programs has the City made in the past financial year to educate the residents about the need for social housing, including raising awareness amongst the general public that the people most in need of social housing in Geelong include women, children and young people escaping domestic and family violence. I suspect the stigma attached to social housing is due to the negative reports in the press. Many people do not realise there already is social housing in their neighbourhood. In the late 80s and early 90s the Government purchased existing homes in various suburbs to be used as social housing. My next door neighbour rents one of these homes. She has been there for some years and we get on very well. A few months ago at a council meeting a lady spoke against social housing as it would worry her elderly neighbours. These neighbours live in social housing built for elderly residents to provide an affordable home. I'm sure these people would be pleased to hear other people could have a secure affordable home I have taught children living in one rented room with their mother, but this arrangement is not long term and the family move frequently disrupting the children's education. The Government has a list of over 5500 people in urgent need of housing, but there is another unpublished waiting list of ever so many more people also in need but not considered in urgent need. eg if you have a car you are not on the longer list.

Thank you for your questions Mary,

As a part of our commitment to social housing, the City is helping to raise awareness of social housing and share why it is so important for our community.

We have a range of resources available on our website including fact sheets and recently delivered a range of communications and promotions during Homelessness Week to raise awareness about this important issue in our community.

Raising community awareness and education initiatives is a focus of the recently established Greater Geelong Homelessness Working Group.

Question 2:

What advocacy has the City undertaken regarding Mandatory Inclusion Zoning to the State Government in the past year, to ensure that enough social housing is built to meet the City's needs as it adds thousands of new dwelling and estates to the City? I understand some progress has been made with regard to advocating for Mandatory Inclusion Zoning and this is great. As the Government's 80s plan of buying existing homes in established suburbs shows, random social housing works to the benefit of all. This could work equally well in new estates. Geelong is losing close to 460 social housing homes each year. The Government is selling its aging stock of 1950s era builds, but the replacement rate is very low, so Geelong

now has only 3300 homes on their books and that is likely to drop even further next year. The many people on the list for social housing are struggling to remain in private rentals as the vacancy rate for rentals is about .08%. Annual price increases in rent due to demand are pushing vulnerable people out of liveable homes.

In response to question 2, Council has included Mandatory Inclusionary Zoning as part of its advocacy to State Government. The Mayor regularly raises this issue with our local State MPs. Last week the CEO met with the Secretary for the Department of Transport and Planning and the issue of mandatory inclusionary zoning was raised. It was confirmed that at this stage the State has no appetite to include mandatory inclusion rezoning, and is instead looking to incentivise developers including offering more flexible building heights should they include a mix of affordable housing in their developments.

SUBMITTER 7. SUSAN STRONG

Subject: SOCIAL EQUITY FRAMEWORK

Relevant City Department: Placemaking

Executive Director Tennille Bradley

Question 1:

The City has a Social Equity Framework which states that Council will consider the principles of social justice, equity, diversity, inclusion and human rights in every service and program the City delivers, and every space and place that the City manages. This builds on the City's three organisational social equity principles:

1. Decision making informed by social equity data
2. Effective and focused partnerships
3. Designing for community need and equity.

How and will the City and Council be applying its Social Equity Framework when it considers whether the land, which was identified for the use of social housing, is sold?

Thank for your question Susan.

All surplus land that Council has is considered for social housing in accordance with Council policy. Other factors that may mean it is not recommended for social housing includes community consultation outcomes, site encumbrances such as planning overlays, drainage, vegetation, the size of the block and access to services.

SUBMITTER 8. BRITT INGER OLSEN

Subject: SOCIAL HOUSING PLAN

Relevant City Department: Placemaking

Executive Director Tennille Bradley

Question 1:

Re the City's Social Housing Plan 2020-2041: Do councillors believe that selling two blocks of land identified for social housing in Belmont and Bell Post Hill is aligned with the Council's Social Housing Plan 2020-2041?

Thank you for your question Britt,

As the sale of land reports are on the agenda for decision later this evening, we are unable to provide you with a formal response at this time.

Council values the feedback received during the consultation period and appreciates everyone that took the time to speak to their submission at the submission review panel hearings. This feedback will be considered as part of Council's decision making process.

Council's decision will be communicated with community members after the meeting.

Question 2:

Which Actions from the Plan (Council's Social Housing Plan), particularly those with short term time frame, have been or are being implemented?

Thank you Britt,

Many actions from the Social Housing Plan 2020–2041 are being implemented.

In April 2025, Council approved a long-term lease for social housing development at 116–120 Purnell Road, Corio, to a Registered Housing Association. This lease supports the Plan's goal of using City-owned land for social housing.

Council is taking all opportunities to advocate to State Government for mandatory inclusionary zoning. We are also negotiating with developers to include social and affordable housing in new developments as part of Planning Scheme Amendments and Planning Permits, secured through Section 173 Agreements.

Significant information regarding social and affordable housing need is available on Council's website. This is utilised regularly to support Council's advocacy, and the work of Housing Associations.

SUBMITTER 9. KATHERINE TALBOT**Subject: DEAN STREET, BELMONT****Relevant City Department: CEO Office****CEO Ali Wastie****Question 1:**

My First question to the Councillors tonight. A key theme of the Stage 1 Open Space Strategy Engagement Strategy detailed that residents want. Quote 'Open spaces close to home and better connected. The community value having open space close to home, making it easier to visit regularly. They also appreciated parks which are well connected to each other, and to places like shops and libraries, allowing them to visit parks as part of their daily commute or activities. This is what the people of Belmont have voiced that they want. We had around 50 residents attend the site a few weeks back for a group photo, I know Bernice has sent to all councillors. Our Petitions asked Council to keep Dean Street as Public Open Space. Both in 2022 with 824 signatures and current petition with 580 signatures submitted at the September meeting which now has an extra 38 signatures which we are hoping to include in these numbers. The residents of Belmont are asking Councillors to keep Dean Street as Open Space for the current and future residents and consider uses that retain the site as Open Space and allow activities that promote community cohesion on the site and a place for both the residents and biodiversity to flourish.

Thank you for your question Katherine,

As the sale of land reports are on the agenda for decision later this evening, we are unable to provide you with a formal response at this time.

Council values the feedback received during the consultation period and appreciates everyone that took the time to speak to their submission at the submission review panel hearings. This feedback will be considered as part of Council's decision making process.

Council's decision will be communicated with community members after the meeting.

Question 2:

I'm asking Council if they have considered the impact development of this site will have on residents by taking away this space? Particularly with the targets for housing in Geelong with the push for 128600 more homes by 2051, with 60% coming from infill housing. Shrinking backyards will see a greater need for parkland and recreation space that residents can walk to. We are living in increasingly obesogenic environments and further restriction of recreational spaces contributes to this issue. The space is currently frequented by people on their daily walk and children playing. From a traffic management point of view with Oberon Primary Schools 230 students, a growing school that had less than 100 enrolments 10 years ago, and the 99 students who will attend the new Kindergarten daily to the staff and visitors at TLC. Have any councillors tried to navigate the area at 3.15pm on a school day? Sale of the land and development will see the loss of an emergency evacuation point for residents of TLC and Oberon Primary school, who recently conducted a practice evacuation to the site.

This reserve is not a surplus space, it is very much in use and residents want it retained, we ask Councillors to not allow sale of this reserve to go ahead.

Thank you for your second question Katherine,

As mentioned, we are unable to respond at this time due to the matter being considered for Council decision later this evening.

SUBMITTER 10. BERNICE DAVIES

Subject: OPEN SPACE PLANNING

Relevant City Department: Placemaking

Executive Director Tennille Bradley

Question 1:

In considering the proposed sale of the Dean Street Reserve, how will Council protect the right of future generations to enjoy and benefit from local public open spaces such as this one? Council's own Sustainability Policy (2021) commits to maintaining the long-term health of our environment "for future generations to enjoy," and its Environment Strategy (2020–2030) identifies "creating greener community spaces" as a key goal. Given these commitments, how will Council ensure that any decision regarding Dean Street aligns with these guiding principles?

Thank you for your question Bernice,

The City is currently preparing its Open Space Strategy to guide the future of open space across the City for the next 10 years. It will focus on equitable provision of open space for the community, how investment should be prioritised, and to ensure the City can sustainably manage the network.

During Stage 1 Community Engagement, we heard that the community highly valued having access to nature (i.e. greener community spaces for our health and wellbeing), better connectivity and accessibility, character and uniqueness, diversity of parks and experiences, maintenance and safety, and equity in standards.

The Strategy will commit to ensuring these principles form the basis of future planning and decision-making for open space opportunities across the City.

SUBMITTER 11. CHRISSY FREESTONE

Subject: TREE PROTECTION ON PRIVATE LAND

Relevant City Department: Placemaking

Executive Director Tennille Bradley

Question 1:

I was very disappointed to read of the Council's decision not to further pursue permit controls to protect trees on private residential land through an overlay or local law, despite, by its own admission, overwhelming community support for stronger private tree protection measures. Council's rationale is that Amendment VC289 under the Plan for Victoria already covers canopy tree protection, making further local measures unnecessary. However, because the amendment includes numerous exemptions—such as exclusions for low-density zones, rural zones, and certain developments—current protections remain partial at best, and stronger local laws are still needed to close those gaps. There is no duplication between the state's Clause 52.37 and local tree laws. The state clause sets only a minimum baseline; it does not cover smaller or specific high-value trees and does not account for canopy loss rates, neighbourhood heat vulnerability, or biodiversity corridors. Any local law that goes further, complements rather than duplicates the state framework. Many leading Melbourne councils retain their own local laws for greater private tree protection in recognition of this fact. As no report was publicly released following the community consultation, it is unclear on what basis Council decided not to pursue stronger local laws to protect trees on private land. Was a cost analysis conducted, and were different options for stronger protections fully explored before reaching that decision?

Thank you for your question Chrissy.

Council did acknowledge widespread community support for stronger tree protection but determined that Amendment VC289 provided sufficient baseline controls, at this time.

A broad cost and feasibility analysis of local laws and planning overlays was undertaken, showing high implementation costs and uncertainty around effectiveness.

Council therefore opted to defer to state provisions and focus on education and the forthcoming Urban Forest Strategy refresh, rather than proceed with new local tree-protection laws. We are hopeful that through the development and implementation of the Urban Forest Strategy we will be able to increase greening significantly across the City.

**SUBMITTER 11. CHRISSEY
FREESTONE**

Subject: TREE PROTECTION ON PRIVATE LAND

Relevant City Department: Placemaking

Executive Director Tennille Bradley

Question 2:

The Council stated in its media report in relation to its decision outlined above that instead of pursuing better tree protection initiatives it would simply support the aspirations of the community and Victorian government's amendment through education and resources. This statement is problematic: no such education programs or resources currently exist in Geelong. The Botanic Gardens offers only general plant education for primary students, not community programs on urban tree protection or preservation, planting or maintenance. The Council's sole tree initiative is a free nature-strip tree request program without any educational component or support for private property. Also, the Urban Forestry Strategy 2015-2025 which is due to expire, specifically mentions an aspiration to, and I quote, "engage the community to fully appreciate the city's trees". To this end I would like to know what Council initiatives there have been over the last 10 years to educate the community around the preservation of urban trees. And what plans does the Council have to provide sustained and ongoing education programs and resources around the importance of protecting trees on private land. More to the point, has or will the council allocate monies in the budget to support these initiatives?

Thank you for your question Chrissy.

The City engages in a multi-layered approach to educating and engaging the community about the benefits of trees and their importance to community wellbeing. These efforts include participating in community events such as National Tree Planting Day where 1500-2000 trees are planted with the help of a local school and community members each year. We also support local groups by facilitating memorial plantings throughout the City, and celebrating our recognition as a Tree City of the World.

Additionally, the Geelong Botanic Gardens run educational programs that promote the urban forest and its benefits. We also leverage social media to engage with the community and host events such as the Geelong Nature Festival and the Victorian Tree Climbing Competition. Furthermore, we partner with industry bodies to provide seminars on tree care and maintenance. These activities are all undertaken through existing operational funding, demonstrating our ongoing commitment to tree preservation and community education.

1.7. Petitions

1. Children's Play Area in Backelei Crescent, Grovedale

Cr A Katos presented a petition on behalf of the residents of Grovedale (Backelei Crescent), requesting Council to allocate resources for planning, design and construction of a dedicated children's play area in the area.

The petition contains approximately 35 signatures.

2. REPORTS

Cr M Cadwell declared a conflict of interest in relation to item 2.1 and left the meeting at 6.29pm.

2.1. Proposed Change of use - 50 Westmoreland Street, Whittington

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

Purpose

1. To present options for the future use of the Council owned land located at 50 Westmoreland Street, Whittington and seek Council to endorse the preferred option.

Background

2. The site is currently occupied by a large community hall built circa 1910 that was previously leased by the Whittington Senior Citizens Incorporated Association. Following the association's closure due to declining membership, the building was returned to the City and has remained vacant since.
3. The Building Asset, whilst aging remains functional and has been assessed suitable for reoccupation with appropriate asset lifecycle costs and renewal works which will be dependent on any proposed future use.
4. In addition to the hall, the site includes a small public park known as the Stan Swaine Playground.
5. The land is approximately 1,602m and is zoned General Residential Zone 1 (GRZ1).
6. City officers have undertaken assessments to explore potential future uses. The following options are currently under consideration:
 - 6.1. **Option 1** - Retention as Community Infrastructure; Maintain the existing assets and reactivate the site for community use; or
 - 6.2. **Option 2** - Social Housing: Consider repurposing the site for the development of social housing.

Confidentiality

7. Confidential information is contained in Attachment 2, which has been circulated in the confidential section of the report attachments. In accordance with sections 3(1) and 66(2)(g) of the *Local Government Act 2020*, the attachment is designated as confidential information because it contains private commercial information. Disclosure of this information would be unreasonable as it could expose a business, commercial or financial undertaking to disadvantage. This section applies as Attachment 2 contains commercially sensitive information provided through the Expression of Interest (EOI) process.

Key Matters

8. **Option 1 - Retention as Community Infrastructure – Lease the land and building to a community group selected through an Expression of Interest process.**
9. The City invited proposals from community organisations through an Expression of Interest (EOI) process for the future use of the site and has assessed the submissions and identified a preferred submission.
 - 9.1. Submissions were required to demonstrate how the proposed use would meet the operational needs of the organisation while effectively activating the space to deliver meaningful community benefit.
 - 9.2. The EOI did not offer financial or operational support from the City. Respondents were required to be fully responsible for the fit-out, redevelopment, setup, ongoing operations, and maintenance of their proposed project.
 - 9.3. A total of four (4) submissions were received.
 - 9.4. The assessment panel evaluated submissions using the following criteria:
 - 9.4.1. Proposal Concept
 - 9.4.2. Environmental Considerations
 - 9.4.3. Community Impact
 - 9.4.4. Resources and Implementation
 - 9.4.5. Funding Strategy
 - 9.4.6. Strategic Alignment
 - 9.5. The full evaluation report outlining the assessment process and evaluation panel recommended is included as Attachment 2.
 - 9.6. If this use of the land is supported, the community group will require a planning permit for its intended use. The offer of a lease would be conditional on the group first obtaining the planning permit.
10. **Option 2 - Social Housing**
 - 10.1. Social housing could be developed on the land. This may be achieved with the same model as proposed for the land at 116-120 Purnell Road, Corio, where the Council resolved to seek a Registered Housing Association (RHA) partner through a Request for Proposal (RFP) on the condition that the land remains the property of the City, and any development consists entirely of social housing.
 - 10.2. The City previously undertook community engagement on the proposal to use three properties for social housing. At the Council meeting of 23 April 2024, the Council resolved to progress to seek an RHA to deliver Social Housing at 116-120 Purnell Road, Corio.
 - 10.3. Community engagement would need to be undertaken on the proposal to enter a lease for 50 Westmoreland Street, Whittington with an RHA for a term of 30-50 years for the purpose of developing social housing.

- 10.4. A Community Engagement Plan would be prepared to deliver engagement that maximises opportunities for discussion with the community about the wider community benefit of social housing, and how support for future tenants would be provided.
11. The land cannot support both options.
 - 11.1. Option 1: There will be a planning permit requirement to provide suitable carparking for the permitted use. A reduction in the size of the land may not meet the requirements.
 - 11.2. Option 2: The size of the land will enable sufficient development of social housing to attract the investment of a registered housing provider. A reduction of the area available will reduce the viability for this use.
12. It is recommended that Option 2 be progressed for the following reasons:
 - 12.1. The City's population is expected to grow substantially over the next 20 years, with an estimated requirement of 13,500 social housing dwellings by 2041. As of 2019, around 7,200 households were in need of social housing, while only 3,300 properties were available. Under the Social Housing Plan 2020–2041, the City has committed to increasing the supply of social housing, including through the use of Council-owned land. Using surplus Council land in collaboration with Registered Housing Associations supports the viability of delivering social and affordable housing, helping low- and moderate-income households who are unable to access housing in the private market.
 - 12.2. The land at 50 Westmoreland Road, Whittington is located within a residential area, the size of the land, along with its dual road frontages is likely to enable a feasible social housing development and be attractive to an RHA.

Officer Recommendation

Cr E Sinclair moved, Cr T Sullivan seconded -

That Council:

1. Approves Option 2, repurposing of the land for the development of social housing as the preferred future use of 50 Westmoreland Street, Whittington.
2. Authorise the Chief Executive Officer or delegate to seek a Registered Housing Association (RHA) partner through a Request for Proposal process to identify opportunities for social housing at 50 Westmoreland Road, Whittington, with a condition that the land remains the property of the City of Greater Geelong; and
3. Notes that if a RHA expresses interest, Council will receive a further report outlining details for a proposed approach to progressing social housing at the site, including a community engagement plan.
4. Resolves that Attachment 2 to this report remains confidential pursuant to sections 3(1) and 66(2)(g) of the *Local Government Act 2020*, as it contains private commercial information. Disclosure of this information would be unreasonable as it could expose a business, commercial, or financial undertaking to disadvantage. This section applies as attachment 2 contains commercially sensitive information provided through the Expression of Interest (EOI) process.

Cr E Wilkinson proposed a procedural motion to adjourn item 2.1 until a later date.

RESOLUTION – Item 2.1

Cr E Wilkinson moved, Cr E Kontelj seconded -

That Council defers consideration of item 2.1 Proposed Change of use of 50 Westmoreland Street, Whittington, to allow for further investigation and consultation.

Carried

Financial Sustainability

Financial impact would be dependent on the preferred option:

13. Option 1 - Retention as Community Infrastructure

- 13.1. Land would be leased to a community group it's not intended that the council would fund upgrades to the building however would have ongoing requirements for Asset maintenance.

14. Option 2 - Social Housing

- 14.1. The community engagement for the use of the land may require resourcing to attend forums if the engagement plan is similar to previous engagements.
- 14.2. The City has engaged an external Legal representative to advise on and prepare documents for the RHA Request for Proposal, Construction Agreement and Lease for Purnell Road. The outputs could be replicated for future sites which will minimise the financial costs of establishing the agreements.

Community Engagement

15. Option 1 - Retention as Community Infrastructure

- 15.1. Community engagement was undertaken as part of the Expression of Interest process, during which the community was invited to provide feedback on the City's intention to lease the site.

Submission No	Summary of Submission
1	Suggested that the site would be better sold.
2	Proposed community management and use of the site as a meeting place for clubs (e.g., bands), referencing local examples.
3	Recommended repurposing the centre as a maternity health care centre to support families during the first 1,000 days of a child's life.

- 15.2. Additional community engagement will need to be completed and submissions invited if a lease is negotiated for a term of 10 years or more. A further report would be presented to Council to provide the outcome of the Community Engagement and for a decision.

- 15.3. The community group will need to obtain a planning permit for their intended use. This will likely have a community consultation requirement.

16. Option 2 - Social Housing

- 16.1. The City's Social Housing Plan 2020-2041 commits Council to considering suitable City-owned land for social housing where it makes sense to do so. The

City has previously conducted extensive community engagement on the proposed use of its land for social housing.

- 16.2. Community engagement will to be undertaken on the proposed use of the land for social housing. In accordance with the *Local Government Act 2020* S115, there will also be community engagement on the proposal to lease the land to a Registered Housing Association for a term of 30-50 years.
- 16.3. A further report would be presented to Council to provide the outcome of the Community Engagement and for a decision.

Social Equity and Sustainability

17. Option 1 - Retention as Community Infrastructure:

- 17.1. Ensures all community members have access to shared spaces and services.
- 17.2. Supports inclusion of diverse groups (age, culture, ability).
- 17.3. Provides opportunities for social connection, reducing isolation.
- 17.4. Can address gaps in services for vulnerable or disadvantaged populations
- 17.5. Promotes fairness in resource distribution.
- 17.6. Preserves existing built assets, reducing need for new construction and associated environmental impact

18. Option 2 - Social Housing

- 18.1. The City is committed to contributing to social housing and has adopted the Social Housing Plan 2020-2041. This Plan identifies the social inequity in the community for access to affordable housing.

Relevant Law/Policy/Legal Implications

19. Option 1 - Retention as Community Infrastructure:

- 19.1. The Council will comply with section 115 of the *Local Government Act 2020* in leasing the land for community use.

20. Option 2 - Social Housing

- 20.1. The Council will comply with section 115 of the Local Government Act 2020 in leasing the land to a RHA. The RHA will be required to meet applicable regulations in delivering and managing social housing.

Alignment to Council Plan and Vision

21. This report aligns with the Council Plan 2025-29 strategic priority:

Governance and Integrity

22. 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.

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. Option 1 - Retention as Community Infrastructure

24.1. A competitive EOI process for the lease opportunity was conducted to ensure equity and transparency in the allocation of community assets. This was achieved by clearly defining selection criteria, widely promoting the opportunity, and implementing a fair, open, and transparent assessment process.

Option 2 - Social Housing

24.2. It is proposed that a RHA would be sought to deliver and manage social housing, authorised by a lease of the land. The RHA will address risk associated with design, planning permits and construction.

24.3. Legal services have been engaged to advise on and prepare documents for the RHA Request for Proposal, Construction Agreement and Lease for 116-120 Purnell Road, Corio. This will assist in implementing a similar agreement for this site.

Environmental Sustainability

25. The building contains asbestos. The City has commissioned an Asbestos Survey Review and Risk Assessment. This assessment identifies the current condition of all asbestos-containing materials and evaluates associated risks, enabling informed decisions regarding ongoing management, remediation, or removal in accordance with environmental and public health standards.

26. There is no significant native vegetation and no contamination of the land.

Attachments

1. Site Plan [2.1.1 - 1 page]
2. CONFIDENTIAL REDACTED - EOI Evaluation Report - 50 Westmoreland Street, Whittington [2.1.2 - 3 pages]

Cr M Cadwell returned to the meeting at 6.32pm.

2.2. Proposed Sale of land - 5A Dean Street, Belmont

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

Purpose

1. To provide Council with the outcome of community engagement on the proposed sale of the land at 5A Dean Street, Belmont and seek approval for the sale of the land.

Background

2. The land at 5A Deans Street, Belmont formerly contained a Scout Hall and Youth Club Hall. Both buildings became disused and fell into disrepair, leading to their removal several years ago. The site has remained vacant since.
3. In 2021, during an audit of Council-owned land for the Social Housing Plan 2020–2041, 5A Deans Street was identified as a potential site for social housing.
4. Between March and May 2022, the City conducted a six-week community engagement process on the possible use of three Council-owned sites for social housing, including 5A Deans Street, Belmont.
5. A total of 736 submissions were received across all three locations.
6. 75% of all feedback related specifically to 5A Deans Street, Belmont and 2–14 Rollins Road, Bell Post Hill.
7. 5A Deans Street alone received 400 submissions, with 245 opposing the site being used for social housing.
8. The overall community response from the proposed use of 5A Deans Street for social housing was as follows:

Community Engagement Summary: March - May 2022		
Level of support		Categories
Strongly oppose	53%	61% oppose
Oppose	8%	
Neutral	2%	2% neutral
Support	6%	37% support
Strongly support	31%	

9. A further report outlining the future use of a number of properties was presented to Council at its meeting on 23 April 2024, in which Council resolved and noted that a report would be prepared outlining future options for 5A Dean Street, Belmont and 2–6 Rollins Road, Bell Post Hill.

Confidentiality

10. Confidential information is contained in Attachment 3, which has been circulated in the confidential section of the report attachments. In accordance with section 66(2)(a) of the Local Government Act 2020, the attachment is designated as confidential information because it contains personal information. Disclosure of this information would be unreasonable as it includes details obtained through community engagement, such as the full names, residential addresses, and email addresses of submitters.

Key Matters

11. The land at 5A Dean Street, Belmont measures 4,318m² and is zoned General Residential Zone 4, with an Increased Housing Density Overlay. There are existing underground services in the land which will need to have easements registered on the title to protect.
12. At the time the buildings were demolished, the land was intended to be proposed for sale, however it was held while the option to use it for social housing was considered. The use for social housing was not supported at the Council meeting of 23 April 2024, where it was considered that other options should be reviewed.
13. The land was offered for a short-term lease for carparking; however, the lease was not accepted and appropriate management of the land against unauthorised commercial use became an issue.
14. The option of selling the land at 5A Dean Street, Belmont has now been explored with community engagement being undertaken in June and July 2025.
15. There were 137 submissions received in response to the proposed sale of the land, and the outcomes are summarised in the community engagement section.
16. On 27 August 2025 Council held the Submission Review Panel Hearing to consider all submissions to the proposed sale and resolved to consider the final report at its 28 October 2025 Council meeting (Attachment 2).

Officer Recommendation

Cr A Katos moved, Cr R Nelson seconded -

That Council:

1. Notes this report is the further report required in the Council resolution of 23 April 2024;
2. Notes the outcomes of community engagement for the proposed sale and the attached minutes from the Submission Review Panel held on 27 August 2025 (Attachment 2);
3. Approves the sale of 5A Dean Street, Belmont, currently being certificate of title volume 8177 folio 594, Reserve 1 on LP012262 (Attachment 1); and
4. Authorises the Chief Executive Officer or delegate to sign documents to complete the sale of the land.
5. Resolves that Attachment 3 to this report remains confidential pursuant to sections 3(1) and 66(2)(a) of the *Local Government Act 2020*, as it contains personal information. Disclosure of this information would be unreasonable because it includes the full names and addresses of submitters obtained through the community engagement process.

Lost

DIVISION

For: Crs A Katos, E Kontelj, S Kontelj, R Nelson

Against: Crs A Aitken, M Cadwell, C Burson, E Wilkinson, E Sinclair, R Story, T Sullivan

RESOLUTION – Item 2.2

Alternate Motion

Cr E Sinclair moved, Cr E Wilkinson seconded -

That Council:

1. Notes this report is the further report required in the Council resolution of 23 April 2024;
2. Notes the outcomes of community engagement for the proposed sale and the attached minutes from the Submission Review Panel held on 27 August 2025 (Attachment 2);
3. Authorise the Chief Executive Officer or delegate to seek a Registered Housing Association (RHA) partner through a Request for Proposal process to identify opportunities for social housing at 5A Dean St, Belmont, with the following specified conditions:
 - 3.1. That the land at 5A Dean Street, Belmont remains the property of the City of Greater Geelong; and
 - 3.2. That the proposal aims to retain approximately 40% of the land as public open space; and
4. Notes that if an RHA expresses interest, Council will receive a further report outlining details for a proposed approach to progressing social housing at the site, including a community engagement plan
5. Resolves that Attachment 3 to this report remains confidential pursuant to sections 3(1) and 66(2)(a) of the Local Government Act 2020, as it contains personal information. Disclosure of this information would be unreasonable because it includes the full names and addresses of submitters obtained through the community engagement process.

Carried

DIVISION

For: Crs A Aitken, M Cadwell, C Burson, E Kontelj, E Wilkinson, E Sinclair, R Story, T Sullivan

Against: Crs A Katos, S Kontelj, R Nelson

Financial Sustainability

- 17. The sale of the land supports financial sustainability by disposing of a surplus property and contributing to the budgeted \$17m capital income for Property Sales.
- 18. A current market valuation will be obtained prior to the sale to comply with section 114, *Local Government Act 2020* and inform a sale price.
- 19. If Council resolves to sell the property, the costs associated with marketing and the sale will be offset by the sales income.
- 20. Any retention of this asset or change to current use or operation of this land has not been budgeted for and will result in an impact to the 2025/26 budget.

Community Engagement

- 21. Community engagement was undertaken from 23 June until 20 July 2025 on the proposal to sell the land.
- 22. Submissions were invited and 137 submissions were received. A copy of all submissions in full has been provided to Council.
- 23. Sixteen submitters requested to be heard, and 8 attended and presented to the Submission Review Panel. The minutes of the meeting are attached.

A summary of the submissions and key themes:

Key Themes	Officer’s Response
<p>10 submissions supported the sale of the land. Key themes include:</p> <ul style="list-style-type: none"> • Do not believe the site is suitable for social housing and would like to see private development. • Some suggested the site could include green space within the developed land. 	<p>The recommendation to sell the land aligns with this.</p>
<p>76 submissions advocated to use the land for social housing Key themes include:</p> <ul style="list-style-type: none"> • Highlighted the escalating need for social and affordable housing and highlighted the social impacts of this. • Many submitters believed the land had been zoned, allocated or dedicated for social housing and the proposed sale conflicted with this. 	<p>The City is committed to contributing social housing and has adopted the Social Housing Plan 2020-2041.</p> <p>Although the land was not allocated for social housing, it was identified as a potential location and community engagement undertaken. There was strong opposition received so the proposal was not supported at the time.</p>

<p>48 submissions advocated to retain the land as public open space Key themes include:</p> <ul style="list-style-type: none"> • There is a lack of green space in the area, and they use this land for recreation. • Suggested ideas to embellish the land with gardens, a playground and community facilities 	<p>These submissions will be referred to the City's Open Space Planning team.</p>
<p>5 submissions proposed to retain the land and develop car parking Key themes include:</p> <ul style="list-style-type: none"> • Provide carparking for the adjacent aged care facility. • Provide carparking for school drop off for the local primary school. 	<p>The use of public land to provide carparking for a single private facility is not appropriate.</p> <p>The land is several blocks from the school so could not be a designated school car park.</p>
<p>Several submissions noted other impacts including</p> <ul style="list-style-type: none"> • Traffic is congested in the area and more development will exasperate this, causing safety concerns. • Drainage needs in the area. 	<p>These submissions relate to broader matters than the proposed sale of the land.</p>

Social Equity and Sustainability

24. In 2021, the land was considered for the provision of social housing along with land at 116-120 Purnell Road, Corio and 2-14 Rollins Road, Bell Post Hill.
25. Using 5A Dean Street, Belmont for social housing was strongly opposed by 53% and opposed by 8% of respondents to community engagement for the use for social housing. As a result, the Council resolved to use 116-120 Purnell Road, Corio for social housing and a Registered Housing Provider will be sought to develop social housing on this site.
26. The City is committed to contributing to social housing and has adopted the Social Housing Plan 2020-2041. It has allocated land at 116-120 Purnell Road, Corio for the development of social housing and is seeking a Registered Housing Provider to deliver this.

Relevant Law/Policy/Legal Implications

27. The Council will comply with *Local Government Act 2020*, section 114 for the sale of the land.

Alignment to Council Plan and Vision

28. This report aligns with Council Plan 2025-2029 strategic priority:
Governance and Integrity
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. There are utility services in the land. These will be surveyed to determine what may be redundant and an easement created over remaining infrastructure to ensure they are protected.

Environmental Sustainability

32. The sale of the land does not have environmental sustainability implications. There is no significant vegetation on the land.

Attachments

1. Site Plan - 5 A Dean Street, Belmont [2.2.1 - 1 page]
2. SRP Minutes Proposed Sale of Land 5A Dean St Belmont 27 August 2025 (2) [2.2.2 - 6 pages]
3. CONFIDENTIAL REDACTED - CONFIDENTIAL - 5 A Dean St, Belmont - Submissions [2.2.3 - 90 pages]

2.3. Proposed sale of land - 2-14 Rollins Road, Bell Post Hill

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

Purpose

1. To provide Council with the outcome of community engagement on the proposed sale of the land at 2-14 Rollins Road, Bell Post Hill and seek approval for the sale of the land.

Background

2. In 2021, the land at 2-14 Rollins Road, Bell Post Hill was identified as a potential location for social housing during an audit of Council-owned land as part of the City's Social Housing Plan 2020 – 2041.
3. Between March and May 2022, the City conducted a six-week community engagement process on the possible use of three Council-owned sites for social housing, including 2-14 Rollins Road, Bell Post Hill.
4. A total of 736 submissions were received across all three locations.
5. 75% of all feedback related specifically to 5A Deans Street, Belmont and 2–14 Rollins Road, Bell Post Hill.
6. The overall community response from the proposed use of 2-14 Rollins Road, Bell Post Hill for social housing was as follows:

Community Engagement Summary: March - May 2022		
Level of support		Categories
Strongly oppose	61%	68% oppose
Oppose	7%	
Neutral	0%	0% neutral
Support	4%	32% support
Strongly support	28%	

7. A further report outlining the future use of a number of properties was presented to Council at its meeting on 23 April 2024, in which Council resolved and noted that a report would be prepared outlining future options for 5A Dean Street, Belmont and 2–6 Rollins Road, Bell Post Hill.

Confidentiality

8. Confidential information is contained in Attachment 3, which has been circulated in the confidential section of the report attachments. In accordance with section 66(2)(a) of the *Local Government Act 2020*, the attachment is designated as confidential information because it contains personal information. Disclosure of this information would be unreasonable as it includes details obtained through community engagement, such as the full names, residential addresses, and email addresses of submitters.

Key Matters

9. The option of selling the land at 2-14 Rollins Road, Bell Post Hill has now been explored with community engagement being undertaken in June and July 2025.
10. There were 98 submissions regarding in response to the proposed sale of the land and the outcomes are summarised in the community engagement section.
11. A Submissions Review Panel was convened on 27 August 2025. The Submissions Review Panel resolved to recommend that Council consider submissions at a Council meeting to be held on 28 October 2028. The minutes are attached (Attachment 2).
12. The vacant land is within the General Residential 1 and partly Neighbourhood Residential Zone 8. It includes 4 separate parcels, which measure approximately 2,430m² in total, however the road reserve encroaches into two parcels. A subdivision will be required to rectify this, which would result in approximately 2,170m² site that could be sold.
13. Part of the land previously had a Scout Hall and leased to Scouts Victoria. The hall was destroyed by fire in 2007. Scouts Victoria own a portion of land, being 8 Rollins Road, which is located between the parcels of land within 2-14 Rollins Road. Given the City's land is in multiple parcels that can be sold separately, this will not impact the sale of the land. The different parcels of land are shown on the attached site plan.

RESOLUTION - Item 2.3

Cr A Katos moved, Cr S Kontelj seconded -

That Council:

1. **Notes this report is the further report required in the Council resolution of 23 April 2024;**
2. **Notes the outcomes of community engagement for the proposed sale and the attached minutes from the Submission Review Panel held on 27 August 2025 (Attachment 2);**
3. **Approves the sale of approximately 2,170m² of land at 2-14 Rollins Road, Bell Post Hill, Belmont, currently being certificates of title volume 8174 folio 395, volume 8231 folio 371, volume 8896 folio 544, volume 8896 folio 545, subject to first subdividing the land to remove the road encroachment (Attachment 1); and**
4. **Authorises the Chief Executive Officer or delegate to sign documents to complete the sale of the land.**
5. **Resolves that Attachment 3 to this report remains confidential pursuant to sections 3(1) and 66(2)(a) of the Local Government Act 2020, as it contains personal information. Disclosure of this information would be unreasonable because it includes the full names and addresses of submitters obtained through the community engagement process.**

Carried

DIVISION

For: Crs A Katos, C Burson, E Kontelj, S Kontelj, R Nelson, T Sullivan

Against: Crs A Aitken, M Cadwell, E Wilkinson, E Sinclair, R Story

Financial Sustainability

- 14. The sale of the property supports financial sustainability by disposing of a surplus property and contributing to the budgeted \$17m capital income for Property Sales.
- 15. A current market valuation will be obtained prior to the sale to comply with section 114, *Local Government Act 2020* and inform a sale price.
- 16. If Council resolves to sell the property, the costs associated with marketing, and the sale will be offset by the sales income.
- 17. Any retention of this asset or change to current use or operation of this land has not been budgeted for and will result in an impact to the 2025/26 budget.

Community Engagement

- 18. Community engagement was undertaken from 23 June until 20 July 2025 on the proposal to sell the land.
- 19. Submissions were invited and 98 submissions were received. A copy of all submissions in full has been provided to Council.
- 20. Sixteen submitters requested to be heard, and 8 attended and presented to the Submission Review Panel. The minutes of the meeting are attached.
- 21. A summary of the submissions and key themes:

Key Themes	Officer’s Response
9 submissions in support of the sale. Key themes include: <ul style="list-style-type: none"> • Do not believe the site is suitable for social housing and would like to see private development. 	The recommendation to sell the land aligns with this.
55 submissions advocated to use the land for social housing. Key themes include: <ul style="list-style-type: none"> • Highlighted the escalating need for social and affordable housing and highlighted the social impacts of this. • Many submitters believed the land had been zoned, allocated or dedicated for social housing and the proposed sale conflicted with this. 	The City is committed to contributing social housing and has adopted the Social Housing Plan 2020-2041. Although the land was not allocated for social housing, it was identified as a potential location and community engagement undertaken. There was strong opposition received so the proposal was not supported at the time.
10 submissions advocated to retain the land as public open space. Key themes include:	These submissions will be referred to the City’s Open Space Planning team.

<ul style="list-style-type: none"> Suggested ideas to embellish the land with gardens, a playground and community facilities. 	
<p>15 submissions objected to the sale of the land for development. Key themes include:</p> <ul style="list-style-type: none"> Opposed to more development in the area. Existing traffic congestion would be exasperated. 	<p>These submissions relate to broader matters than the proposed sale of the land.</p>

Social Equity and Sustainability

22. In 2021, the land was considered for the provision of social housing along with land at 116-120 Purnell Road, Corio and 5A Dean Street, Belmont.
23. Using 2-14 Rollins Road, Bell Post Hill for social housing was strongly opposed by 61% and opposed by 7% of respondents to community engagement for the use for social housing. As a result, the Council resolved to use 116-120 Purnell Road, Corio for social housing and a Registered Housing Provider will be sought to develop social housing on this site.
24. The City is committed to contributing to social housing and has adopted the Social Housing Plan 2020-2041. It has allocated land at 116-120 Purnell Road, Corio for the development of social housing and is seeking a Registered Housing Provider to deliver this.

Relevant Law/Policy/Legal Implications

25. The Council will comply with *Local Government Act 2020*, section 114 for the sale of the land.

Alignment to Council Plan and Vision

26. This report aligns with the Council Plan 2025-29 strategic priority:
Governance and Integrity
27. 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

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

Risk Assessment

29. The encroaching road reserve on the land would present a risk to the land being developed. Therefore, this will be rectified by subdividing the land to remove the area required for road reserve from the property titles.
30. There is a risk that the subdivision to remove the encroaching road reserve will delay the sale of the land, resulting in budgeted income not being achieved within the financial year.

Environmental Sustainability

31. There are numerous trees on the land. If the land is sold all trees within its boundary will become the responsibility of the new landowner. Any works on the site must comply with the relevant zoning and overlay requirements, as with any other development.

Attachments

1. Site Plan - 2-14 Rollins Road, Bell Post Hill [2.3.1 - 1 page]
2. SRP Minutes Proposed Sale of Land 2 14 Rollins Road Bell Post Hill 27 August 2025 [2.3.2 - 6 pages]
3. CONFIDENTIAL REDACTED - CONFIDENTIAL - 2-14 Rollins Road, Bell Post Hill - Submissions [2.3.3 - 72 pages]

2.4. Proposed sale of land - 36 Dudley Parade, St Leonards

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

Purpose

1. To provide Council with the outcome of community engagement on the proposed sale of land at 36 Dudley Parade, St Leonards and seek approval for the sale of the land.

Background

2. The land at 36 Dudley Parade, St Leonards was previously leased to the Country Fire Authority (CFA) for the operation of its fire station. A new fire station has been built at an alternative location and the lease terminated.
3. The fire station sheds had a building classification permitting only fire station or storage and were not in a condition suitable for the City to retain. Therefore, the buildings were removed by the CFA at the end of the lease.

Confidentiality

4. Confidential information is contained in Attachment 3, which has been circulated in the confidential section of the report attachments. In accordance with section 66(2)(a) of the Local Government Act 2020, the attachment is designated as confidential information because it contains personal information. Disclosure of this information would be unreasonable as it includes details obtained through community engagement, such as the full names, residential addresses, and email addresses of submitters.

Key Matters

5. The vacant land measures 1,012m². It is in a Residential Growth Zone 3, with an Aboriginal Heritage Overlay and an Increased Housing Diversity Overlay.
6. The property was assessed for an early years hub and determined to be unsuitable due to insufficient land size and unsuitable location. The location does not align with the State Government policy of location near primary schools and provide for single drop off.
7. Community engagement was undertaken on the proposed sale of the land in June and July 2025. There were 49 submissions received, and the outcomes are summarised in the community engagement section.
8. A Submissions Review Panel was convened on 27 August 2025. The Submissions Review Panel resolved to recommend that Council consider submissions at a Council meeting to be held on 28 October 2028. The minutes are attached (Attachment 2).

RESOLUTION - Item 2.4

Cr A Katos moved, Cr R Story seconded -

That Council:

- 1. Notes the outcomes of community engagement for the proposed sale and the attached minutes from the Submission Review Panel held on 27 August 2025 (Attachment 2);**
- 2. Approves the sale of 36 Dudley Parade, St Leonards, being certificate of title volume 8424 folio 372 and lot 36 on LP005058; and**
- 3. Authorises the Chief Executive Officer or delegate to sign documents to complete the sale of the land.**
- 4. Resolves that Attachment 3 to this report remains confidential pursuant to sections 3(1) and 66(2)(a) of the Local Government Act 2020, as it contains personal information. Disclosure of this information would be unreasonable because it includes the full names and addresses of submitters obtained through the community engagement process.**

Carried

Financial Sustainability

- 9. The sale of the property supports financial sustainability by disposing of a surplus property and contributing to the budgeted \$17m capital income for Property Sales.
- 10. A current market valuation will be obtained prior to the sale to comply with section 114, *Local Government Act 2020* and inform a sale price.
- 11. If Council resolves to sell the property, the costs associated with marketing and the sale will be offset by the sales income.

Community Engagement

- 12. Community engagement was undertaken from 23 June until 20 July 2025 on the proposal to sell the land.
- 13. Submissions were invited and 49 submissions were received. A copy of all submissions in full has been provided to Council.
- 14. Six submitters requested to be heard, and 3 attended and presented to the Submission Review Panel. The minutes of the meeting are attached.

A summary of the submissions and key themes:

Key Themes	Officer’s Response
12 submissions in support of the sale. Key themes included: <ul style="list-style-type: none"> • the land is not suitable for community facilities or public use and the sale is supported. • The income from the land could be better invested in other community facilities. 	The recommendation to sell the land aligns with the land being considered surplus as it is not suitable for other community facilities due to its size and location.
22 submissions advocated for the provision of an early year’s hub. Key themes included: <ul style="list-style-type: none"> • Many did not object to the sale of the land as long as early years services are provided to the town without further delay. • Some felt the site could be used for the early years hub or the land sale should not progress unless the early years hub was delivered at a different site. • Some felt the income from the land sale should contribute to providing the early years hub elsewhere. 	The land has been assessed as unsuitable for an early years hub due to the inadequate size. The location does not meet the State Government policy. Council has advocated to the State Government to provide this early learning centre in the township of St Leonards in meeting commitment for a government-owned early learning and childcare centre in the Portarlington/Indented Head/St Leonards area.

<p>9 submissions advocated to provide the land for social housing. Key themes include: -</p> <ul style="list-style-type: none"> • Accommodation for older single women or for domestic violence support. • Build social housing on the land. 	<p>The City is committed to contributing social housing and has adopted the Social Housing Plan 2020-2041. This property was assessed as being not a preferred social housing site.</p>
<p>13 submissions advocated for other community infrastructure. Key themes include: -</p> <ul style="list-style-type: none"> • Many did not object to the sale but wanted a commitment that the income from the sale would be reinvested into St Leonards for community infrastructure. • Many highlighted a desire for more community buildings for uses such as a library, health services or community centre. 	<p>The site has been identified as not suitable or appropriate for these uses.</p>
<p>2 submissions related to development of the land if it is sold. Key themes include:</p> <ul style="list-style-type: none"> • Did not want a multi-level building. • Did not want the neighbourhood character diminished. 	<p>If the land is sold, the purchaser must apply for a planning permit to develop the land. This will be subject to community consultation and development must comply with the planning requirements.</p>
<p>3 submissions did not relate to the proposed sale of the land rather than include general comments or suggestions for the suburb.</p>	<p>These submissions did not relate to the proposed sale of the land.</p>

Social Equity and Sustainability

15. While this property was assessed as unsuitable for an early years hub, the City is committed to ensuring early years facilities are provided for the township of St Leonards. Our priority remains ensuring the best outcome for the community and efficient use of the developer contributions collected to benefit the St Leonards community.
16. The State Government has made a 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/St Leonards area. Council has advocated to the State Government to provide this early learning centre in the township of St Leonards. Ultimate delivery timing and location of this early learning centre is the responsibility of the State Government.

17. The City is committed to contributing to social housing and has adopted the Social Housing Plan 2020-2041. It has allocated land at 116-120 Purnell Road, Corio for the development of social housing and is seeking a Registered Housing Provider to deliver this.

Relevant Law/Policy/Legal Implications

18. The Council will comply with section 114 of the *Local Government Act 2020*, for the sale of the land.

Alignment to Council Plan and Vision

19. This report aligns with the Council Plan 2025-29 strategic priority: Governance and Integrity
20. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment

22. At the termination of the lease, the buildings condition was assessed for suitability for repurposing and determined to be in a condition that would be unviable to retain. The CFA removed the buildings in accordance with the lease terms.
23. The CFA complied with EPA legislation in testing for Per- and polyfluoroalkyl substances (PFAS) residues, common in firefighting foams and remediated the land.

Environmental Sustainability

24. The sale of the land does not have environmental sustainability implications. There is no significant vegetation on the land.
25. The CFA tested for land contamination and undertook any required remediation.

Attachments

1. Site Plan - 36 Dudley Parade, St Leonards [2.4.1 - 1 page]
2. Minutes Proposed Sale of Land 36 Dudley Pde St Leonards 27 August 2025 (2) [2.4.2 - 5 pages]
3. CONFIDENTIAL REDACTED - CONFIDENTIAL - 36 Dudley Parade, St Leonards - Submissions Report [2.4.3 - 16 pages]

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

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

Purpose

1. To provide Council with the outcome of community engagement on the proposed sale of the land at 48-58 Barton Street, Bell Park and seek approval for the sale of the land.

Background

2. The land at 48-58 Barton Street, Bell Park was a former school site and had been previously sold by the State Government to a private entity. The City purchased the land by agreement in October 2019 for the future provision of a community and early childhood centre. There was no Developer Contribution Fund money contributed to the purchase of land.
3. The Social Infrastructure Plan 2014-31 identified that opportunities should be pursued to integrate a range of existing early years services into a single location that would improve accessibility, integration and sustainability outcomes.
4. The drivers for the proposed Barton Street hub included integrating existing facilities being 2 single nurse MCH facilities and 2 stand-alone kindergartens, all circa 1960. The Council report outlined that consolidating these services in the new hub would allow the sale of 10-12 Barton Street, Bell Park, 58-60 Ernest Street and 70 Liston Street, Bell Post Hill, currently used for stand-alone kindergarten services. However, the existing standalone kindergartens are well located close to primary schools and provide for single drop off, which meets State Government policy.
5. Planning for the intended community and early childhood hub was put on hold in 2023 due to affordability. The North Geelong – Bell Park Statistical Area Level 2 has no identified need for new additional kindergarten places based on current State Government projections until 2036. The catchment is sufficiently serviced to respond to demand.

Confidentiality

6. Confidential information is contained in Attachment 3, which has been circulated in the confidential section of the report attachments. In accordance with section 66(2)(a) of the *Local Government Act 2020*, the attachment is designated as confidential information because it contains personal information. Disclosure of this information would be unreasonable as it includes details obtained through community engagement, such as the full names, residential addresses, and email addresses of submitters.

Key Matters

7. The vacant land measures 10,230m² and is within a General Residential Zone 1.
8. The City's purchase of the land in 2019 was for the specified purpose of a community and early childhood centre, which is no longer intended to be delivered, therefore the land may be determined surplus and sold.

9. Community engagement was undertaken on the proposed sale of the land in June and July 2025. There were 27 submissions in response to the proposed sale of the land and the outcomes are summarised in the community engagement section.
10. A Submissions Review Panel was convened on 27 August 2025. The Submissions Review Panel resolved to recommend that Council consider submissions at a Council meeting to be held on 28 October 2028. The minutes are attached (Attachment 2).

RESOLUTION - Item 2.5

Cr A Katos moved, Cr E Kontelj seconded -

That Council:

1. **Notes the outcomes of community engagement for the proposed sale and the attached minutes from the Submission Review Panel held on 27 August 2025 (Attachment 2);**
2. **Approves the sale of 48-58 Barton Street, Bell Park, being certificate of title volume 11879 folio 920 and TP952020V; and**
3. **Authorises the Chief Executive Officer or delegate to sign documents to complete the sale of the land.**
4. **Resolves that Attachment 3 to this report remains confidential pursuant to sections 3(1) and 66(2)(a) of the Local Government Act 2020, as it contains personal information. Disclosure of this information would be unreasonable because it includes the full names and addresses of submitters obtained through the community engagement process.**

Carried

DIVISION

For: Crs A Katos, C Burson, E Kontelj, S Kontelj, R Nelson, T Sullivan

Against: Crs A Aitken, M Cadwell, E Wilkinson, E Sinclair, R Story

Financial Sustainability

- 11. The sale of the property supports financial sustainability by disposing of a surplus property and contributing to the budgeted \$17m capital income for Property Sales.
- 12. A current market valuation will be obtained prior to the sale to comply with section 114, *Local Government Act 2020* and inform a sale price.
- 13. If Council resolves to sell the property, the costs associated with marketing and the sale will be offset by the sales income.

Community Engagement

- 14. Community engagement was undertaken from 23 June until 20 July 2025 on the proposal to sell the land.
- 15. Submissions were invited and 27 submissions were received. A copy of all submissions in full has been provided to Council.
- 16. Five submitters requested to be heard however did not attend the Submission Review Panel. The minutes of the meeting are attached.

A summary of the submissions and key themes:

Key Themes	Officer’s Response
7 submissions supported the proposed sale. Key themes include: 17. Development will stop rubbish dumping. 18. The land is suitable for development.	The recommendation to sell the land aligns with this.
10 submissions advocated for the land to be developed as public open space. Key themes include: 19. Already thought it was a park. 20. Need more green space in the area. 21. Could include a dog park.	These submissions will be referred to the City’s Open Space Planning team.
6 submissions advocated to use the land for social housing. Key themes include: 22. Highlighted the escalating need for social and affordable housing and highlighted the social impacts of this.	The City is committed to contributing social housing and has adopted the Social Housing Plan 2020-2041.
2 submitters requested off street parking be developed. Key themes included:	These submissions will be referred to the City Infrastructure Planning.

23. Parking is congested in the area due to a range of facilities located nearby.	
5 submissions did not relate to the sale of the land rather than include general comments or suggestions for the suburb.	These submissions relate to broader matters than the proposed sale of the land.

Social Equity and Sustainability

24. The City is committed to contributing to social housing and has adopted the Social Housing Plan 2020-2041. It has allocated land at 116-120 Purnell Road, Corio for the development of social housing and is seeking a Registered Housing Provider to deliver this.

Relevant Law/Policy/Legal Implications

25. The Council will comply with *Local Government Act 2020*, section 114 for the sale of the land.

Alignment to Council Plan and Vision

26. This report aligns with the Council Plan 2025-29 strategic priority: Governance and Integrity
27. 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

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

Risk Assessment

29. The land was purchased for a specific purpose in 2019. It is no longer required for this purpose. The sale of the land will return the funds invested into the land which can be used to reduce debt.

Environmental Sustainability

30. There are numerous trees on the land. If the land is sold, all trees within its boundary will become the responsibility of the new landowner. Any works on the site must comply with the relevant zoning and overlay requirements, as with any other development.

Attachments

1. Site Plan - 48-58 Barton Street, Bell Park [2.5.1 - 1 page]
2. SRP Minutes Proposed Sale of Land 48 58 Barton Street Bell Park 27 August 2025 [2.5.2 - 5 pages]
3. CONFIDENTIAL REDACTED - CONFIDENTIAL - 48-58 Barton Street, Bell Park - Submissions [2.5.3 - 19 pages]

2.6. Proposed sale of land - 21-25 Oakden Road, Drysdale

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

Purpose

1. To provide Council with the outcome of community engagement on the proposed sale of the land at 21-25 Oakden Road, Drysdale and seek approval for the sale of the land.

Background

2. The City's records indicate that the land at 21-25 Oakden Road, Drysdale was originally purchased by the Shire of Bellarine at below market value and that the subsidised purchase was balanced against the owner/subdivider's contribution to public open space when the land was subdivided in 1960. This information conflicts with submissions from local residents that the land was donated to the Shire by the owner on subdivision.
3. The land was rezoned from Public Purposes (Existing) 2 Local Government Reserve to residential land circa 1995/96 to prepare it for sale as it was declared surplus by the City at that time.
4. The sales process was abandoned due to objections, with some local sentiment that it was intended for cemetery parking when it was first transferred to the Shire. Although a carpark was not constructed, it was used by the Cemetery Trust as an informal carpark.

Confidentiality

5. Confidential information is contained in Attachment 3, which has been circulated in the confidential section of the report attachments. In accordance with section 66(2)(a) of the *Local Government Act 2020*, the attachment is designated as confidential information because it contains personal information. Disclosure of this information would be unreasonable as it includes details obtained through community engagement, such as the full names, residential addresses, and email addresses of submitters.

Key Matters

6. The land measures 2,962m² and is within the General Residential 1 Zone with an Aboriginal Heritage Overlay.
7. Whether the land was acquired through part purchase and developer contribution or donated, the Shire and the City has held ownership on the land since 1960. The land is subject to the strategic review that is applied to land that is no longer used or suitable for its intended purchase and considered surplus to Council needs.
8. The Cemetery Trust has confirmed that the land is no longer required for cemetery operations advising that *"funeral vehicles are directed to enter the cemetery entrance and park internally. This approach, combined with the existing availability of Oakden Road cemetery frontage parking, and the safety concerns associated with pedestrians*

crossing the road near the crest, means the Oakden Road car park no longer forms part of our future cemetery operational planning.”

9. The land has been assessed as not required for public open space as there is sufficient and better located open space available in the area.
10. Community engagement was undertaken on the proposed sale of the land in June and July 2025. There were 73 submissions received, and the outcomes are summarised in the community engagement section.
11. A Submissions Review Panel was convened on 27 August 2025. The Submissions Review Panel resolved to recommend that Council consider submissions at a Council meeting to be held on 28 October 2028. The minutes are attached (Attachment 2).

Officer Recommendation

Cr A Katos moved, Cr C Burson seconded -

That Council:

- 1. Notes the outcomes of community engagement for the proposed sale and the attached minutes from the Submission Review Panel held on 27 August 2025 (Attachment 2);**
- 2. Approves the sale of 21-25 Oakden Road Drysdale, being certificate of title volume 10256 folio 628 and Lot 1 PS344285L; and**
- 3. Authorises the Chief Executive Officer or delegate to sign documents to complete the sale of the land.**
- 4. Resolves that Attachment 3 to this report remains confidential pursuant to sections 3(1) and 66(2)(a) of the Local Government Act 2020, as it contains personal information. Disclosure of this information would be unreasonable because it includes the full names and addresses of submitters obtained through the community engagement process.**

Lost

RESOLUTION – Item 2.6

Alternate Motion

Cr R Story moved, Cr T Sullivan seconded -

That Council:

1. Notes the outcomes of community engagement for the proposed sale and the attached minutes from the Submission Review Panel held on 27 August 2025 (Attachment 2);
2. **Requests the Chief Executive Officer to prepare a report to Council, by March 2026 outlining the feasibility of alternative future uses for 21-25 Oakden Road Drysdale, being certificate of title volume 10256 folio628 and Lot 1 PS344285L, including consideration to open space, parking, and alternative housing, to inform Council’s consideration of the proposed sale of the land.**
3. Resolves that Attachment 3 to this report remains confidential pursuant to sections 3(1) and 66(2)(a) of the Local Government Act 2020, as it contains personal information. Disclosure of this information would be unreasonable because it includes the full names and addresses of submitters obtained through the community engagement process.

Carried

DIVISION

For: Crs A Aitken, M Cadwell, C Burson, A Katos, E Kontelj, R Nelson, E Wilkinson, E Sinclair, R Story, T Sullivan

Against: Cr S Kontelj

Financial Sustainability

12. The sale of the property supports financial sustainability by disposing of a surplus property and contributing to the budgeted \$17m capital income for Property Sales
13. A current market valuation will be obtained prior to the sale to comply with section 114, *Local Government Act 2020* and inform a sale price.
14. If Council resolves to sell the property, the costs associated with marketing and the sale will be offset by the sales income.

Community Engagement

15. Community engagement was undertaken from 23 June until 20 July 2025 on the proposal to sell the land.
16. Submissions were invited and 73 submissions were received. A copy of all submissions in full has been provided to Council.
17. Twenty-two submitters requested to be heard, and 5 attended and presented to the Submission Review Panel. The minutes of the meeting are attached.

A summary of the submissions and key themes:

Key Themes	Officer's Response
5 submissions support for the sale. Key themes include: The land is suitable to sell	This aligns with the recommendation to sell the land
26 submissions support the land being retained for cemetery carparking. Key themes include: 18. The land was donated for the purpose of providing a carpark for the cemetery so it should remain. 19. There is a need to provide carparking for the cemetery.	The land has historically functioned as an overflow carpark for the cemetery. The Cemetery Trust has confirmed that the land is no longer needed for this purpose with sufficient existing availability for parking within the cemetery and safety concerns associated with pedestrians crossing the road near a crest.
23 submissions support the land being retained for public open space. Key themes include: <ul style="list-style-type: none"> • The land was donated as public open space, which should remain. • Suggestions for use include a dog park or playground. 	The land has been assessed as not required for public open space as there is sufficient and better located open space available in the area.

<p>7 submissions advocated to provide the land for social housing. Key themes include:</p> <ul style="list-style-type: none"> • Accommodation for older single women or for domestic violence support. • Build social housing on the land. 	<p>The City is committed to contributing to social housing and has adopted the Social Housing Plan 2020-2041. This property was assessed as being not a preferred social housing site.</p>
<p>4 submissions objected as they enjoy rear access to their properties.</p>	<p>There is no authorised access or rights to access by abutting properties</p>
<p>10 submissions objected further development in Drysdale Key themes include:</p> <ul style="list-style-type: none"> • The area is getting too busy. 20. There is not enough infrastructure to support growth. 	<p>These submissions did not relate to the proposed sale of the land.</p>

Social Equity and Sustainability

21. The City is committed to contributing social housing and has adopted the Social Housing Plan 2020-2041. It has allocated land at 116-120 Purnell Road, Corio for the development of social housing and is seeking a Registered Housing Provider to deliver this.

Relevant Law/Policy/Legal Implications

22. The Council will comply with *Local Government Act 2020*, section 114 for the sale of the land.

Alignment to Council Plan and Vision

23. This report aligns with the Council Plan 2025-29 strategic priority:
Governance and Integrity
24. 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

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

Risk Assessment

26. There are no identified risks in the proposed sale of the land. If the land is sold for residential subdivision, a planning permit will assess risks associated with the proposed development.

Environmental Sustainability

27. There are a few trees on the land, however they are close to the boundary, and it would be possible to develop the land without impacting them. If the land is sold, all trees within its boundary will become the responsibility of the new landowner. Any works on the site must comply with the relevant zoning and overlay requirements, as with any other development.
28. Trees located on the nature strip will remain under Council ownership and management. If a new development is likely to impact the Council trees, they must be protected throughout the works. As part of the Planning Permit process, Parks Planning will set conditions to ensure appropriate tree protection.

Attachments

1. Site Plan - 21-25 Oakden Road, Drysdale [**2.6.1** - 1 page]
2. SRP Minutes Proposed Sale of Land 21 25 Oakden Road Drysdale 27 August 2025 [**2.6.2** - 6 pages]
3. CONFIDENTIAL REDACTED - CONFIDENTIAL - 21-25 Oakden Road, Drysdale - Submissions [**2.6.3** - 45 pages]

2.7. Proposed Road Discontinuance of Land abutting 230 Swanston Street, South Geelong

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

Purpose

1. To advise Council of the outcome from the community engagement relating to the proposed road discontinuance of part of Barwon Terrace, South Geelong adjoining the property known as Landy Field Recreation Reserve (Landy Field) at 230 Swanston Street, South Geelong.

Background

2. Landy Field has had an historical encroachment of 2,150m² into the Crown Road reserve in Barwon Terrace.
3. The Landy Field upgrade to the track and pavilion highlighted the need to remedy the encroachment and discontinue the Crown Road reserve.
4. Council approved the commencement of the statutory process in accordance with Section 223 of the *Local Government Act 1989* and Section 114 of the *Local Government Act 2020* and its Community Engagement Policy at the Council meeting on 24 June 2025.

Key Matters

5. Community engagement on the proposed road discontinuance was undertaken, and no submissions were received.
6. Council has the authority to discontinue a road under Clause 3 of Schedule 10 of the *Local Government Act 1989*.

RESOLUTION - Item 2.7

Cr M Cadwell moved, Cr R Nelson seconded -

That Council:

- 1. Notes the outcome of the community engagement process in accordance with Section 223 of the Local Government Act 1989 and the City's Community Engagement Policy;**
- 2. Approves the road discontinuance of approximately 2,150m² of part of Barwon Terrace, South Geelong contained within the Landy Field Recreation Reserve;**
- 3. Requests consent from the Minister of Energy, Environment and Climate Action for the road discontinuance; and**
- 4. Subject to receipt of Ministerial consent, authorise the Chief Executive Officer to publish a notice in the Victorian Government Gazette detailing the road discontinuance.**

Carried

Financial Sustainability

7. The City incurred costs for publications in the local newspapers.
8. As the land is already managed and maintained as part of Landy Field, there will be no changes to operational budgets.

Community Engagement

9. Public notice and community engagement were undertaken by publishing a notice in the Geelong Newspapers on 11 July 2025 and on the Geelong Australia website via Have Your Say from 30 June 2025 to 27 July 2025.
10. Submissions were invited and no submissions received.

Social Equity and Sustainability

11. There are no social equity and sustainability implications created by the recommendation to discontinue the part of the road reserve.

Relevant Law/Policy/Legal Implications

12. Council has complied with Section 223 of the *Local Government Act 1989* and Section 114 of the *Local Government Act 2020* by undertaking community engagement and inviting submissions.
13. Council has the authority to discontinue a road under Clause 3 of Schedule 10 of the *Local Government Act 1989* by notice published in the Government Gazette.

Alignment to Council Plan and Vision

14. This report aligns with the Council Plan 2025-29 strategic priority:
Governance and Integrity
15. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
Development and implementation of sustainable solutions.

Conflict of Interest

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

Risk Assessment

17. Consultation with Engineering and Transport has been completed and both departments support a road discontinuance. External authorities have been referred to and have no objection.

Environmental Sustainability

18. There are no environmental implications to this proposal.

Attachments

1. 2023017 Title Plan - Landy Field encroachment(8) [2.7.1 - 1 page]
2. SITE MAP Landy Field [2.7.2 - 1 page]

2.8. Osborne House

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

Purpose

1. To inform Council of the completion of the procurement activity for the development of Osborne House and to seek endorsement for the Chief Executive Officer to enter into the necessary contracts for the development of the site generally in accordance with the Gurner Montgomery Proposal contained in **Attachment 1**.

Background

2. In May 2021 the City issued an Expression of Interest for the lease, redevelopment and use of Osborne House, the Stables and the adjacent development site.
3. Submissions were sought from proponents with extensive commercial, hospitality, entertainment or tourism experience to enter into a lease with the City.
4. The EOI process occurred in 2 parts:
 - 4.1. Part 1 - all submissions were assessed using the criteria specified, criteria from which a shortlist of proponents was selected.
 - 4.2. Part 2 – a preferred proponent was selected from the shortlist following a further evaluation process which included consideration of further information to be provided including a works plan, staging plan (if applicable), proposed lease terms and conditions and budget information.
5. The City's objectives were to achieve:
 - 5.1. sustainable use of Osborne House as a significant cultural and community building as an enduring, creative, productive and protected heritage and community asset;
 - 5.2. enduring protection of the heritage values of the property;
 - 5.3. implementation of the policies identified in the Conservation Management Plan (see paragraph 15 under **Key Matters**);
 - 5.4. use of the building for a mix of public and commercial purposes;
 - 5.5. financially sustainable solutions for the redevelopment and ongoing operations and maintenance of the building.
6. The EOI process was guided by the principles adopted by Council, which are set out in the Council resolution made 23 February 2021.
7. A proposal from the Gurner Montgomery Partnership (**Gurner Montgomery**) was selected as a preferred submission, but negotiations paused for a period during the COVID-19 pandemic and changes in key personnel at the City.

8. In late 2024/early 2025 concept negotiations concluded with the submission of the Gurner Montgomery Proposal contained in **Annexure 1** being accepted by the City for development into an agreed suite of contracts.

Key Matters

9. The site is located at 51 Swinburne Street, North Geelong. It comprises three parcels of land (certificates of title volume 6400 folio 850, volume 7327 folio 230, volume 8217 folio 251).
10. The land is zoned Public Use Zone (PUZ6) under the Greater Geelong Planning Scheme and is subject to a Heritage Overlay (Schedule 7).
11. Osborne House and its Stables is of historical and architectural significance, and are included on the Victorian Heritage Register (H1101) and the Victorian Heritage Inventory (H7721-0064).
12. Osborne House, including the Stables and courtyard, is also included in the Heritage Overlay Schedule to Greater Geelong Planning Scheme (HO207).
13. Osborne House is classified by the National Trust of Australia (Victoria) as a building of State significance (File No. B935) and is included in the Register of the National Estate (Place ID 3651).
14. The Osborne House and Stables Conservation Management Plan 2009 (schedule of works updated 2018; addenda 2021) prepared by Lovell Chen provides guidance on the significance of the various building components and their scope for adaptation (**Conservation Management Plan**).
15. The proposed lease, development and use of the site by Gurner Montgomery will be:
 - 15.1. subject to obtaining necessary permits under the *Planning & Environment Act 1987* and from Heritage Victoria, including the preparation of a Cultural Heritage Management Plan for the site;
 - 15.2. carrying our heritage restoration works under the guidance of the Conservation Management Plan to a value of \$8million. The expression of interest process identified an amount of \$8m to be contributed by Council to the cost of heritage restoration work under the guidance of Conservation Management Plan. The FY25/26 Budget endorsed by Council makes provision for this amount.
16. The suite of contracts to be entered into for the lease, development and use of the site will contain comprehensive contractual provisions for the contribution by Council of the funding towards the heritage restoration works, the carrying out of those works as part of the development of the site and the ongoing use of the site for the nominated purpose. The lease will be for a term of 50 years at a rent of \$1.00 payable on demand.

RESOLUTION - Item 2.8

Cr E Kontelj moved, Cr A Aitken seconded -

That Council:

- 1. Notes the completion of the procurement activity for the lease, development and use of Osborne House, the Stables and adjacent development site;**
- 2. Accept the Gurner Montgomery Partnership Proposal contained in Attachment 1 for the lease, development and use of Osborne House for development into an agreed suite of contracts;**
- 3. Authorise the Chief Executive Officer negotiate the necessary suite of contracts for the development and use of Osborne House, the Stables and adjacent development site generally in accordance with the Gurner Montgomery Proposal;**
- 4. Authorises the contribution of \$8m towards the heritage works to be carried out on Osborne House and the Stables in accordance with the Lovell Chen Conservation Management Plan, to be carried out as part of the development of the site;**
- 5. Authorise the Chief Executive Officer to execute the necessary suite of contracts with the Gurner Montgomery Partnership (or their nominated legal entity), including:**
 - 5.1. any heads of agreement or development agreement to facilitate the development of site generally in accordance with the Gurner Montgomery Proposal; and**
 - 5.2. the contribution by Council of \$8m towards the heritage restoration works to be carried out on Osborne House and the Stables in accordance with the Conservation Management Plan as part of the development site.**
- 6. Notes the lease will be signed under delegated authority.**

Carried

Financial Sustainability

17. A Council approved contribution to the project of \$8m has been included in the FY26-29 budget period. It is intended for this funding to be used in the heritage restoration of Osborne House and stables in line with the Conservation Management Plan.

Community Engagement

18. The development of the expression of interest documentation and process was completed in consultation with the Osborne House Project Control Group and Project Reference Group. The members of these groups included City officers, representatives from Heritage Victoria, the National Trust of Australia (Victoria), an executive member of the Osborne Park Association and other interest groups that have been accommodated at the site historically or had an association with the site.
19. The Project Reference Group was invited to attend a presentation on the Gurner Montgomery proposal on 13 August 2025. Feedback from this presentation as well as the opportunity to provide formal written feedback by the groups was completed. This feedback was provided to Gurner Montgomery for consideration.
20. As required under section 115(4) of the *Local Government Act 2020* community engagement will to be undertaken in accordance with the City's Community Engagement Policy on the proposed lease of the site for the maximum term of 50 years. Subject to completion of the community engagement process, the lease will be executed under delegated authority.

Social Equity and Sustainability

21. The expression of interest process for Osborne House was guided by principles adopted by the Council to ensure cultural, social, financial, and environmental equity:

Cultural Principles

- 21.1. Recognise, interpret, protect, and celebrate the values of Osborne Park, including both First Nations' and post-settlement heritage.
- 21.2. Any future development should restore significant heritage buildings and include a heritage interpretation plan.
- 21.3. Ensure public access to key buildings (Muirhead and Russell) and provide contemporary heritage interpretation.

Social Principles

- 21.4. Encourage a mix of community, public, and commercial uses, while ensuring public access and community benefit.
- 21.5. Maintain ongoing public recreational use of Osborne Park sports fields.
- 21.6. Dedicate a proportion of space for community use (e.g., meeting rooms, function areas).
- 21.7. Support co-location of small organisations for innovation and cultural activities

Financial Principles

- 21.8. Consider private partner proposals for long-term leases, but Osborne House must remain in public ownership.
- 21.9. Allow tenancy arrangements to generate income for maintenance, while ensuring public access.
- 21.10. Areas for sole community/public use must remain under City control.
- 21.11. Council will contribute up to \$8 million over 3–4 years for restoration.
- 21.12. Developments should align with broader government objectives, such as job creation and local economic development.

Environmental Principles

- 21.13. Development and maintenance must align with Council's sustainability and asset management policies.
- 21.14. The surrounding landscape should be managed according to heritage principles.

Relevant Law/Policy/Legal Implications

- 22. Osborne House is entered on the Victorian Heritage Register (H1101) and future options for development will need to consider the permit approval requirements of Heritage Victoria under the *Heritage Act 2017*.
- 23. Osborne House, adjoining parts of the Foreshore Reserve and Swinburne Street Road Reserve potentially contain Aboriginal artefact sites and are within an area of Aboriginal cultural sensitivity. Future options for development will need to consider First Nation values while a Cultural Heritage Management Plan will be required prior to any development works.
- 24. The lease for the site will be executed under existing delegated authority, subject to compliance with the Community Engagement Policy.

Alignment to Council Plan and Vision

- 25. This report aligns with the Council Plan 2025-29 strategic priority:
 - 25.1. Economic Development – New businesses, events and investment are attracted to the region.
 - 25.2. Heritage and Culture – Protect Cultural heritage of Greater Geelong.
 - 25.3. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration.
 - 25.4. Council's Vision for a Clever and Creative City, which states specifically that success (in part) "will be achieved by attracting creatively oriented and artistic industries to the region through the creative re-use of heritage assets".
 - 25.5. The UNESCO City of Design key objective being to "work towards placing creativity and cultural industries at the heart of their development plans".

Conflict of Interest

26. No officer involved in the development of this report or the project overall have declared a conflict of interest.

Risk Assessment

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

Environmental Sustainability

28. The future development of Osborne House will give consideration to Council's Sustainability Framework.
29. Any redevelopment of Osborne House will require a Cultural Heritage Management Plan to ensure the indigenous cultural heritage of the landscape is understood and protected.

Attachments

1. Aug 25 250813 GPG Osbourne House COUNCIL [2.8.1 - 35 pages]

Cr E Sinclair and C Burson left the meeting at 8.03pm.

Cr E Sinclair and C Burson returned to the meeting at 8.05pm.

2.9. Elgin Street Drysdale Declaration of Charge Special Rate and Charge Scheme SRC 376

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 Elgin Street, Drysdale.

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 27 May 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 \$529,835.83. Property owners will be required to contribute \$386,780.15 (73 percent) based on the apportionment of cost and special benefit to adjacent properties.
5. The non-recoverable contribution sum of \$143,055.67 (27 percent) will be required by the City in the 2026-27 financial year budget to meet its commitment to the construction of this project.
6. The estimated cost and apportionment are shown in Attachment 3 – Schedule C.
7. There are 40 properties (32 property owners) abutting the proposed road sealing work that will receive a special benefit.
8. Three formal submissions were received in relation to the proposed charge. Two were in support of the scheme and one was an objection to the scheme. The objector requested to speak to Council of their submission at a Submission Review Panel hearing held Tuesday 9 September 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 2.9**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 Elgin Street, Drysdale.**
 - 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 \$529,835.83, 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 \$529,835.83; and**
 - 1.4.3. 'Maximum levy' (S) be recorded as \$386,780.15.**
- 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. 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:**
 - 1.7.1. Ownership of any land described in Section 1.6 of this Resolution.**

- 1.8. The following be specified as the way the special charge so declared will be assessed and levied:**
 - 1.8.1. The property receives an access and/or amenity benefit;**
 - 1.8.2. The maximum levy includes an access and/or amenity benefit; and**
 - 1.8.3. The special charge will be levied by sending a notice to the person who is liable to pay, pursuant to section 163(4) of the Act.**

- 1.9. Having regard to the preceding parts of this Resolution but subject to Section 166 (1) of the Act, it will be recorded that;**
 - 1.9.1. The owner of the land described in column 1 and column 2 is liable for the estimated amount set out in column 6 of Attachment 3 – Schedule C;**
 - 1.9.2. The owner may, subject to any further resolution of Council pay the special charge in the following manner:**
 - 1.9.2.1. The charge will become due and payable within one month of the issue of the notice requesting payment pursuant to Section 167 (3) of the Act;**
 - 1.9.2.2. Interest will not be charged for six months after the issue of the notice provided the person liable makes timely payment in accordance with any repayment arrangements that may be agreed on by the City; and**
 - 1.9.2.3. In accordance with Section 172 of the Act, the interest rate payable on the special charge which has not been paid by the specific date is set at the City's overdraft rate, reviewed every three months (provided that it shall not exceed the rate fixed by the Governor in Council by Order for the purposes of Section 172 (2A) in which case the rate of interest shall be the maximum rate fixed by the Governor in Council by Order for the purposes of this section).**

- 2. Authorises Council's Chief Executive Officer or delegated authority to levy the special charge in accordance with Section 163(4) of the Act.**

- 3. Commits an allocation equal to the total project cost (estimated \$529,835.83) to fund the construction under this scheme within Council's 2026-27 financial year budget.**

Carried

Financial Sustainability

10. The total scheme cost is estimated at \$529,835.83.
11. An allocation equal to the total project cost to fund the construction under this scheme needs to be made within Council's 2026-27 financial year budget if the scheme progresses.
12. Elgin 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 percent and a community benefit of 25percent.
13. Property owners will fund \$386,780.15 (73 percent - special benefit) if this project is declared due to reduced contributions from three properties within the scheme that were deemed not to receive full benefit. The burden of this was shared amongst all other contributors including the City.
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 in October 2024 demonstrated that support was warranted for the road upgrade under a proposed Special Rate and Charge scheme.
17. A further community consultation in March 2025, 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 25 of the 32 property owners. 15 supported the road sealing under a Special Charge Scheme and 10 did not.
18. Subsequent to Council's intention to declare a Special Charge Scheme resolution at its meeting on 27 May 2025:
 - 18.1. A Public Notice was placed in The Times newspaper on Friday 13 June 2025 with a copy sent to all benefitting property owners on the same day.
19. Three submissions were received during the 28-day submission period following the advertisement of the Public Notice which closed on Friday 18 July 2025. One submitter requested to have their submission heard by a Submission Review Panel meeting which took place on Tuesday 9 September 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 Council Plan and Vision

25. This report aligns with Council Plan 2025-2029 strategic priority:
Core and Critical Infrastructure
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 Elgin Street, Drysdale 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 Elgin Street Drysdale SRC376 Declaration of Charge [2.9.1 - 1 page]
2. Attachment 2 Schedule B Benefit Cost Ratio Elgin Street Drysdale SRC376 Declaration of Ch [2.9.2 - 1 page]
3. Attachment 3 Schedule C Proposed Special Charge Elgin Street Drysdale SRC376 Declaration [2.9.3 - 2 pages]
4. Attachment 4 Submission Review Panel Meeting Minutes Elgin Street Drysdale SRC 376 Declar [2.9.4 - 6 pages]
5. Attachment 5 Plan Elgin Street Drysdale SRC376 Declaration of Charge D25 335677 [2.9.5 - 1 page]
6. Attachment 6 Scheme Process Elgin Street Drysdale SRC 376 Declaration of Charge D25 33570 [2.9.6 - 1 page]

2.10. Little Malop Street - Automated Bollard Trial Report

Source: Placemaking
Executive Director: Tennille Bradley

Purpose

1. To provide an update on the outcomes of the Little Malop Street Automated Bollard Trial, and to provide options and a recommendation to Council for ongoing restrictions.
2. To continue to support initiatives that seek to revitalise Central Geelong through precinct activation, enablement of alfresco dining and enhanced pedestrian safety.

Background

3. In March 2021, Council approved a trial for automated bollards on Little Malop Street located at Denny's Place, restricting vehicle access to Moorabool Street.
4. The initiative aimed to enhance pedestrian safety and limit vehicles in the precinct from 10am to 4am daily, enabling precinct activation opportunities such as Alfresco dining to be explored.
5. Council allocated \$95,000 for the initiative in the 2021-22 budget and requested a review one year after installation.
6. After unforeseen delays, the automated bollards were installed in March 2023, although due to damage to the bollards in April 2023, inconsistent operations until May 2024 made it difficult for the trial to be evaluated.
7. Consistent monitoring and review of the Automated Bollard Trial commenced in July 2024 and concluded in July 2025.
8. Since its implementation, pedestrian safety has improved, vehicle numbers have decreased and foot traffic is substantially higher than prior to the trial.
9. The Outdoor Dining Trial, 'Summer in the Laneway', also occurred in Little Malop Street from 5 December 2024 to 11 March 2025. It allowed traders to temporarily expand their outdoor dining area from the property boundary to the existing outdoor trading area with additional furniture for the duration of the trial.
10. In April 2025, the City reviewed the Automated Bollard Trial (Attachment 1) and engaged Stantec to update its 2020 report. The updated report (Attachment 2) recommends a comprehensive assessment of five access restriction options.
11. At the September Council meeting, Council also noted the new Outdoor Dining Policy and Outdoor Dining Guidelines (replacing the former Footpath and Designated Roads Trading and Activity Policy and Guidelines).

Key Matters

12. The Automated Bollard Trial has successfully reduced vehicle traffic and strengthened the precinct's hospitality function.
13. There are 29 authorised users for the automated bollards during the restricted hours of 10am to 4am, including traders, businesses, designated private car park users, emergency services, and City teams.
14. During the trial period, access to the restricted area during the 10 am to 4 am closure was limited to emergency services, City teams, and designated private car park users.
15. Whilst the City has continually communicated vehicle access conditions, business users have accessed the restricted area during restricted hours instead of using the loading zones on James and Moorabool Streets, both within 75 meters, a 1-minute walk of the precinct.
16. There have also been concerns during the trial of authorised users sharing codes which has resulted in a higher number of vehicles accessing Little Malop Street as the trial period has progressed.
17. Over a 9-month period between August 2024 to April 2025, a total of 5,825 vehicles were recorded entering the restricted area in Little Malop Street, McLarty Place, and Shorts Place, with 3,255 from authorised accesses during restricted hours and 2,570 from CCTV vehicle counts during free access.
18. This reflects an average of 21 daily vehicle accesses. 2% of the authorised users' entries were emergency and utility vehicles, 13% were designated private parking users (including residents), and 85% (total 2,698) were business user entries accessing restricted areas for uses outside the trial conditions outlined above. Refer to the site data cheat sheet (Attachment 5).
19. Generally, businesses were in support of the trial with 77% of survey respondents rated the trial as successful in achieving key goals (Attachment 5).
20. Stantec's 2025 report (Attachment 2) reviewed the trial with a focus on enhancing amenity and ensuring safety for pedestrians and transport modes. It also addressed local business benefits, vehicle management, public transport impacts, planning alignment, and estimated costs.
21. The Stantec report explored five alternative access options, including previously explored in 2020, Options 1 and 2, the Current Trialled Option, and new Options 3 (including sub-options 3a and 3b) and 4.
22. Option 3 limits and controls vehicle access through the retractable bollards to the absolute minimum, such as only permitting access by emergency vehicles and others as agreed with the City on a case-by-case basis (e.g. those needed for construction and maintenance activities).
23. Whilst Option 3 reflects the long-term aspiration of the City this would be challenging, in at least the short-term to implement, given the existing operations, private tenancies, and transfer of goods in the area.
24. Whilst the current trialled option (time-based access via retractable bollards) remains effective further tightening up of access codes is required to minimise the number of vehicles accessing the area.

25. It is proposed that to change usage behaviours all access codes will be re-issued (to minimise the sharing of codes) and City Officers will work collaboratively with all tenancies in the area to understand their specific needs and access requirements.
26. The specific number of vehicles that would be able to gain access would be based on survey data and discussions with tenancies applying for vehicle access and would seek to balance the varying needs of both businesses and private tenancies. The number of vehicles able to access would also be routinely reviewed and adjusted.

RESOLUTION - Item 2.10

Cr E Kontelj moved, Cr C Burson seconded -

That Council:

1. **Endorses retaining existing automated bollards on Little Malop Street at Denny's Place, restricting vehicle access to Moorabool Street between the hours of 10am to 4am;**
2. **Notes that City Officers will continue to work collaboratively with all tenancies in the area to understand their specific needs and access requirements for the area.**

Carried

Financial Sustainability

27. The estimated operational cost for retaining the automated bollards on Little Malop Street is approximately \$5,000 annually. This cost is accounted for in the existing operational budget.

Community Engagement

28. Community engagement included a Placescore street survey in February 2023 and 2024, regular trader check-ins and targeted surveys in September 2023 and August 2025.
29. There was strong support for the automated bollards, which enhanced safety, and a desire for further restrictions on vehicles, especially at night. Businesses highlighted the need for better delivery access, better addressing of safety issues related to construction vehicles, reported illegal parking, and noted that shared access PIN codes allow unpermitted users in the area.
30. Internal consultation included a project working group, draft document reviews and workshops held with the DTP and key stakeholders.
31. The second engagement phase occurred in September 2023, 7 months post-installation, with 13 survey respondents from authorised users, and communication regarding repairs from May 2023 to June 2024.
32. In February 2025 includes one-on-one interviews with traders and in August 2025, a survey for authorised users, 10 respondents.

Social Equity and Sustainability

33. The Automated Bollard Trial enhances social gatherings, walkability and outdoor dining by improving pedestrians' safety and reducing vehicle traffic on Little Malop Street.
34. The Automated Bollard Trial aims to '*make central Geelong a more walkable and safer city*' (Central Geelong Framework Plan), supporting accessibility for all users, ages, genders, and abilities.
35. The Automated Bollard Trial encourages car-free or low-car development proposals to enrich public life, increase the public realm, and improve street frontages.

Relevant Law/Policy/Legal Implications

36. The Automated Bollard Trial and alternate access options are informed by and comply with state and local policy, including:
 - 36.1. Central Geelong Framework Plan - State Government (2023)
 - 36.2. Movement and Place in Victoria - DoT (2019)
37. Victoria's Road Management Act (2004)

Alignment to Council Plan and Vision

38. This report aligns with the Council Plan 2025-29 strategic priority:
Economic Development.
Heritage and Culture.
39. 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.
Creative and diverse culture.
People feel safe wherever they are.

Conflict of Interest

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

Risk Assessment

41. Re-issuing of PIN codes will enable City Officers to better track and limit the number of vehicles accessing the area.
42. The specific number of vehicles that would be able to gain access would be based on survey data and discussions with tenancies applying for vehicle access and would seek to balance the varying needs of both businesses and private tenancies. The number of vehicles able to access would also be routinely reviewed and adjusted.
43. Officers will continue to communicate the use of the loading zones on James and Moorabool Streets, both within 75 meters, a 1-minute walk of the precinct.

Environmental Sustainability

44. The Automated Bollard Trial promotes walkability and active transport options, supports sustainable design, car-free or low-car development proposals to mitigate carbon emissions.

Attachments

1. Little Malop Street Automated Bollard Trial Recommendation Report Attachment 1 Trial Report [2.10.1 - 35 pages]
2. Little Malop Street Automated Bollard Trial Recommendation Report Attachment 2-2025 Rest [2.10.2 - 78 pages]
3. Little Malop Street Automated Bollard Trial Recommendation Report Attachment 3_ Restricting Vehicles [2.10.3 - 52 pages]
4. Little Malop Street Automated Bollard Trial Recommendation Report Attachment 4 Survey Que [2.10.4 - 4 pages]
5. Little Malop Street Automated Bollard Trial Recommendation Report Attachment 5 Little Mal [2.10.5 - 2 pages]

2.11. The City of Greater Geelong Annual Report 2024–25 (Annual Report) and The City of Greater Geelong Annual Report Summary 2024–25

Source: Corporate Services
Executive Director: Troy Edwards

Purpose

1. For Council to consider and note The City of Greater Geelong Annual Report 2024–25 (Annual Report) (Attachment 1) and The City of Greater Geelong Annual Report Summary 2024–25 (Annual Report Summary) (Attachment 2).

Background

2. The Annual Report 2024–25 provides an overview of our performance from 1 July 2024 to 30 June 2025 against the council plan, *Our Community Plan 2021–25* and annual budget as well as key information required under the Local Government Act 2020 and other relevant legislation.
3. The Annual Report 2024–25 was prepared in accordance with the Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020.
4. As in previous years, an Annual Report Summary document has also been prepared which provides key highlights of the full report.

Key Matters

5. The Annual Report 2024–25 is the final progress report against *Our Community Plan 2021–25*.
6. With the integration of the Municipal Public Health and Wellbeing Plan into our Council Plan to create *Our Community Plan 2021–25*, the Annual Report highlights some of the annual actions and achievements which responded to the five identified health and wellbeing priorities. It also outlines how the City is working to evaluate the health and wellbeing priorities, including key indicators to be monitored over the life of the plan.
7. The Annual Report includes results of the Local Government Performance Reporting Framework (LGPRF), a legislative set of indicators (service performance, financial performance and sustainable capacity) and a Governance and Management Checklist (policies, plans and procedures in place). Results of the LGPRF will also be released publicly on the Know Your Council website (<https://www.vic.gov.au/know-your-council>).

RESOLUTION - Item 2.11

Cr A Aitken moved, Cr T Sullivan seconded -

That Council:

- 1. Notes The City of Greater Geelong Annual Report 2024–25 (Attachment 1);
and**
- 2. Notes The City of Greater Geelong Annual Report Summary 2024–25
(Attachment 2).**

Carried

Financial Sustainability

8. The Annual Report includes details of the City's financial performance for the year.

Community Engagement

9. *Our Community Plan 2021–25* was developed in 2021 following significant deliberative engagement and a public exhibition process.

Social Equity and Sustainability

10. The Annual Report provides information to the community on how resources have been allocated between the social, environmental and economic needs of our community

Relevant Law/Policy/Legal Implications

11. The Annual Report was prepared in accordance with the Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020.

Alignment to Community Plan and Vision

12. The Annual Report provides an end-of-year overview of the City's performance against *Our Community Plan 2021–25*, which outlines how the City is working towards the community's 30-year clever and creative vision.

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 identified risks arising from this report.

Environmental Sustainability

15. The Annual Report and Annual Report Summary will be made available to our community online.

Attachments

1. The City of Greater Geelong Annual Report 2024-25 [2.11.1 - 210 pages]
2. The City of Greater Geelong Annual Report Summary 2024-25 [2.11.2 - 46 pages]

2.12. Financial Performance Report for the Year To Date Ended 30th June 2025

Source: Corporate Services
Executive Director: Troy Edwards

Purpose

1. To endorse the Financial Performance report Year to Date Ended 30 June 2025.

Background

2. On 25 June 2024, the 2024-25 budget was adopted with a recurrent operating surplus of \$1.51 million dollars and a non-recurrent operating surplus of \$178.79 million dollars resulting in a net surplus of \$180.30 million dollars. This budget reflects the City's ongoing commitment to fiscal responsibility and strategic investment in key areas.
3. Financial performance reports will be presented to Council on a quarterly basis, with this report representing the full financial year 1 July 2024 to 30th June 2025.
4. This report presents the preliminary financial results for the year ended 30th June 2025. These results are subject to final adjustments and will be updated post-audit in the FY25 financial statements.

Key Matters

5. The operating result at 30th June 2025 is a surplus of \$8.3 million, being \$6.8 million favourable to the full year budget.
6. Capital works expenditure at 30th June 2025 totalled \$139.4 million, which is \$18.9 million favourable to the full year forecast. The variance is primarily due to timing adjustments identified after the Q3 forecast, with several projects rescheduled for delivery in 2025-26.
7. Cash and investment position at 30 June 2025 is \$64.3 million favourable to the full year budget. This is primarily driven by delays in the delivery of the capital program. Additionally, 50 per cent of the Financial Assistance Grants 2025-26 allocation was received early, in June 2025.
8. At 30th June 2025 Councils total debt was \$164.0 million, representing a favourable variance of \$25.4 million compared to the full year budget. Key drivers being \$15.0 million of planned borrowings not proceeding and early loan repayment of \$10.0 million.

RESOLUTION - Item 2.12

Cr A Katos moved, Cr A Aitken seconded -

That Council:

- 1. Endorses the Financial Performance Report Year to Date Ended 30th June 2025.**

Carried

Financial Sustainability

9. As detailed within the attached Financial Performance Report Year to Date Ended 30 June 2025.

Community Engagement

10. Community engagement was undertaken during the development of the 2024-25 budget involving a series of public consultations, survey and stakeholder meetings. Internal consultation has occurred with managers on the development of the full year forecast. Project managers have been consulted and provided the latest project updates which have been factored into this report.

Social Equity and Sustainability

11. Incomes and expenditures of the City's social equity programs are included in the attached Financial Performance Report Year to Date Ended 30 June 2025.

Relevant Law/Policy/Legal Implications

12. The report is provided in accordance with the requirements under section 97 of the *Local Government Act 2020*.

Alignment to Council Plan and Vision

13. This report aligns with the Council Plan 2025-29 strategic priority: Governance and Integrity
14. 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

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

Risk Assessment

16. There are no high or extreme risks arising from the subject of this report.

Environmental Sustainability

17. Incomes, expenditures, and investments are dedicated to preserving and enhancing the City's commitment to environmental strategies and targets.

Attachments

1. Financial Performance Report - Year to Date Ended 30th June 2025 [2.12.1 - 24 pages]

Cr R Nelson left the meeting at 8.23pm.

Cr R Nelson returned to the meeting at 8.24pm.

2.13. Long Term Financial Plan 2025-35

Source: Corporate Services
Executive Director: Troy Edwards

Purpose

1. To inform Council of the outcomes of the community engagement process (Attachment 2) and seek adoption of the Draft Long Term Financial Plan 2025-35 (Attachment 1).

Background

2. Under section 91 of the *Local Government Act 2020* (the Act) Council must develop and keep in force a financial plan covering at least the next 10 financial years. The financial plan must be in place by 31 October the year following a general election and be developed in accordance with its deliberative engagement practices.
3. The Long Term Financial Plan (the Plan) is an integral part of Council's suit of strategic management plans that links Council's business plans and asset management plans and translates the outcomes and strategies of these plans into financial terms.
4. The Plan outlines Greater Geelong City Council's strategic approach to ensuring long-term financial sustainability and guides Council's financial decisions, enabling it to fulfill its commitment to the community by delivering high-quality services and investment in the development and maintenance of community assets.

Key Matters

5. Following a deliberative workshop with the community held on 6 February 2025, a draft Long Term Financial Plan was developed.
6. The Draft Plan was made available for public consultation from 23 July to 24 August 2025, inviting feedback on the four proposed financial sustainability indicators and Council's recommended risk targets for each.
7. Feedback received from a small number of community members was supportive of the risk targets outlined in the Plan, acknowledging their importance in maintaining the organisations long-term financial health. Respondents were supportive of the of financial management approach aimed at delivering financial sustainability over the next decade and demonstrated a clear understanding of how these targets align with broader organisational strategies. A summary of responses gathered through the engagement process is provided in Attachment 2.

RESOLUTION - Item 2.13

Cr A Katos moved, Cr A Aitken seconded -

That Council:

- 1. Notes the outcomes from community engagement relating to the Draft Long Term Financial Plan 2025-35 (Attachment 2), and;**
- 2. Adopts the Long-Term Financial Plan 2025-35 (Attachment 1).**

Carried

Financial Sustainability

8. Council is addressing financial challenges through strategic planning, efficiency gains, and sound financial management. The 10-Year Financial Plan is both a legislative requirement and a vital tool for ensuring long-term financial discipline and sustainability.

Community Engagement

9. The Long Term Financial Plan was available for public consultation from 23 July 2025 to 24 August 2025. This provided an opportunity to promote the draft Plan and receive feedback from the community on the proposed

Social Equity and Sustainability

10. The City's Social Equity Principles have influenced the development of the Long-term Financial Plan.

Relevant Law/Policy/Legal Implications

11. Section 91 of the *Local Government Act 2020*, requires Councils to develop, adopt and maintain a Financial Plan covering at least the next 10 financial years. This plan must include the necessary resources, key assumptions, and other relevant details.

Alignment to Council Plan and Vision

12. This report aligns with the Council Plan 2025-29 strategic priority:
Governance and Integrity
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. Under section 91 of the *Local Government Act 2020* Council must develop and adopt a Financial Plan by 31 October in the year following a general election.

Environmental Sustainability

16. The proposed plan identified the sources and allocation of resources to assist in the implementation of a number of initiatives to support environmental sustainability as identified in the Council Plan 2025-29.

Attachments

1. Long Term Financial Plan 2025-35 [2.13.1 - 50 pages]
2. 2025 35 Long Term Financial Plan Engagement Report [2.13.2 - 2 pages]

2.14. Asset Plan 2025-35

Source: City Infrastructure
Executive Director: James Stirton

Purpose

1. To enable the Council to adopt the attached Asset Plan 2025-35, following community consultation.

Background

2. An initial Asset Plan 2022-32 was adopted by Council in 2022 in accordance with Section 92 of the *Local Government Act 2020*. The City is also required to update the current plan and have adopted by 31 October in the year following a general election.
3. The City manages an asset portfolio with a fair value of over \$6b. It is responsible for the maintenance of over 3,300km of road segments, 2,400km of footpaths, over 150,000 drainage assets (pits, pipes and basins), 850 plus buildings and over 200 hectares of active and passive open space.
4. The Asset Plan 2025-35 underwent community consultation via the 'Have You Say' page from 23 July to 24 August 2025.
5. This Asset Plan 2025-35 has been updated from community feedback.

Key Matters

6. This Asset Plan provides the community with a snapshot of our primary assets that enable the delivery of value to our community. As the delivery of the performance of the assets relies on maintenance and renewal funding, this Asset Plan is presented to Council at the same time as the 10-year Long Term Financial Plan. These two plans have been developed collaboratively between the City's finance and asset teams.

RESOLUTION - Item 2.14

Cr A Aitken moved, Cr T Sullivan seconded -

That Council adopts the Asset Plan 2025-35 (Attachment 1).

Carried

Financial Sustainability

7. The implementation of the Asset Plan measures depends on funding for asset maintenance and renewal, which is allocated through the City's annual budgets and Long-Term Financial Plan.
8. This Asset Plan will be issued in parallel with the City's Long-Term Financial Plan.

Community Engagement

9. The Manager Asset Management participated in the deliberative engagement process for the Council Plan, conducted in late 2024. During that engagement, the following Asset Management principles were determined:
 - 9.1. Asset performance through financial impact, purpose and frequency of use;
 - 9.2. Prioritise flexible, multipurpose buildings;
 - 9.3. Renew assets we already have, where possible;
 - 9.4. Prioritised investing in our natural assets; and
 - 9.5. Prefer lesser quality assets that are closer to my home.
10. This Asset Plan was made available for community comment via 'Have Your Say' from 23 July to 24 August 2025. Feedback from the community has been incorporated into this Asset Plan.

Social Equity and Sustainability

11. The detail in this Asset Plan addresses the City's ability to manage and report on asset performance and community value.
12. Social equity is not specifically addressed in this Asset Plan, as the assets are provided to deliver Council Services. Council Services should address social equity.

Relevant Law/Policy/Legal Implications

13. The City is obligated to complete the next iteration of the Asset Plan 2025-35 by 31 October 2025 in accordance with Section 92 of the *Local Government Act 2020*.

Alignment to Council Plan and Vision

14. This Asset Plan aligns directly with three of the five Council objectives as described in the endorsed Council Plan 2025-29:
 - 14.1. Plan, deliver, manage and optimise core and critical infrastructure across the region;
 - 14.2. Protect and enhance our unique natural environment and surrounds; and
 - 14.3. Commit to the highest levels of leadership, integrity, financial stewardship and meaningful community engagement.
15. This report aligns with the Community led 30-year Vision, "Greater Geelong:
 - 15.1. A Clever and Creative Future" community aspiration;

- 15.2. Development and implementation of sustainable solutions; and
- 15.3. Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment

17. Asset risks are not addressed in this community facing Asset Plan. They will be considered as part of the City's Asset Management Strategy.

Environmental Sustainability

18. A key component of this Asset Plan addresses environmental sustainability through understanding the impacts of climate change on our assets.

Attachments

1. 1701487 - Asset Plan 1 d [2.14.1 - 20 pages]

2.15. Municipal Road Management Plan

Source: City Infrastructure
Executive Director: James Stirton

Purpose

1. To adopt the reviewed Municipal Road Management Plan (version 9).

Background

2. The City's Municipal Road Management Plan (version 8) was reviewed and adopted by Council on 25 May 2021. As required by the Road Management (General) Regulations 2016, the Municipal Road Management Plan (Plan) is required to be reviewed and adopted before 31 October 2025, triggered by the election of the new Council. The plan details the City's approach to how often roads and footpaths are inspected, what defects are repaired and the timeline for repairs.
3. The review of the plan has resulted in several changes in the maintenance standards for infrastructure where the City is the coordinating road authority under the Road Management Act 2004.
4. The Municipal Road Management Plan (version 9) is included at (Attachment 1).
5. The schedule of changes and amendments from version 8 to the updated version 9 is attached to this report (Attachment 2).

Key Matters

6. In November 2024, the community was invited to attend a series of workshops to explore key elements of the Municipal Road Management Plan, being: Proactive inspection frequencies, Defect intervention levels and Defect repair times. 47 community members registered to attend, and two community workshops were held in December 2024.
7. In January and February, a comprehensive internal review of the Municipal Road Management Plan was undertaken involving input from City Works, Enterprise Risk & Insurance, Transport Unit, Infrastructure Planning Unit, Asset Management and Urban Design Unit. The review took into consideration feedback from the two community workshops, the MAV insurance Road Management Plan Guidelines, current resources and available budget to develop the Municipal Road Management Plan (version 9).
8. The Road Management (General) Regulations 2016, requires the draft plan be advertised for a period of 28 days, where submissions from the community may be received for consideration.
9. The draft plan was advertised from the 23rd of July to the 22nd of August on the City's Have your say web page, the Government Gazette, the City News and social media.
10. There were 343 visitors to the Have your say web page and 13 submissions were received during the advertising period.
11. Engagement submissions are to be referred, reviewed and responded to.

RESOLUTION - Item 2.15

Cr T Sullivan moved, Cr C Burson seconded -

That Council:

- 1. Adopts the Municipal Road Management Plan (version 9) (Attachment 1).**

Carried

Financial Sustainability

12. The endorsement of the Municipal Road Management Plan (version 9) will have no direct financial implications.
13. Internal workshops have been held across all relevant departments, including City Works, Enterprise Risk & Insurance, Transport Unit, Infrastructure Planning Unit, Asset Management and Urban Design Unit. These workshops reviewed inspection frequencies, hazard intervention levels and repair response timeframes and determined that the amendments made to version 9 will not have a material impact on budgetary restraints or available resources.

Community Engagement

14. In November 2024 community members were invited via the Have Your Say webpage to express interest in attending Municipal Road Management Plan workshops. A total of 47 people registered. Two community workshops were held in December 2024 which sort feedback from the community on proactive inspection frequencies, defect intervention levels and defect response times.
15. Internal workshops were held in January and February with all relevant departments, including City Works, Enterprise Risk & Insurance, Transport Unit, Infrastructure Planning Unit, Asset Management and Urban Design Unit. The community feedback and themes were presented to internal stakeholders and considered along with available budget and resources to develop the inspection frequencies, hazard intervention levels and defect response times suggested in the draft Municipal Road Management Plan (version 9).
16. The Road Management (General) Regulations 2016, requires the draft plan be advertised for a period of 28 days, where submissions from the community may be received for consideration.
17. The draft plan was advertised from the 23rd of July to the 22nd of August on the City's Have your say web page, the Government Gazette, the City News and social media.
18. There were 343 visitors to the Have your say web page and 13 submissions were received during the advertising period.
19. Although many submissions did not relate directly to the plan, some requested an increase in inspection frequencies, lower hazard intervention levels or faster repair response times.
20. Community submissions have been evaluated and considered in finalising the Plan. This evaluation has been done in conjunction with the work undertaken in the internal workshops, benchmarking with other Councils and consideration of available resources.
21. Acknowledgement was provided to everyone who made a submission. Once the review process is finalised and the Plan has been adopted, a formal response will be issued to all submitters who requested a response.

Social Equity and Sustainability

22. The adoption of the Municipal Road Management Plan (version 9) has no direct social equity implications.

Relevant Law/Policy/Legal Implications

23. The Municipal Road Management Plan (version 9) has been prepared in accordance with the following Acts, Regulations and Codes of Practice:

24.1. *Local Government Act 2020 (Vic)*;

24.2. *Local Government (Best Value Principles) Act 1999 (Vic)*;

24.3. *Road Management Act 2004 (Vic)*;

24.4. Road Management (General) Regulations 2016 (Vic);

24.5. Road Management (Works and Infrastructure) Regulations 2015 (Vic);

24.6. *Road Safety Act 1986 (Vic)*;

24.7. *Wrongs Act 1958 (Vic)*; and

24.8. Ministerial Codes of Practice

Alignment to Council Plan and Vision

24. This report aligns with the Council Plan 2025-29 strategic priority:
Core and Critical Infrastructure.
25. 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

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

Risk Assessment

27. Benchmarking against the MAV Insurance Road Management Plan guidelines indicated that the proposed levels of service are comparable and can therefore be considered reasonable maintenance standards in relation to the City’s roads, footpaths, kerb and channel, and other road-related infrastructure.
28. The City reviews its compliance in terms of inspection frequency and repair time frames through monthly and quarterly reports. These reports have indicated that the standards outlined in the proposed Plan are set at an appropriate level considering the City’s current resourcing levels and ensures greater compliance of the Plan.
29. There are no significant risks associated with adopting the Plan.

Environmental Sustainability

30. There are no direct environmental impacts associated with the Plan.

Attachments

1. 2025 Road Management Plan version 9 Final for 28 October 2025 Council Meeting (1)
[2.15.1 - 32 pages]

2. Road Management Plan Version 9 0 Summary of Changes final (1) [2.15.2 - 2 pages]

2.16. Planning Committee Terms of Reference Update

Source: Placemaking
Executive Director: Tennille Bradley

Purpose

1. To seek Council endorsement of the revised Planning Committee Terms of Reference and provide an update to Council on the Planning Committee performance in the 2024 calendar year.

Background

2. Established in 1995 the Planning Committee serves as a Delegated Committee, pursuant to section 63 of the Local Government Act to consider and decide planning permit applications which have been called in by a Councillor.
3. A review of the Terms of Reference is undertaken annually with the most recent review completed in April 2025.
4. Several key matters have been identified to streamline the process and suggested changes to improve the efficiency and effectiveness of the Planning Committee are recommended.
5. In accordance with the Planning Committee Terms of Reference, an annual report detailing the Committee's activities is required to be presented to the Council. This report addresses that requirement for the 2024 calendar year.

Key Matters

6. Updates to the Planning Committee Terms of reference (Attachment 1) include:
 - 6.1. Revising section 30 ii) to require agreement from the ward Councillor, a second Councillor, and the Committee Chairperson for a call-in;
 - 6.2. Increasing the threshold for 'call in' from six to ten objections/submissions, and excluding applications that are deemed to comply with the relevant clause(s) from being called in;
 - 6.3. Updating the flowchart to reflect the above; and
 - 6.4. Making other minor adjustments, such as updating position names, portfolio titles, and the process for appointing the chairperson.
7. In the last calendar year (2024), Council heard 2 planning permit applications via the Planning Committee (Attachment 3). This is compared to 10 planning permit applications in 2023 and 7 planning permit applications in 2022.
8. Increasing the threshold for 'call in' from six to ten objections/submissions, Councillors would still have been able to 'call in' 17 out of the 19 applications that the Planning Committee considered between 2022 and 2024 (see **Attachment 2**).

9. The internal Decision-Making Committee was established in August 2019 to provide oversight of officer recommendations involving a refusal and/or 6 or more objections.
10. This committee meets weekly and considered 57 applications last calendar year.
11. In the 2024 calendar year, 1302 planning permit applications were lodged with the City. This is compared to the previous calendar year where 1440 planning permit applications were lodged.

RESOLUTION - Item 2.16

Cr A Katos moved, Cr A Aitken seconded -

That Council:

1. **Adopts the updated Planning Committee Terms of Reference (Attachment 1);
and**
2. **Notes the 2024 Planning Committee performance.**

Carried

Financial Sustainability

12. There are no financial implications with the proposed amendments to the Planning Committee terms of reference.
13. There were no additional costs associated with matters heard by the Planning Committee in 2024.

Community Engagement

14. The Planning Committee is considered to be a positive means to engage the community in the planning process for significant applications. The planning officer provides a summary of their report and answers questions on the night. Objectors/submitters can express their concerns about the planning permit application being heard to Councillors prior to a decision being made. Applicants can also articulate the benefits of their proposals and answer any questions.

Social Equity and Sustainability

15. Retaining the Planning Committee and allowing all Councillors the option to call in applications with 10 or more objections/submissions or for refusal, will provide a public forum for applicants and objectors/submitters to be equally heard.

Relevant Law/Policy/Legal Implications

16. On 6 March 2025, the Minister for Planning amended all Victorian planning schemes via amendment VC267. This amendment replaced the clause 55 (previously known as ResCode) with the new clause 55 (now known as the Townhouse and Low-Rise Code).
17. Any planning permit application for two or more dwellings up to an including three storeys in a residential and mixed use zone lodged (or amended) on or after 6 March 2025, must be assessed against the new Code.
18. Under the Townhouse and Low-Rise Code, there are 'deemed to comply' standards. This means, if the standard is met, then the objective is automatically met. Where all the standards are met (and there are no overlays or other permit triggers to be considered), regardless of any objections that the application may have received, if the application is deemed to comply, then a planning permit must be issued.

Alignment to Council Plan and Vision

19. This report aligns with the Council Plan 2025-29 strategic priority: Governance and Integrity.

Conflict of Interest

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

Risk Assessment

21. Under section 29 of the updated Terms of Reference, provision has been included that where a proposal is deemed under the planning scheme to comply with the relevant state clause(s), and there are no overlays or other permit triggers applicable, the application cannot be referred to a Planning Committee.

22. If this is not included in the adopted Terms of Reference, there is a risk that the Planning Committee could make decisions that are illegal.

Environmental Sustainability

23. There are no relevant environmental implications.

Attachments

1. Proposed Planning Committee Terms of Reference w track changes 2025 [2.16.1 - 10 pages]
2. Planning Committee Review Report 2025 Attachment 2 Discussion [2.16.2 - 2 pages]
3. Planning Committee Review Report 2025 Attachment 3 [2.16.3 - 3 pages]

2.17. Council Risk Appetite Statement

Source: Corporate Services
Executive Director: Troy Edwards

Purpose

1. To seek Council endorsement of Council Risk Appetite Statement as contained in **Attachment 1**.

Background

2. Council has developed a risk appetite statement as a best practice tool to inform decision-making when balancing risks and opportunities and prioritising resources and efforts.
3. Council Risk Appetite Statement sets the level and type of risk Council is willing to accept in pursuit of its strategic objectives.
4. Council has expressed the preferred appetite position in setting strategies and plan to meet its strategic ambitions.

Key Matters

5. Council risk appetite position is an enabler of Council strategic ambitions and sets the accepted degree of risk that Council should be prepared to accept to realise its ambitions.
6. Council Risk Appetite Statement is established based on the level and type of risks required to deliver the strategies and plans that Council has endorsed.
7. The appetite position is defined for the nine (9) risk categories where Council has the most risks.
8. The appetite position is defined on a four-point scale. It ranges from adverse to comfortable in taking risks to realise opportunities.
9. Council Risk Appetite Statement has been reviewed by the Audit & Risk Committee as per the Committee's responsibility to oversee Council's governance and risk management practices.
10. Council Risk Appetite Statement is contained in **Attachment 1**.

RESOLUTION - Item 2.17

Cr T Sullivan moved, Cr R Nelson seconded -

That Council:

1. **Endorses the Council Risk Appetite Statement v01 (Attachment 1).**

Carried

Financial Sustainability

11. Council Risk Appetite Statement sets a cautious appetite for financial risks to ensure Council's finances are sustainably managed to fund the continual delivery of business as usual operations and strategic projects, so that Council can achieve its internal and external objectives.

Community Engagement

12. No Community engagement occurred for this report.

Social Equity and Sustainability

13. Council Risk Appetite Statement sets a balanced appetite for community risks to respond to its objective of positively engaging with the community by fostering an inclusive, safe environment that considers the diverse needs and expectations of individuals and groups.

Relevant Law/Policy/Legal Implications

14. Council Risk Appetite Statement sets a cautious appetite for regulatory, legal and governance risks to ensure Council complies with all legal and regulatory requirements while fostering innovation within established boundaries.

Alignment to Council Plan and Vision

15. This report aligns with the Council Plan 2025-29 strategic priority:
Governance and Integrity

Conflict of Interest

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

Risk Assessment

17. Council Risk Appetite Statement supports the Enterprise Risk Management Policy and Framework which provide the structure for Council risk management system. Whilst a risk assessment provide the level of risk exposure, the appetite statement defines whether this exposure is acceptable.

Environmental Sustainability

18. Council Risk Appetite Statement sets a balanced appetite for environmental & waste risks in order to meet its objective to sustain the natural environment while managing growth, reducing non resourced waste, addressing climate resilience, and managing and/or responding to State and Federal regulatory agencies.

Attachments

1. Council Risk Appetite Statement 2025 29 v01 [2.17.1 - 12 pages]

The Mayor determined to consider item 2.19 prior to item 2.18 in the order of business. All Councillors agreed by show of hands.

2.19. T2500090 - Construction Works - Wallington Reserve All Abilities Pavilion Redevelopment

Source: Corporate Services
Executive Director: Troy Edwards

Purpose

1. The purpose of this report is to award the contract for the Construction Works - Wallington Reserve All Abilities Pavilion Redevelopment project to the preferred tenderer as detailed in Clause 3 of the Confidential Procurement Evaluation Report at **Attachment 1**.

Background

2. The City is seeking to appoint a suitably qualified and experienced Contractor for the refurbishment, and extension of the Wallington Reserve All Abilities Pavilion. The project involves a full internal redevelopment and extension of the existing building, including associated site services.

Confidentiality

3. 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)).

Key Matters

4. The Procurement and Strategic Sourcing team administered an open tender process on behalf of the Major Projects team.
5. 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 2.19

Cr R Story moved, Cr E Wilkinson seconded -

That Council:

- 1. Awards the contract for T2500090 - Construction Works - Wallington Reserve All Abilities Pavilion Redevelopment to the preferred tenderer, for the contract sum detailed in Clause 3 of the Confidential Procurement Evaluation Report and otherwise in accordance with the negotiated terms and conditions of the contract;**
- 2. Authorises the Chief Executive Officer to execute contract T2500090 and any other documents required by or to give effect to the terms of the Contract on behalf of Council;**
- 3. Authorises management to release the name of awarded tenderer following the execution of the Contract by the relevant parties; and**
- 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

6. The preferred tenderers submission is within the approved project budget.

Community Engagement

7. Community consultation was undertaken and documented in the Ocean Grove Sporting Infrastructure Plan 2025 which includes a Masterplan for the site.
8. Both Cricket and Baseball Sporting Club representatives currently sit on the project reference group and have had input into the design development of the facility.

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 Wallington Reserve All Abilities 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

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 Council Plan and Vision

12. This report aligns with the Council Plan 2025-29 strategic priority:
Core and Critical Infrastructure
13. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
An inclusive, diverse, healthy and socially connected community.

Conflict of Interest

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

Risk Assessment

15. 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 - T 2500090 - Tender Evaluation Report Council [2.19.1 - 23 pages]

Cr E Kontelj declared a conflict of interest in relation to item 2.18 and left the meeting at 8.43pm. Cr E Kontelj does not return to the meeting.

2.18. T2400094 - Supply of Asphalt Works, Products and Services

Source: Corporate Services
Executive Director: Troy Edwards

Purpose

1. The purpose of this report is to award contracts for the Supply of Asphalt Works, Products and Services to the preferred tenderers as detailed in Clause 3 of the Confidential Procurement Evaluation Report at **Attachment 1**.

Background

2. The City is seeking to appoint suitably qualified and experienced Contractors to undertake the supply of asphalt works, products and services used in road construction and maintenance activities undertaken by the City.

Confidentiality

3. 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)).

Key Matters

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

RESOLUTION - Item 2.18

Cr T Sullivan moved, Cr C Burson seconded -

That Council:

- 1. Awards the contracts for T2400094 - Supply of Asphalt Works, Products and Services to the preferred tenderers detailed in Clause 3 of the Confidential Procurement Evaluation Report, based on the tendered schedule of rates and otherwise in accordance with the negotiated terms and conditions of the contract;**
- 2. Approves the contract term of three years, with the option to extend the contract for up to two additional terms of one year;**
- 3. Authorises the Chief Executive Officer to execute contracts for T2400094 and any other documents required by or to give effect to the terms of the Contract on behalf of Council;**
- 4. Authorises management to release the names of the awarded tenderers following the execution of the Contract by the relevant parties; and**
- 5. 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

6. 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

7. 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

8. 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

9. All preferred tenderers operate businesses within the Geelong Region providing significant local employment and economic benefits to the Geelong community.

Relevant Law/Policy/Legal Implications

10. 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 Council Plan and Vision

11. This report aligns with the Council Plan 2025-29 strategic priority: Core and Critical Infrastructure.
12. 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

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

Risk Assessment

14. 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

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

Attachments

1. CONFIDENTIAL REDACTED - T 2400094 - Tender Evaluation Report - Council [2.18.1 - 106 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 A Katos seconded -

That Council receive the summary of the informal meetings of Councillors for the period to 28 October 2025.

Carried

4. CLOSE OF MEETING

As there was no further business the meeting closed at 8.44pm on Tuesday 28 October 2025.

Signed: _____

Cr Stretch Kontelj (Mayor)

Date: _____