

THE CITY OF  
GREATER GEELONG

# FEDERAL BUDGET SUBMISSION 2025-2026

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JANUARY 2025

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# Executive summary

The City of Greater Geelong (the City) is a growing, diverse regional city that works hard to deliver the core services the community expects from ratepayers' money and from Australian and Victorian government investment into the region.

Community trust in leadership relies on governments working together to achieve the Priority Projects and outcomes needed for the community, especially for growth cities such as Geelong.

Over the past decade, the population of greater Geelong has experienced significant growth in the western and eastern corridors. Population is forecast to grow to 396,388 by 2041. This growth needs infrastructure, housing, and services to flourish. It also needs access to an active community that supports healthy living with a strong art and cultural offerings that meet the physical, emotional, and financial wellbeing needs of the community.

Recent polls highlight several key priorities for Australian voters as the 2025 federal election approaches, these priorities resonate strongly with the Geelong community:

- Housing affordability
- Economic stability
- Access to quality and affordable healthcare
- Environmental issues
- Trust in government

Bearing this in mind we have identified the following 37 recommendations for consideration in the 2025 Budget.

## Recommendations

### Housing (6)

- Grant funding stream to enable local government to deliver community infrastructure to support local population and housing growth.
- Unlock over \$1 billion in potential private sector investment in Central Geelong by supporting the delivery of enabling infrastructure and improving urban amenity within the designated strategic development zone covered by the Central Geelong Framework Plan (CGFP). Investment required \$150 million.
- Broader eligibility of the National Housing Infrastructure Facility Critical Infrastructure Fund to enable regional and

rural local governments to better access and utilise Housing Australia funding, for resourcing, planning and delivery of housing development infrastructure, such as water, power, and sewerage.

- The continuation of housing enabling funds that local government can access to support the release of new land for new developments in regional capital cities.
- The establishment of a Housing Innovation Program to fast-track innovative approaches to housing projects. This fund could improve supply and overcome supply chain and skills challenges currently in regional capitals.
- Addressing regional skills shortages to meet the housing needs in regional capital cities:
  - increasing skilled migration
  - scholarships and subsidies for degrees and training in skills shortage areas
  - greater investment in technical education and apprenticeships
  - investment in vocational education in more locations
  - reimbursement scheme for ancillary costs incurred by workers to take up roles in regional locations, such as travel and temporary accommodation.

### Infrastructure (3)

- Establish a Community Infrastructure Program with an allocation of \$2 billion over 4 years effective from 1 July 2025 to support all Australian local governments to deliver priority local road and community infrastructure projects in their region, creating jobs and long-lasting benefits for communities. Funding to be delivered via annual allocation to each local government area based on identified projects.
- Establish a further Regional Community Infrastructure Enhancement Program with an allocation of \$1 billion over 4 years for regional infrastructure. Funding to be delivered via annual allocation to each regional local government area based on identified projects.
- Continuation of the Regional Precincts and Partnerships funding beyond 2025-2026 funding round, with a commitment to \$450 million over three years, enabling dual funding streams to support the planning and design and construction of infrastructure betterment projects that align with regional, state, and national housing growth targets.

### **Roads and Trails (6)**

- Grant funding rounds over four years to enable local government to deliver road renewal projects, with increased funding to regional local government areas.
- Continue the Local Roads and Community Infrastructure Program with a commitment of \$4 billion over a further four phases. Every local government across Australia to be allocated funding annually and able to nominate suitable projects.
- Continue Roads to Recovery Funding at a minimum of \$1 billion per annum, with consideration to CPI adjustment.
- Continue Black Spot Funding at a minimum of \$150 million per annum, with consideration to CPI adjustment.
- Commitment to deliver, in conjunction with the Victorian Government, a fast rail service between Geelong and Melbourne
- Commitment to deliver, in conjunction with the Victorian Government, an Outer Metropolitan Ring from Little River in Melbourne's west to Kalkallo in the north, with provision for up to four rail tracks and six road lanes.

### **Services (3)**

- Ensure adequately funded services, facilities, and infrastructure, including social infrastructure to support health and wellbeing, are delivered commensurate with regional growth:
  - Funding to deliver Geelong Health Innovation Precinct
  - Funding to deliver Corio Mental Health Hub
- Ensure social infrastructure, including sport and recreation facilities, receives adequate funding to meet capacity during times of growth. Investment required to meet Sporting and Recreation needs \$67.65 million.
- Ensure regional migration approaches include planning to support cultural and community engagement alongside the fundamental rights of housing, education, food, and healthcare.

### **Regional Airport (5)**

- Review of National Land Transport Network designation and budgets to ensure regional airports and ports are appropriately designated and funded.
- Increase funding for the Regional Airports Program to \$200 million over four years.

- Resolve funding and or requirements for security screening at regional airports including increasing funding under the existing Regional Airport Security Screening Fund.
- Commitment, in conjunction with the Victorian Government, to build enabling infrastructure such as roads, sewerage and power at the Avalon employment precinct to leverage the site's future as a flourishing employment precinct, primely positioned to rail, sea, road and freight access and ripe for new big business investment, new local jobs and diversified industry growth. Investment required \$70 million.
- Investment of \$150 million in permanent event facilities to harness the Avalon International Airshow's opportunity as a major global defence capability event, as well as attract other large-scale events to the region.

### **Arts and Culture (5)**

- Continue to recognise and enhance the role of arts, culture, and creative activity in strengthening local identity, contributing to liveability, and fortifying population growth in regional Australia.
- Policy should recognise that regional and remote Australia contributes to the nation's cultural life and deserves strategically targeted access to equitable levels of funding to support that work.
- Investment into regional capability should ensure an equitable distribution of arts and cultural funding, including funding for historical preservation purposes, to better reflect existing population distribution and anticipated ongoing population growth.
- Develop funding streams specific for regional centres to work in collaboration with regional based arts organisations to distribute funding and delivery outcomes via collaborative projects.
- Simplify response grants which initiate and enable a multi-staged process for developing major initiatives, such as large-scale exhibitions, public art commissions, or the development of new and vital cultural infrastructure

### **Environment (7)**

- Commitment, in conjunction with the Victorian Government, to flood mitigation responses to address the impact of climate change in the greater Geelong region. Investment required \$110.4 million.

- Commitment, in conjunction with the Victorian Government, to fund detailed design for an upgraded North-West Water Recycling Facility to service existing residential communities and support delivery of housing targets, particularly in the north-west of Geelong, and a pipeline connecting the new facility to the existing grid. Commencing detailed design now will ensure the project is shovel-ready by 2027. Investment required \$15 million.
- Commitment, in conjunction with the Victorian Government, to fund the development of a business case for the Northern Extension project to unlock the water supply required to meet industry investment interest and demand by construction of a pipeline from the existing Northern Water Plant to Avalon Employment Precinct, utilising available recycled water to save 400 million litres per year of drinking water, which is currently being used for industrial purposes. Investment required \$1 million.
- Commitment, in conjunction with State Government, to the development of a new major waste and recycling hub in Geelong to provide sufficient capacity to service the fast-growing G21 region. Investment required \$15M.
- Commit to reducing the effects of climate change with research and funding to alleviate the pressure on the environment, with consideration to investment in mitigating urban heat, creating a sustainable water supply and alternative electricity grids.
- Recognise the critical role water plays in regional Australia – especially to support population growth, agriculture, and primary industry sectors.
- Funding targeted to build social licence to support communities through a just energy transition from gas to electricity, prioritising support for high energy users.

of co-contribution requirements, timelines, and shovel ready requirements

- a two-step process (Expression of Interest, then Full Application) to ensure applicants invest resources on projects that will fit the focus of the fund and are more likely to be successful
- timeline sharing of funding outcomes, the success or otherwise of a funding application should be known prior to Council budgets being finalised (May)
- funding support for business case and planning
- a minimum three-month application timeline
- reduced complexity of reporting and variation requests.

## Grant funding (2)

- Consultation with local government in the development of funding guidelines supporting funding opportunities targeted at local government uptake, to ensure guideline restrictions do not preclude access to funding by local government entities.
- Reliability and consistency in funding, including a commitment to:
  - annual rounds of funding, ensuring that funding rounds open and close at a set time every year
  - consistency in program guidelines so that applicants can plan projects that will meet these guidelines, such as levels

# Submission

## ABOUT THE CITY OF GREATER GEELONG

The City of Greater Geelong (the City) is the second-largest city in Victoria. Located 75 kilometres south-west of Melbourne, the greater Geelong municipality (the municipality) covers an area of 1,252 square kilometres, comprising suburban, coastal and country areas.

Greater Geelong is bounded by the Moorabool Shire in the north, Wyndham City Council, and the Borough of Queenscliffe in the east, Surf Coast Shire and Golden Plains Shire in the west, and Bass Strait to the south.

The region is characterised by the multi-award-winning Waterfront overlooking Corio Bay, the picturesque Bellarine Peninsula, the Barwon River, You Yangs Regional Park, wetlands, beautiful parklands, and wildlife sanctuaries.

Geelong is also the gateway to the world-renowned coastline of south-west Victoria via the Great Ocean Road.

Outside of metropolitan Melbourne, the municipality is the most populated region in Victoria, with an estimated resident population of 282,809 (*ABS Estimated Resident Population 2023*).

## OUR GROWTH

Over the past decade, the population of the municipality has experienced significant growth in the western and eastern corridors. Population is forecast to grow to 396,388 by 2041.

The size and demographic profile of the municipality continues to shift and change. The population is aging. Residents over 65 years of age has increased by 22.8 per cent between 2016–2021.

Conversely, over the past 10 years, birth rates have increased significantly, with the population of young children expected to continue to increase.

The municipalities culturally and linguistically diverse communities also continue to increase. A total of 17.7 per cent of the municipalities total population were born overseas. Migration has been key to the development of the region and today, the City welcomes new arrivals from countries such as Afghanistan, Iran, Iraq, South Sudan, Congo, and Myanmar. International students are also an important part of the rich multicultural fabric of the region.



The Geelong Waterfront

Community size and expectations on local governments have significantly changed in the last 10 years, this can be seen in the community profile of the municipality:

**Population growth:** 282,809 (ABS *Estimated Resident Population 2023*) between 2016 and 2021 the population increased by 37,626 people (16.1%). This represents an average annual population change of 3.03% per year, with 2024 estimates sitting at 289,272. Increasing demands and stress on all aspects of community life.

**Population density:** 225.8 persons per square km (ABS *Estimated Resident Population 2023*).

**SEIFA Index of Disadvantage:** In 2017 the municipality sat at a score of 1,007. For Statistical Areas Level 1 (SA1s) across Australia, the average (population weighted) SEIFA score on the index of disadvantage is 1,000. Comparatively the municipality sits at a higher level of disadvantage than the G21 Region at 1,016.4. Increasing demand on social services infrastructure.

**Health and Wellbeing:** 35.9% of the population identify as having long term health conditions, increasing demands on health and social assistance.

**Employment:** 23.4% of the population identify as having a household income of less the \$800 (low). 34.3% of the population identifies as not in the labour force, 4.4% unemployment.

Between 2016 and 2021, the number of people employed in the municipality showed an increase of 26,010, and the number unemployed showed a decrease of 1,068. In the same period, the number of people in the labour force showed an increase of 24,942 or 22.5%. Of the 117,834 people who work in the municipality, 96,343 or 81.8% also live in the area. This places increased demand on roads, transport and parking as more people commute to work.

**Economic Profile:** \$19.57 billion GRP with 144,568 Local jobs and 22,090 Local businesses. Largest Industry – Health Care and Social Assistance. (NIEIR *State of the Regions* dataset May 2024) which talks to the demand for health care and social assistance across the region.

**Affordable housing:** It is estimated that 5,487 households have an unmet need for affordable housing in the municipality. This represents 5.3% of all households compared to 4.5% for Regional Victoria. (ABS *Estimating Homelessness 2021* and ABS *Census 2021*).

While the City welcomes this growth across the municipality this brings with it fiscal challenges during tight economic times.

Over the twelve months to the March 2024 quarter, all living cost indexes rose between 3.3% and 6.5%. Costs have been on an upward trend year-on-year placing pressures on local governments to deliver against Precinct Structure Plans and Developer Contribution Provisions that were developed and agreed on during more favourable financial times.

The financial impost on local government to fully carry the financial risk for infrastructure provision when costs escalate, erodes the capital collected years before. Local government carry substantial risk when supporting infrastructure growth.

This is not a situation peculiar to the City, many local governments and businesses are facing financial pressure. This is driven by significant escalations in wages as well as materials and service. The Australian Government has an important role to play in controlling cost of living increases.

In Victoria, the capacity to raise revenue is artificially constrained by the Victorian Government's rate cap policy, the cost to deliver services and infrastructure however continue to climb at a higher rate than the 2.75 per cent rate cap.

The City is continually challenged to balance the needs of the community against fiscal responsibility relying heavily on government funding and grants to support infrastructure and major project delivery.

## OUR CHALLENGES

Research commissioned by the Australian Local Government Association (ALGA) shows that over the past decade local government expenditure per capita has flatlined, while spending by other governments has continued to rise. This is despite additional responsibilities increasingly being forced onto local government by other spheres of government.

Cost-shifting to local government means that already limited funds and resources are being diverted to new services while existing community services and local facilities go unfunded.

Geelong, located on the picturesque shores of Corio Bay in Victoria, Australia, is a vibrant city known for its rich history and bustling waterfront. Recognised as a UNESCO City of Design, Geelong is emerging as a key regional hub for innovation and development.

Greater Geelong's economy is diverse and growing rapidly. It frequently outpaces every other region in Australia in terms of growth in population, jobs and Gross Regional Product (GRP). Jobs are growing at double the pace of the population and the region has never been more attractive for its lifestyle and opportunity.



**Geelong is Victoria's second city and one of the state's fastest growing areas.**

Population: 282,800 (2023)  
Growth of 6,280 over last year  
Growth of 36,425 over last five years

Source: ABS (2024)



**Geelong has the second largest economy in Victoria.**

GRP (2022-23): \$19.6b  
1 year growth: 5.0%  
5 year average annual growth: 5.4%

Source: economy.id (2024)



**Geelong is booming**

\$12.4b in major projects  
Recently completed: \$961m  
Commenced: \$4.3b  
Including Nysal Baryal Geelong Convention and Event Centre (\$450m)  
Approved: \$2.0b  
Proposed: \$5.1b

Source: Geelong Data Exchange, May 2024



**Recently Completed Projects**

Geelong Quarter (incl. Holiday Inn and Suites Geelong) (\$200m)  
GMHBA Stadium - Stage 5 (\$142m)  
Geelong Arts Centre redevelopment (\$140m)  
Spirit of Tasmania Terminal (\$135m)  
Quest Geelong Central (\$70m)

## TOP INDUSTRIES



**Contribution to Economy (\$b)**

Healthcare: \$2.6 (16%)  
Construction: \$1.9 (12%)  
Education and training: \$1.3 (8%)  
Retail trade: \$1.2 (8%)  
Manufacturing: \$1.2 (8%)

Source: economy.id (2024)



**Top Exporting Industries (\$m)**

Manufacturing: \$1,857  
Healthcare: \$1,200  
Wholesale trade: \$922  
Retail trade: \$777  
Finance and insurance: \$746

Source: economy.id (2024)



**Contribution to Jobs (No.)**

Healthcare: 30,840 (21%)  
Retail trade: 15,370 (11%)  
Construction: 15,210 (11%)  
Education and training: 13,840 (10%)  
Accommodation and food services: 9,695 (7%)

Source: economy.id (2024)



**Important Exporters**

Viva Energy  
Herd Group  
Golden Farms  
Godfrey Hirst  
Incitec Pivot  
University Hospital Geelong  
Deakin University  
Midway

## VISITOR ECONOMY AND EVENTS



**Geelong and the Bellarine Visitation**

Visitors: 6.3m  
Visitor nights: 4.6m  
Visitor expenditure: \$1.8b

Source: Tourism Research Australia (YE September 2023)

**Major Events (2022-23)**

Number of events: 18  
Event visitors: 757,500  
Economic impact: \$77.5m



**Economic Contribution of Visitor Economy and Events to the Geelong Economy**

Direct contribution to GRP: \$434m (2.7% of total)  
Direct contribution to employment: 6,270 jobs (4.3% of total)

Source: economy.id (2024)



## CREATIVE INDUSTRIES

**Geelong is Australia's first (and only) City of Design and a member of the UNESCO Creative City Network.**

The Creative Industries are an evolving mix of sectors spanning arts, culture, screen, design, publishing, advertising and a range of professional services.

Direct contribution to GRP: \$755.8m (4.7% of total)

Direct contribution to employment: 7,942 jobs (5.5% of total)

Source: Lucid Economics (2024)



**Geelong has world-leading innovative talent across a variety of creative pursuits, from fashion and the arts to engineering and production.**

By international standards, investment in local government across Australia is low, and this is constraining local governments capacity to deliver core services, such as maintaining local roads and community infrastructure. Furthermore, the constraints presented by Federal and State grant funding can preclude the City's capacity to avail of such funding.

Local government plays a critical role in ensuring that communities are productive, resilient, and liveable. They have a small revenue base to do this work, with substantial assets to maintain.

The City is continually challenged to balance the needs and aspirations of the community against fiscal responsibility as highlighted in the 2024-25 to 2027-28 City of Greater Geelong Budget.

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*We are duty-bound to make decisions that are evidence-based, financially responsible and reflect the needs of the community and stakeholders we serve.*

*This demands prudent judgement, especially as we, along with many other councils, acutely feel the impacts of inflation and substantially higher costs, compounded by the Victorian Government's rate cap of 2.75%, which limits crucial rate revenue.*

*In the 2024-25 Budget, you will find a considered allocation of resources aimed at addressing the most pressing needs of our community. From infrastructure upgrades to social programs, every dollar has been carefully allocated to maximise its impact.*

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Like most local governments, the City continues to face financial pressure. This is driven by significant escalations in wages as well as materials and service.

As already noted, in Victoria, the capacity to raise revenue is artificially constrained by the Victorian Government's rate cap policy, the cost to deliver services and infrastructure however continue to climb at a higher rate than the 2.75 per cent rate cap.

The Australian Government made an election commitment to provide 'fair increases' to Financial Assistance Grants. That has not yet eventuated.

In 2023 the Grattan Institute identified local governments needed an additional \$1 billion per year to effectively maintain their roads. The Australian Local Government Association's (ALGA) 2024 National State of the Assets

Report highlights that 8% of local government infrastructure assets are in poor condition, with significant defects needing intervention and repair. While this is an increase from the 2021 findings of 10% with improvements attributed to a significant increase in federal funding for local community infrastructure and services from both Coalition and Labor governments more work is required. The report calls for more funding to support ongoing maintenance alongside new project investment.

The City's 2023-2024 Annual Report identified the number one challenge impacting services at the City as the growing pressure of financial sustainability.

The City operates within budget constraints, limiting the ability to invest in new services and infrastructure.

Because of these constraints the City is forced to consider a range of strategies to maintain essential services and programs, while managing costs. This may include finding cost savings through efficiency measures, exploring alternative funding sources, or generating revenue through strategic commercial opportunities.

Other challenges which the City is facing, which impacts service delivery, includes:

- Digital divide
- Climate change
- Social and economic inequity
- Population growth
- Changing community needs
- Organisational change
- Infrastructure and maintenance

Despite these ongoing financial pressures, the City remains dedicated to delivering important services and infrastructure for our community.

## OUR POLICY PLATFORM

The City's policy platform is driven by our Vision, Purpose, Values, Strategic Objectives and Priorities which are reinforced through the City's Our Community Plan 2021-2025.

### Vision

By 2047, Greater Geelong will be internationally recognised as a clever and creative city-region that is

forward looking, enterprising and adaptive and cares for its people and environment.

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

## Purpose

Working together for a thriving community.

## Values

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

## Strategic Objectives

**Healthy, caring, and inclusive community:** A healthy community is one where everyone has the opportunity to experience their best possible health and wellbeing.

**Sustainable growth and environment:** Protecting our environment is a key priority of our Sustainability Framework 2020. This includes using the environment planning framework to influence sustainable growth in the built environment, increasing green spaces, supporting biodiversity, and leading our community to mitigate the impacts of climate change.

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

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

## Priority Projects

The City has identified Priority Projects for which it is seeking Federal Funding, how that funding could be delivered is outlined below in our recommendations.

The City's priorities align with our vision for greater Geelong, regional projects prioritise investment in:

1. housing to ensure growth is balanced and infrastructure keeps pace with our rapidly increasing population
2. health infrastructure to ensure the physical and mental health and wellbeing of a growing population can be met
3. Avalon Airport road and rail link and precinct to support the enablement of the airport's capacity and competition in the Melbourne and Victorian aviation market
4. the delivery of a Regional Indoor Sports & Events Centre (RISEC) in greater Geelong to enable hosting of major sport and cultural events
5. Barwon Water's Large-scale Recycled Water and Treated Stormwater Grid project to support current demand and future growth
6. road and rail to support access and liveability of Victoria's fastest growing region.

Along with priorities that align with the City's focus on:

1. being a clever, creative community spaces the build community culture and inclusion
2. ensuring well maintained roads and shared trails support safe and active transport
3. climate change actions that address flood mitigation and drainage
4. access to sport and recreation facilities that enable equitable access to a healthy and active lifestyle across greater Geelong
5. sustainable growth & environment, addressing the impact of waste, energy consumption and green spaces for future liveability.

Refer [Appendix 1](#) – The City of Greater Geelong Priority Projects.

## OUR ENVIRONMENT

[Recent polls](#) highlight several key priorities for Australian voters as the 2025 federal election approaches:

- Housing affordability is a growing concern, especially among younger voters who are struggling to enter the property market.
- Economic stability, cost of living, and job security are top concerns. Many voters are looking for strong

economic policies to address inflation and improve financial security for the individual and the community. Economic stability supports government investment in infrastructure and service delivery.

- Access to quality and affordable healthcare remains a major issue. Voters are keen on policies that improve healthcare services and reduce costs.
- Environmental issues are particularly important to younger voters. With Gen Z and Millennials becoming a dominant voting force, climate action and sustainability are significant motivators.
- Trust in government and the personal qualities of candidates, including their leadership abilities, are also crucial factors influencing voter decisions.

These priorities reflect the diverse concerns of the Australian electorate and are reinforced at the local level with residents of Greater Geelong sharing similar concerns

to the broader Australian population regarding the 2025 federal election.

### Housing

While the City is facing growth at unprecedented levels housing affordability is a significant issue in Geelong, impacting all aspects of the community.

**Increased Housing Stress:** Many residents experience housing stress, spending a large portion of their income on housing costs. This leaves less money for other essentials like food, healthcare, and education.

**Social Housing Demand:** There is a high demand for social and affordable housing. The City of Greater Geelong has recognised this need and developed a Social Housing Plan to address the shortage and improve living conditions.

**Economic Impact:** High housing costs can deter new residents and businesses from moving to Geelong, potentially slowing economic growth. Affordable housing is crucial for attracting and retaining a diverse workforce.



Location map of the approximate Armstrong Creek growth boundary within the Greater Geelong municipality

**Community Well-being:** Housing affordability affects overall community well-being. Stable and affordable housing contributes to better health outcomes, educational attainment, and social cohesion.

Addressing housing affordability is essential for ensuring a vibrant, inclusive, and sustainable community in Geelong.

The Armstrong Creek growth area is the largest contiguous growth area in Victoria, consisting of 2,500 hectares of develop-able land, and is one of the largest growth fronts in the country.

The Armstrong Creek growth area will:

- provide housing for between 55,000 to 65,000 people
- provide approximately 22,000 residential homes
- provide 22,000 jobs, with a focus on high technology jobs and developing synergies with Deakin University
- be developed as a sustainable community, with a focus on walkability, public transport provision and sustainable water use
- have physical and social infrastructure provided at an early stage, with an aim of building communities rather than just releasing land for development - there will not be just homes and jobs in the growth area, but schools, retail space, parks, open space, bike paths and a place for people to create a home and be part of a community
- provide a boost to local employment during the construction phase
- assist in addressing housing affordability issues currently experienced in the region
- have significant public transport provision
- provide for more sustainable housing choices

Geelong's growth areas have the potential to welcome 175,000 new residents to the City. The Northern and Western Geelong Growth Areas Project alone is the largest urban grown project in regional Victoria, comprising 5,367 hectares with the potential to accommodate 110,000 new Geelong residents.

Growth area development is funded via several different ways. Australian, state, and local governments play a significant role in funding high order infrastructure such as schools and arterial roads. As do the stakeholders that the City works with such as developers who construct roads, drainage, local parks, and shared paths and then gift this infrastructure to the City as public assets, which the City then maintains.

However, without government funding the City cannot meet the infrastructure or ongoing maintenance needs of the growing communities across the region.

Additionally, the *Central Geelong Framework Plan – A plan for the heart of Djilang (2023)* defines the intent for Central Geelong.

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**The Framework Plan is a long-term strategic plan to support growth and appropriate change in central Geelong to 2050. It will support central Geelong's transition into a modern, connected, liveable, prosperous and environmentally sustainable place across nine interconnected precincts. The Framework Plan enables a central city that provides jobs, services and key destinations for the regions rapidly growing community. It provides direction for significant growth while protecting the amenity and unique qualities of central Geelong through new planning controls and guidelines for building design. Continued improvements to the city's streets and public spaces are set out in the Framework Plan, as are actions for the improvement of public transport.**

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The Central Geelong Framework Plan presents a target of 16,000 people living in central Geelong and 60,000 jobs. This project, like many infill developments, presents both opportunities and challenges, as outlined in the Central Geelong Framework Plan. Central Geelong has the capacity to unlock over \$1 billion in potential private sector investment by supporting the delivery of enabling infrastructure and improving urban amenity within the designated strategic development zone covered by the Central Geelong Framework Plan (CGFP). Investment required \$150 million.

This initiative would serve as a pilot program under the concept of a broader Regional Cities Fund, with the potential to be expanded and rolled out across other regional cities in Australia following a successful review of the CGF pilot.

Greater Geelong also has thirteen existing and planned employment precincts including the major precincts of Avalon Airport, Geelong Port, and central Geelong.

A review of industrial land in 2018 found there is approximately 21 years industrial zoned land across greater Geelong based on the average annual rate of land consumption in the period 2015 to 2018 (excluding the Industrial Employment Precinct next to Avalon Airport and the Western Employment Precinct). In terms of future

(unzoned) industrial land stocks it is estimated that there is 7 years of additional supply.

Victorian and local government Investment Facilitation Units report that businesses have had difficulty in finding appropriate industrial land for investment.

A lack of industrial land for future development and economic growth has a flow effect on job opportunities to support future population and housing growth.

The City welcomed the Australian Government Housing Support Program, especially the ability to include planning projects and the no co-contribution expectation. This opened the door to deliver these much-needed housing projects, however in this highly competitive environment and with only one month to turn around three major submissions the City was unsuccessful in all applications under the first round.

When the second round was released for construction work the application timeline and timing expectation for a shovel ready start made it impossible for the City to lodge an application in good faith, unable to deliver to such tight timelines.

While this feedback was provided, and the challenges acknowledged, the City feels that this impost on local government to deliver to Grant Guidelines that present unachievable outcomes must stop. It has become a normal practice for applications to be lodged knowing upfront that timing variations will be required. This should not be normal practice and the City is now actively seeking change to this practice. Refer [grant funding](#) challenges and recommendations below.

## Recommendations

- Grant funding stream to enable local government to deliver community infrastructure to support local population and housing growth.
- Unlock over \$1 billion in potential private sector investment in Central Geelong by supporting the delivery of enabling infrastructure and improving urban amenity within the designated strategic development zone covered by the Central Geelong Framework Plan (CGFP). Investment required \$150 million.
- Broader eligibility of the National Housing Infrastructure Facility Critical Infrastructure Fund to enable regional and rural local governments to better access and utilise Housing Australia funding, for resourcing, planning and

delivery of housing development infrastructure, such as water, power, and sewerage.

- The continuation of housing enabling funds that local government can access to support the release of new land for new developments in regional capital cities.
- The establishment of a Housing Innovation Program to fast-track innovative approaches to housing projects. This fund could improve supply and overcome supply chain and skills challenges currently in regional capitals.
- Addressing regional skills shortages to meet the housing needs in regional capital cities:
  - increasing skilled migration
  - scholarships and subsidies for degrees and training in skills shortage areas
  - greater investment in technical education and apprenticeships
  - investment in vocational education in more locations
  - reimbursement scheme for ancillary costs incurred by workers to take up roles in regional locations, such as travel and temporary accommodation.

## Infrastructure

There is an ongoing expectation placed on local government to invest in and maintain aging infrastructure to meet the diverse needs and demands of a changing and growing population.

The City recognises that renewing and upgrading existing assets in established areas is as important as providing new assets in growth areas. Since 2021-22 the City has been allocating an increasing share of capital investment towards renewing and upgrading the City's existing assets. In 2024-25 the City will invest \$59.1 million in renewal of assets, \$40.3 million in asset upgrades, and \$111.2 million in new assets.

The City is working hard to find and make use of Australian and Victorian government grant opportunities to help fund capital projects, to help ease the burden on the City's own finances. While the City receives significant income through developer contributions, these do not cover the full cost of providing the necessary community infrastructure in newly developed areas.

Four-year capital projects forecast \$752.6 million:

- 2024-25 \$210.5 million
- 2025-26 \$209 million

- 2026-27 \$195.9 million
- 2027-28 \$137.2 million

These figures include City and external funding such as Australian and Victorian government grants and developer contributions.

2024-2025 Capital expenditure by category:

- Roads, paths, kerb, and channel and drains \$50.8 million
- Land acquisitions \$46.4 million
- Parks, open space, and leisure \$42.3 million
- Buildings \$29.6 million
- Plant and equipment \$13.6 million
- Waste management \$10.1 million
- Other \$17.7 million

The ability of the City to make long-term financial investment decisions relies on certainty of revenue over time that is indexed realistically. Future sustainability is dependent on the ability to reap returns on investment over time and a revenue base that grows in line with demand and cost of living.

The City must also meet the growing needs of its population, currently the municipality needs health infrastructure to support the physical and mental health and wellbeing of its communities.

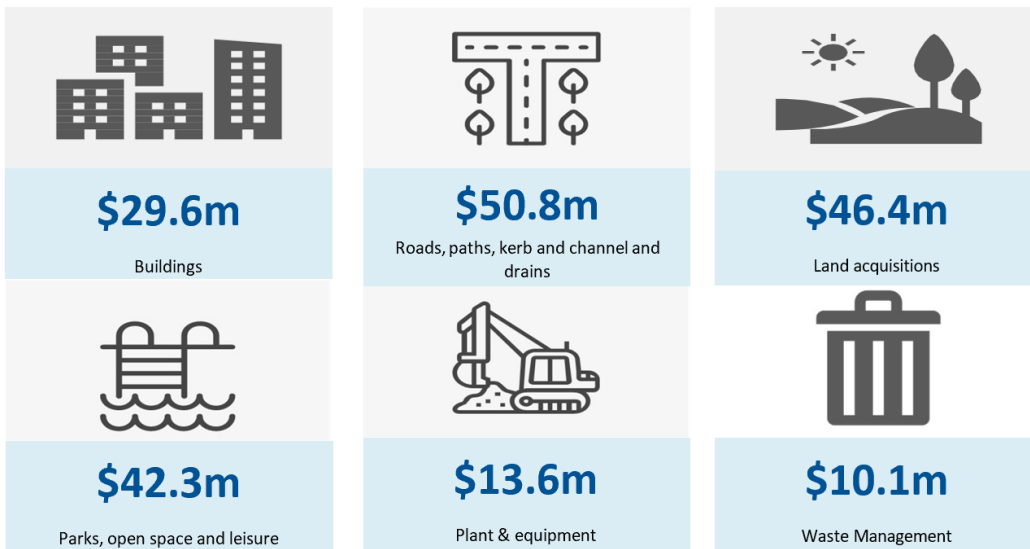
Vital Health Infrastructure proposed for the Geelong Region:

- Developed in collaboration with Deakin University, Barwon Health has proposed the development of a Geelong Health Innovation Precinct. This is an economic development initiative that leverages University Hospital Geelong as an anchor institution. The precinct would be aligned with the City of Greater Geelong’s 2024-34 Economic Development Plan, utilising the expertise and innovation at Deakin, and the advanced manufacturing capability in Geelong. Anticipated budget \$5 million.

- Barwon Health has funding for specialised mental health service delivery in Corio but no facility. A Mental Health Hub would be modelled on the new mental health hub in Moorabool Street, and delivered through a developer partnership. The proposed Corio Mental Health Hub would be smaller than the Central Geelong hub, but provide a “one-stop, walk-in service” open seven days a week and capable of providing the full range of services needed to support the growing region. Anticipated budget \$10 million.

Factors such as rate-capping and cost-shifting, when responsibilities are transferred from higher levels of government, impact the financial stability of local governments which limit the ability to deliver such large-scale infrastructure.

Additionally, recent changes to many Australian government Funding Guidelines have impacted local government’s ability to deliver on large scale infrastructure work by requiring local government to complete planning and scoping work for capital works and major infrastructure works prior to application for government funding.



This expectation places the burden on local government to cover the cost of planning and scoping of capital projects without certainty of revenue to support delivery on these plans.

This investment without certainty on return on investment, creates a challenge to local government in strategic planning and resourcing, and importantly, in managing the expectations of community. This added financial burden places the City, as it does other local governments, in the unenviable position of reducing services and infrastructure for the community to ensure asset functionality.

The City recognises the pivotal role the Australian Government plays in contributing to infrastructure costs. However, we are calling for significant funding, with regional equity, in the 2025 Budget to support future infrastructure projects that demonstrate efficient use of resources and prioritisation of projects that align with national strategic goals.

The City also recognises the importance of identifying and eliminating wasteful spending, as seen in the recent [Infrastructure Investment Review](#) which led to the cancellation of projects that lacked merit, calling for clearer Funding Guidelines and streamlined monitoring and reporting against project delivery to support this. Refer [grant funding challenges and recommendations](#) below.

## Recommendations

- Establish a Community Infrastructure Program with an allocation of \$2 billion over 4 years effective from 1 July 2025 to support all Australian local governments to deliver priority local road and community infrastructure projects in their region, creating jobs and long-lasting benefits for communities. Funding to be delivered via annual allocation to each local government area based on identified projects.
- Establish a further Regional Community Infrastructure Enhancement Program with an allocation of \$1 billion over 4 years for regional infrastructure. Funding to be delivered via annual allocation to each regional local governments based on identified projects.
- Continuation of the Regional Precincts and Partnerships funding beyond 2025-2026 funding round, with a commitment to \$450 million over three years, enabling dual funding streams to support the planning and design and construction of infrastructure betterment projects

that align with regional, state, and national housing growth targets.

## Roads and Trails

The 2023 Grattan Institute report [Potholes and Pitfalls: How to Fix Local Roads](#) revealed that local governments need an additional \$1 billion annually to effectively maintain their roads. This funding would represent a 25% increase over current spending by local government on road maintenance.

The report highlighted that many local governments, especially in rural and remote areas, lack the financial resources to keep their roads in good condition. The report also emphasised the need for better-targeted funding and improved management practices to ensure safer and more reliable local roads.

Similarly, as already highlighted, the ALGA's [2024 National State of the Assets Report](#) found that 8% of local government infrastructure assets are in poor condition, with significant defects needing intervention and repair. This includes essential infrastructure such as roads, bridges, and public facilities. The report underscored the urgent need for increased investment to address these deficiencies and prevent further deterioration.

Both reports highlight the critical need for more Australian government funding to support local governments in maintaining and upgrading their infrastructure.

Greater Geelong has an extensive road network, including more than 2040 kms of sealed roads and 330 kms of unsealed roads.

Geelong faces several road-related issues that impact daily commuting and overall transportation efficiency. Here are some of the key concerns as identified by the City and VicRoads:

- Potholes and uneven road surfaces are common complaints. These issues can cause damage to vehicles and pose safety risks to drivers and cyclists.
- High traffic volumes, especially during peak hours, lead to congestion on major roads and intersections. This results in longer travel times and increased frustration for commuters.
- Some intersections in Geelong are problematic due to poor design or high traffic volumes, leading to frequent accidents and delays.

- There are concerns about the safety of pedestrian crossings, particularly in busy areas. Inadequate signage and poorly marked crossings can put pedestrians at risk.
- Limited parking spaces and poorly managed parking restrictions create difficulties for residents and visitors, especially in the city centre.
- Ongoing roadworks and maintenance activities can cause significant disruptions to traffic flow. Keeping the public informed about these disruptions is crucial.
- Issues with line marking, such as faded bike lanes and parking bays, can lead to confusion and unsafe driving conditions.

Addressing these issues requires recurring and timely funding.

The City has identified two areas for focus for Priority Projects in Geelong’s northern region:

1. Shared User Trails and Paths:
  - a. You Yangs-to-Lara Trail, to create a continuous trail that will link the existing Hovells Creek Trail with Serendip Sanctuary and the You Yangs Regional Park.
  - b. Bay Trail Revitalisation, to deliver a 9-kilometre section of existing shared trail from North Shore, through to Western Beach Foreshore along the Geelong Waterfront.
  - c. Northern connectors to connect Central Geelong to the northern suburbs supporting active transport. Investment required \$1.4 million.
2. An Outer Metropolitan Ring (OMR) that stretches from Little River in Melbourne’s west to Kalkallo in the north, with provision for up to four rail tracks and six road lanes. The OMR would:
  - a. be the connection between key freight transport hubs and employment precincts including Melbourne Airport, Avalon Airport, the Port of Geelong and the two intermodal freight terminals in Beveridge and Truganina
  - b. provide a bypass for the regional centres
  - c. unlock land supply for State Significant Industrial Precincts in the north and west of Melbourne to attract commercial investment and create jobs
  - d. connect the Hume Freeway with the Calder, Western and Princess Highways

- e. provide the north-south, east-west, and south-west rail connections
- f. connect millions of new residents in the outer growth municipalities, relieving traffic congestion from the Western Ring Road which is currently at capacity.

While the City acknowledges the investment by the Australian Government in Local Roads and Community Infrastructure Program Phases 1 to 4, Disaster Recovery Funding (in conjunction with state and territory governments), Roads to Recovery and Black Spot funding and the 6-year investment 2021-2027 of the National Road Safety program, more is required to match the substantial growth being evidenced. The City seeks continued funding under these streams with consideration to:

- increased funding directed to regional local government areas.
- provision of rolling notice of the Roads to Recovery funding allocation.
- widening of the scope for Black Spot Program projects in relation to cost, time, and nature.
- reconsideration of the disaster recovery funding requirement of “like for like” replacement to allow local government to build back better in the face of climate change pressure.
- Provision of direct funding for Priority Projects of state and national relevance such as the OMR.

Without adequate funding, new projects will be limited, the condition of local roads and other infrastructure will continue to decline, impacting the safety and quality of life for residents and the economic stability of communities across Australia. Refer [grant funding](#) challenges and recommendations below.

### Recommendations

- Grant funding rounds over four years to enable local governments to deliver road renewal projects, with increased funding to regional local government areas.
- Continue the Local Roads and Community Infrastructure Program with a commitment of \$4 billion over a further four phases. Every local government across Australia to be allocated funding annually and able to nominate suitable projects.
- Continue Roads to Recovery Funding at a minimum of \$1 billion per annum, with consideration to CPI adjustment.

- Continue Black Spot Funding at a minimum of \$150 million per annum, with consideration to CPI adjustment.
- Commitment to deliver, in conjunction with the Victorian Government, a fast rail service between Geelong and Melbourne
- Commitment to deliver, in conjunction with the Victorian Government, an Outer Metropolitan Ring from Little River in Melbourne's west to Kalkallo in the north, with provision for up to four rail tracks and six road lanes.

## Services

The City is a growing, diverse regional city, our community is enriched by the presence of people from all over the world. We are a multicultural city with just under 18% of our total population born overseas. We recognise and value our cultural diversity, which allows us to be a more inclusive and welcoming community that values and respects everyone, regardless of their cultural background.

Migration and migrants have been important in the development of the Geelong region. In the mid-1800s, the first European migrants were drawn by the bustling port and the desperate need for workers in the surrounding area. After World War II, people displaced in Europe were looking for a place to start a new life. At the same time, Geelong's manufacturing sector needed their skills and labour to thrive. Following the Vietnam War and changing government policy, refugees from South-East Asia were welcomed to the city. Today, skilled migrants are still essential for the local economy.

Inclusive and welcoming communities are created on a basis of trust, trust that those within the community will have access to the services and supports they need, and trust that they will not be disadvantaged based on the different aspects of any one individual's identity. We recognise that the diversity in our community can expose individuals to overlapping forms of discrimination and marginalisation, and we focus on ways to remove any intersectional disadvantage and marginalisation through our community plans and strategies.

The Social Determinants of Health are a list of factors that influence the health and wellbeing of individuals and the community. These determinants play a role in encouraging migrants to choose to settle and stay in regions. For example, feeling safe in the community, access to culturally appropriate services, access to transport and social support are crucial factors that will encourage people to

settle and stay in regions. Clear communication, representation and inclusion is critical for social cohesion.

In early 2023, the greater Geelong community was invited to provide feedback to help us plan and deliver project, services and programs that meet and support the needs of our culturally diverse population. The responses provided showed what is important to the culturally and linguistic diverse community and therefore factors that may be important to migrants in choosing to settle and stay in the regions.

The following points were identified as important and valued:

- Inclusive and affordable community events and activities that celebrate different cultures and faiths.
- Friendly and welcoming community and neighbours.
- Cultural representation and visibility in public spaces.
- Accessibility and language support.
- Community spaces that are affordable for community groups to hold events.

These reinforce the importance of the delivery of social infrastructure to support growth areas.

Social infrastructure plays a crucial role in enhancing the quality of life, especially in regional locations such as Geelong. It includes facilities and services such as healthcare, education, libraries, recreational centres, and community spaces. Research by [Infrastructure Victoria](#) demonstrates the importance of social infrastructure especially in growth areas for community health, education and belonging.

Social infrastructure fosters a sense of community and belonging. It provides spaces for social interaction, cultural activities, and recreational opportunities, which are essential for mental and physical health.

In regional areas, access to essential services like healthcare and education can be limited. Investing in social infrastructure ensures that residents have better access to these critical services, reducing disparities between urban and rural areas.

As already highlighted Barwon Health has identified vital health infrastructure required to support the physical and mental health and wellbeing of its communities – the anticipated Geelong Health Innovation Precinct and a proposed Corio Mental Health Hub. Meeting the

community's health and wellbeing needs is critical for future growth and sustainability.

Quality social infrastructure can also attract new residents and businesses to regional areas, boosting local economies. It supports workforce development by providing education and training facilities.

Social infrastructure helps communities adapt to changes and challenges, such as those posed by climate change or economic shifts. It provides the necessary support systems to help communities recover and thrive.

Improved social infrastructure leads to better health outcomes and educational opportunities. For example, libraries and recreational centres promote lifelong learning and healthy lifestyles.

Overall, investing in social infrastructure is vital for the sustainable development and prosperity of regional Australia. It ensures that all residents, regardless of their location, have access to the resources and opportunities they need to lead fulfilling lives.

The City has also identified 16 Sport and Recreation Priority Projects, ready for design and construction, projects that need investment to enable the City to meet the current and anticipated growth across the greater Geelong region. This requires a total investment of \$67.65 million to support realisation of the [City's health and wellbeing priorities](#).

## Recommendations

- Ensure adequately funded services, facilities, and infrastructure, including social infrastructure to support health and wellbeing, are delivered commensurate with regional growth:
  - Funding to deliver Geelong Health Innovation Precinct
  - Funding to deliver Corio Mental Health Hub
- Ensure social infrastructure, including sport and recreation facilities, receives adequate funding to meet capacity during times of growth. Investment required to meet Sporting and Recreation needs \$67.65 million.
- Ensure regional migration approaches include planning to support cultural and community engagement alongside the fundamental rights of housing, education, food, and healthcare.

## Regional Airport

Regional airports are vital to the social and economic fabric of regional Australia, linking regional capitals and their residents to metropolitan areas. Despite their importance, many regional airports are under significant financial pressure. They face challenges such as ageing infrastructure, rising security costs, high staffing expenses, community service obligations, and a heavy regulatory burden.

Investment in enabling infrastructure will support Geelong's regional airport, Avalon Airport to achieve its broader vision of the Greater Avalon Employment Precinct and Avalon Corridor Strategy to:

- maximise growth potential
- meet current and future demand and sustainability.

Prioritisation of Commonwealth investment, in conjunction with the Victorian Government support, is also essential to deliver a staged approach to transport infrastructure which can help drive traffic and support the enablement of Avalon Airport's capacity and viability in the Melbourne and Victorian aviation market.

Federal recognition and responsibility for road connections of national importance to Avalon Airport and Geelong Port is critical, local government can no longer fund the maintenance of these major transport routes.

The City welcomed the release of the Australian Government's [Aviation White Paper: Toward 2050](#) in August 2024 and the government's decisions on several key policies directly impacting regional Australia.

However, the issues of support for regional airport upgrades and maintenance, as well as the overly onerous security arrangements at regional airports, require further investment from the Australian Government. National Land Transport Network designation of key connector roads from the Princes Highway to Avalon Airport (Beach Road or key route as determined by master plan) and Geelong Port also needs consideration.

While acknowledging the Australian Government's support for regional airports through the Regional Airport Program in the 2024 budget, which included an extension of \$40 million over three years to improve safety and connectivity, the funding has been flagged as insufficient for the needs of Australia's 200 regional airports, with the 50% co-contribution further challenging access to this investment.

A significant burden for regional airports is the uniform application of national aviation security requirements,

which are the same for regional airports as for major metropolitan airports, despite the lower threat levels in regional areas. The Civil Aviation Safety Authority (CASA) imposes higher regulatory costs on regional and remote airports, accounting for 12% of their total expenditure compared to about 4% for major airports. This uniform security approach forces local government, where they own and operate regional airports, to bear substantial financial costs.

The government has acknowledged in the White Paper that aviation security requirements impose costs on regional airports, and has committed to ongoing engagement with the industry to ensure that security settings are appropriate to the risk levels. It is vital that this dialogue continues.

Geelong's, Avalon Airport is currently facing several challenges:

- Like many airports, Avalon has been significantly impacted by the COVID-19 pandemic, which led to a dramatic reduction in passenger numbers and revenue. (*Aviation's Post-Crisis Recovery Series: Avalon Airport*)
- airport's master plan includes ambitious projects such as expanding the domestic terminal, constructing a new international terminal, and lengthening the runway. These developments require substantial investment and coordination.
- Avalon Airport is working on an updated Environment Strategy to manage the environmental impact of its operations. This includes addressing community feedback and ensuring sustainable practices. (*Planning & Environment - Avalon Airport*)
- Avalon Airport is striving to compete with major capital city airports, which involves ensuring competitive pricing and services. (*Submission 51 - Avalon Airport Pty Ltd - Economic Regulation of Airport Services - Public inquiry*)

These challenges highlight the need for strategic planning and investment to ensure Avalon Airport can continue to serve the region effectively.

The biennial Avalon Australian International Airshow is the largest event of its kind in the Southern Hemisphere, serving as a key gateway to the aviation, aerospace, and space markets in Australia and the Indo-Pacific. With strong support from the Royal Australian Air Force and significant industry presence from Asia, Europe, and the United States, Avalon connects Australian, regional, and

international industries at all levels. The event features an international industry exhibition, relevant conferences, networking events, formal meeting request systems, Innovation Awards, and programs for STEM, careers, and skills development.

The 2023 Avalon Australian International Airshow had a substantial impact on the Australian economy. It generated approximately \$200 million in economic activity and supported around 2,000 jobs. The event also provided a platform for showcasing advanced aviation technologies, including electric aircraft and drones, which are crucial for the future of the aerospace industry. This airshow continues to be a significant contributor to both the local and national economies.

An investment of \$150 million in a permanent event facility to harness the Avalon International Airshow's opportunity as a major global defence capability event, as well as attract other large-scale events to the region would enable this opportunity to be maximised and further grow the international engagement in the aviation, aerospace, and space markets in Australia.

## Recommendations

- Review of National Land Transport Network designation and budgets to ensure regional airports and ports are appropriately designated and funded.
- Increase funding for the Regional Airports Program to \$200 million over four years.
- Resolve funding and or requirements for security screening at regional airports including increasing funding under the existing Regional Airport Security Screening Fund.
- Commitment, in conjunction with the Victorian Government, to build enabling infrastructure such as roads, sewerage and power at the Avalon employment precinct to leverage the site's future as a flourishing employment precinct, primely positioned to rail, sea, road and freight access and ripe for new big business investment, new local jobs and diversified industry growth. Investment required \$70 million.
- Investment of \$150 million in permanent event facilities to harness the Avalon International Airshow's opportunity as a major global defence capability event, as well as attract other large-scale events to the region.
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## Arts and Culture

The City believes that thriving and liveable towns and cities is not just about road and rail transport, open spaces, active transport, and healthcare, it is also about being connected to a strong arts, culture, and heritage environment. Thriving neighbourhoods, suburbs and cities need spaces for residents to engage creatively and deliver the lifestyle that they want.

Arts, culture, and heritage industries are significant contributors to local employment, community wellbeing and vitality, tourism, and economic development - and provide an essential government service to communities.

Geelong's accreditation as a UNESCO City of Design provides a unique opportunity to set the direction for arts and culture in Geelong.

UNESCO Design Cities share several similar characteristics including cultural landscape maintained by design and the built environment (architecture, urban planning, public spaces, monuments, transportation); opportunity for local designers and urban planners to take advantage of local materials and urban/natural conditions; design-driven creative industries such as architecture and interiors, interaction design, urban design, sustainable design.

This designation, and the expectations that come with it, are embedded into the planning and design for greater Geelong, and forms part of our planning approach to support future population and housing growth.

According to the *Cultural Funding by Government - Australia 2021-2022 Report* by the Office for the Arts, the total expenditure by all levels of government on cultural activities was \$8,317.5 million for FY 2021-2022. Local Government funding accounted for \$1,826.7 million, or 22% of the total national spending on arts and culture, primarily sourced from limited rate-based income streams.

Addressing the imbalance in arts and culture between capital cities and regional areas requires more than just adjusting funding and supporting population growth. It involves recognising, valuing, and enabling the creative capacity of regional Australians and institutions on equal terms with those in capital cities.

The 2021 Australian Infrastructure Plan recommended capturing, measuring, and assessing the benefits of social infrastructure, including arts and culture, to collaboratively plan, develop, and invest in infrastructure that enhances regional identities and brands.

The City recognises and values funding provided by Creative Australia, the Australian Government's primary arts funding, development, and advisory body. This funding supports the arts sector through various funding programs, aimed at enriching the nation by fostering the practice and enjoyment of the arts, including:

**Arts Projects for Individuals and Groups:** Grants ranging from \$10,000 to \$50,000 for activities and projects that benefit the arts sector and the wider public.

**First Nations Programs:** Specific funding initiatives aimed at supporting First Nations creators across various disciplines, including literature, storytelling, fashion, and textiles.

**Music Australia Export Development Fund:** This fund supports emerging, breakthrough, and established artists in the contemporary Australian music industry, helping them to gain international exposure.

**Creative Australia Fellowships:** These fellowships provide financial support for the professional development of leading Australian artists.

These grants are important for ensuring that the arts continue to thrive and contribute to Australia's cultural landscape.

The City has three Priority Projects important to the cultural landscape of the region, projects it cannot deliver without the assistance of the Australian Government:

1. The redevelopment of Geelong Gallery is the final part of the Geelong Cultural Precinct Masterplan needed to complete the Cultural Precinct for a clever and creative city. The Gallery is unable to grow due to its small exhibition space and collection storage; infrastructure and other constraints are hindering Geelong Gallery from attracting and presenting more commercially viable exhibitions. Investment required \$210 million:
  - to fund the time-crucial project management and design phase, through to schematic design and the submission of planning permits.
  - to fully fund outcomes from the business case for the Geelong Gallery redevelopment into Geelong City Hall building. The gallery seeks investment from Federal, State, and Local governments along with philanthropic sources.
2. The Bellarine Arts Centre's footprint is too small, it does not meet contemporary cultural venue standards and is critically under-equipped to cater for the needs of the Bellarine community now and into the future. A new,

reimagined Bellarine Arts Centre will unlock the economic, social, and creative potential of the region's burgeoning creative industries and visitor economy. Investment required \$34.6 million.

3. The City's Outdoor Collection is the largest public collection of art and heritage objects in Victoria, comprising 368 items valued at over \$14 million. Digital archiving, repair, and conservation of three high profile heritage features of Geelong is needed to maintain and care for the collection into the future. Investment required \$650,000.

Policy and funding should recognise that regional and remote Australia should not just be passive recipients of arts and culture from capital cities, as delivered through such programs as Playing Australia Project Investment and Contemporary Music Touring Program but rather, they should be recipients of funding tailored to build regional spaces, arts, and culture in situ.

Regional arts, culture and heritage communities real and potential contributions to the nation's cultural life deserve full support.

It is important to note that the financial burden and complicated application processes for arts and culture funding disproportionately impact regional local governments compared to those in capital cities due to financial constraints and conflicting demands on resources in a limited market, making access to federal funding streams challenging and time-consuming.

## Recommendations

- Continue to recognise and enhance the role of arts, culture, and creative activity in strengthening local identity, contributing to liveability, and fortifying population growth in regional Australia.
- Policy should recognise that regional and remote Australia contributes to the nation's cultural life and deserves strategically targeted access to equitable levels of funding to support that work.
- Investment into regional capability should ensure an equitable distribution of arts and cultural funding, including funding for historical preservation purposes, to better reflect existing population distribution and anticipated ongoing population growth.
- Develop funding streams specific for regional centres to work in collaboration with regional based arts

organisations to distribute funding and delivery outcomes via collaborative projects.

- Simplify response grants which initiate and enable a multi-staged process for developing major initiatives, such as large-scale exhibitions, public art commissions, or the development of new and vital cultural infrastructure

## Environment

Creating sustainable environments and managing climate change impacts are about more than managing transport emissions and greenspaces, it is about ensuring that we have the infrastructure and resources to support the development of liveable and socially responsible communities.

### Waste Management

As highlighted by the Department of Climate Change, Energy, the Environment and Water (Cwlth) in their *2021 State of the Environment Report* we are seeing growing pressures on our environment impacting our populations health and wellbeing.

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**Australia's population and cities are expanding and so are the associated pressures on the environment — urban heat, congestion, pollution and waste. There is growing pressure on water and energy resources, and climate change is driving higher temperatures and more frequent and intense extreme weather events. Together this is damaging biodiversity and ecosystems in and around our cities, as well as human health and wellbeing.**

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Our municipality is projected to generate up to 58,000 tonnes of household waste by 2026. This waste will pose a threat to our natural environment if not managed well, particularly plastic waste, which is already polluting our land, rivers, coasts, and the oceans.

The City is committed to a circular economy and continues to strive towards eliminating waste and greenhouse gas emissions. Local government cannot do this alone and seeks the support of all governments to make this happen.

Reducing waste going to landfills is crucial during periods of growth:

- Landfills are a significant source of pollution. They release harmful toxins, leachate, and greenhouse

gases like methane, which contribute to global warming and climate change.

- Landfills can emit pollutants that affect air and water quality, leading to respiratory problems and other health issues for nearby communities.
- Landfills take up valuable land space that could be used for other purposes. Reducing waste helps minimise the need for new landfill sites.
- Recycling and waste reduction can create jobs and save money by reducing the costs associated with waste disposal and landfill management<sup>3</sup>.
- Landfills can harm wildlife by destroying habitats and introducing toxic substances into the environment.

While recycling and reusing materials can conserve natural resources and reduce the need for new raw materials, preserving ecosystems and reducing the energy required for manufacturing a broader approach needs to be planned, looking at all levels of waste production.

Local governments will require continued support from government to facilitate waste management and recycling initiatives that reduce waste going to landfill as the urban footprint expands under the expected growth.

There will be no landfills available in the Barwon region once Anglesea and Drysdale Landfills reach their capacities in 2027 and 2030 respectively. Residual waste will need to be transported over longer distances to disposal facilities outside the G21 region, requiring the development of bulk haulage transfer facilities.

### *Stormwater Management*

The City has 2,450 kilometres of drains to manage across our municipality, this network of structures including pipes, pits, open drains, retarding basins, and litter traps meets current housing and industry needs.

Servicing new growth areas presents many challenges to local government, as does maintaining and upgrading systems that were constructed last century.

Growth is fuelling infill development which will put increasing pressure on aging assets that were not designed to meet current standards or high levels of demand.

Climate change, removal of vegetation and the increase in severe weather events such as localised flooding also present additional demand and challenges on ageing stormwater systems.

As towns and cities grow, more land is covered with impermeable surfaces like roads, parking lots, and buildings. These impervious surfaces prevent rainwater from naturally infiltrating into the ground. Instead, water runs off quickly, leading to higher peak flows in stormwater systems during heavy rainfall events. This excess runoff can overwhelm drainage infrastructure and cause flooding.

*Barwon Water's 2022 Urban Water Strategy* outlines the ambitious goal of 100% productive use of recycled water.

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The regional alternative water grid concept involves the staged transition away from a traditional water, sewerage and stormwater systems that discharge to the ocean, to a connected grid of alternative water sources that distributes alternative water for beneficial uses, enhancing the resilience and prosperity of the region in the face of a changing climate.

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Such approaches need to be embraced by governments and supported, and should set a benchmark for best practice in any future planning. Barwon Water's 2022 Urban Water Strategy highlights the importance of including Traditional Owners, local government, statutory authorities, and government agencies, to drive collaborative and integrated approaches to water management for the region.

Urbanisation introduces pollutants such as oil, heavy metals, and chemicals into stormwater runoff. Any alteration of the natural landscape due to urban growth also impact run-off and affect streamflow patterns, erosion, and sediment transport.

The *2019 Australian Infrastructure Audit* outlined the challenges faced.

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... urban water sector faces challenges, including the impacts of climate change, population growth, ageing assets, and changing needs and expectations from users. Failure to adequately address these challenges could lead to rising water bills, as well as exposing users to risks of declining service quality and reliability.

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As cities grow, it's essential to balance development with sustainable stormwater management to reduce flooding, protect water quality, and boost resilience.

Without direct government funding, these infrastructure limitations undermine water security, impacting households, commercial industries, and vital agricultural sectors, which are crucial to Australia's economic stability.

The City Priority Projects relating to flood mitigation in Geelong West, Clifton Springs and Lara are seeking an investment by the Australian Government of an estimated \$110.4 million. This work is required to address ineffective control of stormwater by the current drainage and complete infrastructure upgrades to minimise flooding to communities.

No local government has the capacity to meet this type of response to climate change. Investment by the Australian Government into flood mitigation is critical for future environmental sustainability and liveability of regional Australia.

### *Electricity Grid*

Like the stormwater network, increased housing development places additional demands on the state's electricity grid. Over the last few years we have seen brown outs and black outs become part of life, as climate change impacts electricity use and loads.

Providing continued investment for the integration of renewable energy sources like solar and wind, is important to ensure localised power and reduce dependency on centralised power plants can be achieved.

The City recognises and welcomes the contribution by the Australian Government to renewable energy transformation through funding opportunities made available to local government and industry via the Australian Renewable Energy Agency (ARENA), Powering the Regions, Regional Microgrids Program and Driving the Nation Program.

Additionally, transitioning from gas to electricity is essential to reduce carbon emissions and combat climate change. Electrification, combined with the use of renewable energy sources, helps decrease reliance on fossil fuels, which are major contributors to greenhouse gas emissions. This shift not only supports environmental sustainability but also promotes cleaner air, improved public health, and long-term economic benefits through energy efficiency and reduced maintenance costs. Investment by the Australian Government is required to support this transition.

These opportunities are highly contested with complex guidelines and high levels of consultation not always achievable within required timelines for local government

applicants. The Grant Guidelines and application requirements can impact the ability of regional local government to apply and achieve successful outcomes. Refer [grant funding](#) challenges and recommendations below.

### Recommendations

- Commitment, in conjunction with the Victorian Government, to flood mitigation responses to address the impact of climate change in the greater Geelong region. Investment required \$110.4 million.
- Commitment, in conjunction with the Victorian Government, to fund detailed design for an upgraded North-West Water Recycling Facility to service existing residential communities and support delivery of housing targets, particularly in the north-west of Geelong, and a pipeline connecting the new facility to the existing grid. Commencing detailed design now will ensure the project is shovel-ready by 2027. Investment required \$15 million.
- Commitment, in conjunction with the Victorian Government, to fund the development of a business case for the Northern Extension project to unlock the water supply required to meet industry investment interest and demand by construction of a pipeline from the existing Northern Water Plant to Avalon Employment Precinct, utilising available recycled water to save 400 million litres per year of drinking water, which is currently being used for industrial purposes. Investment required \$1 million.
- Commitment, in conjunction with State Government, to the development of a new major waste and recycling hub in Geelong to provide sufficient capacity to service the fast-growing G21 region. Investment required \$15M.
- Commit to reducing the effects of climate change with research and funding to alleviate the pressure on the environment, with consideration to investment in mitigating urban heat, creating a sustainable water supply and alternative electricity grids.
- Recognise the critical role water plays in regional Australia – especially to support population growth, agriculture, and primary industry sectors.
- Funding targeted to build social licence to support communities through a just energy transition from gas to electricity, prioritising support for high energy users.

## Grant funding

The City welcomes grant funding from the Australian Government.

Victorian and Australian government grants represented 15.64% of revenue for the fiscal year 2023/24 and a 14.53% of projected revenue for 2024/25. This investment by governments has however dropped relative to total revenue over the last 10 years. Budget projections work on an assumption of recurrent funding availability with embedded CPI increase.

The City is highly dependent on grants to deliver services and capital works to the community it serves, budget extract:

	2023/24 (\$*000)	2024/25 (\$*000)
Total operating grants	\$66,433	\$73,906
Total capital grants	\$26,050	\$24,484

Australian government grants provide an opportunity to deliver infrastructure and growth work which otherwise could not be delivered. However, often the requirements of the grants, as defined within the Grant Guidelines and Funding Agreements, preclude the City's capacity to apply.

Meeting grant guidelines creates several challenges, primarily related to the reliability and consistency of funding.

- There needs to be a reliable commitment to annual funding rounds.
- Applications should be solicited at the same time each year to ensure predictability.
- Clear and consistent guidelines are essential so that projects can be planned to meet these requirements, including securing co-contributions, and ensuring shovel readiness.
- Implementing a two-step process (Expression of Interest followed by Full Application) would help avoid wasting resources on projects that do not align with the fund's focus. Grant applications take up extensive resources, in the past year the City has reviewed 197 potential grants and applied for 68 grants, with 20 applications currently in progress. With a success rate of 68%. A twostep process will help streamline this process and reduce resource wastage, important in tight fiscal times.
- The outcome of funding applications should be known before local government budgets are finalised in May.

Knowing the outcome of a grant application by May will help local government finalise their budget without uncertainty.

- Support for Business Cases and Planning is crucial as it allows the City to be shovel ready for infrastructure funding, and demonstrates to the community that future investment in the region is possible.
- A minimum of three months should be allowed for the application process, the current average for all grants for 2024 was 7 weeks, with timelines as short as 28 days. Short timelines create resourcing issues which compound heavy workloads and add to staff stress. The health and wellbeing of City officers is paramount in our planning and approach to work, the current timelines for grant applications combined with variable timing of grant releases makes human resource planning a challenge.
- Officers often site the complexity of reporting and variation requests as a disincentive to applying, officers are put in the position of weighing up the time it takes to apply for and manage a grant against the benefit to the City and the community. For some types of applications that benefit can be very low when weighed against the impacts on work. Simplifying these requirements would also allow grantees to focus more on the project and less on the paperwork.

It is important to highlight that local governments operate under unique conditions shaped by budget constraints, staffing shortages, and outdated technology. They often rely on fluctuating state and federal funding, which can impact their ability to maintain essential services. Additionally, local governments must address diverse community needs, from public safety to social services, while managing limited resources. These challenges necessitate innovative solutions and efficient management practices to ensure effective service delivery, when funding guidelines do not take into consideration the specific challenges faced by local governments then their ability to apply for funding is often impacted. For example funding guidelines which preclude expenditure for project management.

Consultation with local government in the development of funding guidelines supporting funding opportunities targeted at local government uptake is required to ensure guideline restrictions do not preclude access to funding by local government entities.

Considering these factors are critical to ensuring that future grant offerings are efficient and effective.

## Recommendations

- Consultation with local government in the development of funding guidelines supporting funding opportunities targeted at local government uptake, to ensure guideline restrictions do not preclude access to funding by local government entities.
- Reliability and consistency in funding, including a commitment to:
  - annual rounds of funding, ensuring that funding rounds open and close at a set time every year
  - consistency in program guidelines so that applicants can plan projects that will meet these guidelines, such as levels of co-contribution requirements, timelines, and shovel ready requirements.
  - a two-step process (Expression of Interest, then Full Application) to ensure applicants invest resources on projects that will fit the focus of the fund and are more likely to be successful
  - timeline sharing of funding outcomes, the success or otherwise of a funding application should be known prior to Council budgets being finalised (May)
  - funding support for business case and planning
  - a minimum three-month application timeline
  - reduced complexity of reporting and variation requests.

These projects are critical to the success and sustainability of the municipality, and the economic prosperity, health, and wellbeing of the communities that the City serves.

We include these 37 recommendations for consideration by the Australian Government in the 2025 Budget, and would welcome the opportunity to discuss them further.

## SUMMARY

Adequate and timely investment by governments would allow the City to plan, with certainty, for delivery of the regions Priority Projects, while addressing current infrastructure and service needs.

As mentioned, the City's Priority Projects include major infrastructure works across the following priority themes:

1. Integrated transport network and better connections
2. Clever and creative economic investments
3. Essential facilities, including sport and recreation facilities for a healthy and diverse community
4. Protecting our environment and driving a circular economy

## APPENDIX 1 PRIORITY PROJECTS LIST

### City of Greater Geelong Priority Projects

#### Corio Electorate

##### Regional

#### Avalon Airport

- Federal & State commitment to deliver rail infrastructure.
- Initial stages can consist of a terminal (similar to Williams Landing) and use of a trackless tram (co-existing on improved road infrastructure) with direct access to terminals and employment hub.
- \$70M for Enabling infrastructure including power, water, sewer, NBN / telecommunications, and access roads.
- National Land Transport Network Designation of key connector roads from the Princes Highway to Avalon Airport (Beach Road or key route as determined by master plan) and Geelong Port.
- Federal Government designation of Beach Road as a Road of National Importance

#### Housing Infrastructure

- \$150 million investment in central Geelong to unlock over \$1 billion in potential private sector investment by supporting the delivery of enabling infrastructure and improving urban amenity within the designated strategic development zone covered by the Central Geelong Framework Plan (CGFP). This initiative would serve as a pilot program under the concept of a broader Regional Cities Fund, with the potential to be expanded and rolled out across other regional cities in Australia following a successful review of the CGF pilot.
- Broader eligibility of the National Housing Infrastructure Facility Critical Infrastructure Fund to enable regional and rural Councils to better access and utilise Housing Australia funding, for resourcing, planning and delivery of housing development infrastructure, such as water, power, and sewerage.

#### Health Infrastructure

- \$5 million initial investment to establish Geelong Health Innovation Precinct
- \$10 million to build a Mental Health Hub in Corio
- Regional Indoor Sports & Events Centre

- \$200 million to deliver a 4000-plus show court capable of hosting major sport and cultural events
- Geelong Fast Rail
- Federal & State commitment to deliver a fast rail service between Geelong and Melbourne

#### Outer Metropolitan Ring

- Federal & State commitment to deliver OMR Infrastructure including roads and rail.
- Large-scale Recycled Water and Treated Stormwater Grid
- \$15M for design of a shovel-ready “Enabling Sustainable Housing Growth” project by 2027 (Project 1)
- \$1M for business case for Northern Extension project

#### Sport & Recreation

##### Leisuretime Sports Precinct Court Upgrade \$15M

This project involves removing the central mezzanine and refurbishing the Beggs and Branch Stadium to create a four-court facility. The facility will be designed to meet basketball-compliant standards, with new flooring and LED lighting. The project also includes the removal of asbestos from the walls, refurbishment of the roof, and reconfiguration of the rooms off the courts into storage spaces and a referee room.

##### Aldershot Reserve – Active Recreation Development \$10m

Aldershot Reserve is one of the largest community parks in the municipality at 5.3ha and is in one of the most socio-economically disadvantaged areas. This project will provide opportunities for a wide range of users in to participate in play and active recreation, which is currently lacking.

- \$1.1M for an active fitness and recreation area
- \$900K for a new entry, with toilet, bbq, picnic shelter, lighting and landscaping
- \$750K for a pump track

##### Howard Glover Reserve – female-friendly facilities \$5M

This Project was identified in the Howard Glover Facility Development Plan July 2019. This project will replace the ageing infrastructure with a contemporary, multi-purpose pavilion designed to meet the diverse needs of newly relocated Geelong City Football Club and the broader community.

### **Elderslie Reserve – Pavilion Redevelopment \$2.5M**

The existing change facilities at Elderslie Reserve fail to meet the standards required for modern sporting use. Assessed as part of the Facility Development Plan in 2022, the change rooms and supporting amenities were identified as key areas requiring significant improvement. The proposed upgrade will deliver compliant, female-friendly change rooms for players and umpires, which provide safe, accessible, and welcoming facilities for all participants, supporting increased diversity and inclusion in local sports.

### **Winter Reserve Social Room and Kitchen Upgrade \$1.5M**

This project will complete the upgrade of the main Winter Reserve pavilion by upgrading and enhancing the kitchen to provide a larger footprint and improved functionality, catering to the growing needs of the space and community.

### **Windsor Park Re-development \$4M**

This project will deliver the Windsor Park Facility Development Plan (FDP) July 2022 including new netball courts, cricket nets, pavilion upgrade (Stage 2), vehicle and pedestrian access and other improvements.

## **Clever, Creative Spaces**

### **Geelong Gallery**

The redevelopment of Geelong Gallery is the final part of the Geelong Cultural Precinct Masterplan needed to complete the Cultural Precinct for a clever and creative city. The Gallery is unable to grow due to its small exhibition space and collection storage; infrastructure and other constraints are hindering Geelong Gallery from attracting and presenting more commercially viable exhibitions.

- \$10m to fund the time-crucial project management and design phase, through to schematic design and the submission of planning permits.
- \$200m to fully fund outcomes from the business case for the Geelong Gallery redevelopment into Geelong City Hall building. The gallery seeks investment from Federal, State, and Local governments along with philanthropic sources.

## **Protecting Our Heritage**

The City's Outdoor Collection is the largest public collection of art and heritage objects in Victoria, comprising 368 items valued at over \$14 million.

Digital archiving, repair and conservation of three high profile heritage features of Geelong is needed to maintain and care for the collection into the future:

- \$325k Hitchcock Gates, Johnstone Park
- \$250k Trail Fountain, Botanic Gardens
- \$75k Japanese Crains, Botanic Gardens

## **Transport – Shared Trails**

### **You Yangs to Lara Trail \$30M**

This project, identified in the Social Infrastructure Plan (SIP) Generation One 2020 – 2023 'Cycling and Trails' will create a continuous trail that will link the existing Hovells Creek Trail with Serendip Sanctuary and the You Yangs Regional Park, providing tourism, and health and wellbeing opportunities.

## **Flood Mitigation & Drainage**

### **Flood Mitigation – Geelong West \$65M estimate**

The City is currently working through modelling of the Geelong West stormwater study. Funding will be required to deliver drainage mitigation works however we anticipate based on the previous 2008 study that works will exceed \$30 million.

### **Flood Mitigation – Lara \$5.2M**

Flood mitigation works to improve drainage in Lara \*Stage 2 cannot progress until Stage 1 is constructed. CHMP being finalised to enable the project to be ready for detailed design.

- Stage 1 - Lipson Drive drainage upgrade \$2.2M
- Stage 2 - Kyema Drive drainage upgrade \$3.2M

## Corangamite Electorate

### Sport & Recreation

#### Devlins Road Reserve – Master Plan delivery \$10M

The Devlins Road Reserve Master Plan will deliver a greenfield recreation reserve in Ocean Grove to support soccer participation. The master plan outlines the development of sports fields and an associated pavilion, a play space, pedestrian paths, car parking and other landscape improvements.

- \$6M A new pavilion
- \$4M New soccer pitches

#### Barwon Heads Village Park – Pavilion Redevelopment \$6.2M

This project aims to upgrade facilities to support local cricket, soccer, and junior football, meeting the growing needs of the community and addressing gaps in current infrastructure. The redevelopment will provide additional change rooms that meet modern standards for use and replace the existing public toilet with an accessible facility at the rear of the building.

- \$2.6M Female-friendly changerooms, storage and accessible toilets
- \$3.6M Social space redevelopment, undercover spectator area, car park etc.

#### Burdoo Reserve - Netball Court Redevelopment \$1M

A Burdoo Facility Development Plan (FDP) identifies the redevelopment of the current non-compliant netball courts as the number one priority for funding and delivery within the reserve. This project will deliver two new compliant netball courts with flood lighting that meets Netball Victoria Guideline requirements.

#### Grinter Reserve - BMX Pavilion \$2.5M

The current BMX pavilion at Grinter Reserve lacks essential amenities such as toilets and showers, which are critical to supporting participation and hosting events. The existing building, featuring a secure steel structure with a kiosk and club room, serves basic needs but relies on adjacent public toilets that are insufficient for the demands of BMX activities.

#### Portarlington Recreation Reserve \$3.2M

The project will complete the upgrade of the main Portarlington Reserve pavilion by upgrading the social space, kitchen and amenity spaces to meet contemporary facility standards for access and inclusivity.

#### St Leonards Lake Reserve – Pavilion Redevelopment \$3.5M

The St Leonards Lake Reserve pavilion redevelopment will upgrade facilities to meet current demand, ensuring they are female-friendly and accessible to all abilities. Used by the St Leonards Cricket Club, Bellarine Sharks AFC Soccer Club, St Leonards Men's Shed, as well as the community, the upgrades are essential to support the evolving needs of a diverse population, including retirees and growing young families.

#### Waurm Ponds Skate Park – Skating and dirt jump precinct \$3M

The completion of Stage 1 of the Waurm Ponds Skate Park marked a significant milestone in improving recreational facilities for the local community. However, further works are necessary to ensure that the precinct reaches its full potential and delivers a world-class experience for users.

### Transport - Roads

Priority roads projects

- \$24M - \$30M to extend Peninsula Drive to Belchers Road in Drysdale.
- \$8M to create road links from Peninsula Drive through to Belchers Lane; upgrade Belchers Lane and the Grubb Road intersection.

### Flood Mitigation & Drainage

#### Flood Mitigation – Clifton Springs \$38M

A recent stormwater catchment study has identified 25 infrastructure upgrade opportunities that can minimise flooding for the community. One of these projects has been delivered by the City in FY23/24 with the below projects remaining unfunded.

- \$3M to deliver Priority 1 Projects
- \$20M to deliver Priority 2 Projects
- \$15M to deliver Priority 3 Projects

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- [G21 Regional Plan, 2023](#)
- [G21 Transport Strategy, 2021](#)
- [G21 Priority Projects 2024](#)
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**CUSTOMER SERVICE CENTRE**

Wurriki Nyal

137-149 Mercer Street, Geelong

8.00am – 5.00pm

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