

MINUTES

COUNCIL MEETING

Tuesday 25 August 2026
6:00 pm

City Hall
57 Little Malop Street, Geelong 3220

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COUNCIL:

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

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

Also Present: A Wastie (Chief Executive Officer), T Edwards (Executive Director, Corporate Services), J Randles (Executive Director, Growth and Place), J Stirton (Executive Director, City Infrastructure), A Higgs (Acting Executive Director City Life), A Martin (Chief Governance and Risk Officer) S Beck (Acting Manager Council & Corporate Governance) D Pangrazio (Acting Senior Governance Advisor – Council Business) R Fleury (Corporate Communications Officer - Mayor & Councillor).

Opening: The Mayor declared the meeting open at 6.04pm.

1. PROCEDURAL MATTERS

1.1. Acknowledgement of Country

Council acknowledges the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past, present and emerging. We acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

1.2. Apologies

Nil

1.3. Leaves of Absence

Nil

1.4. Declarations of Conflicts of Interest

Cr E Kontelj declared a conflict of interest in relation to item 2.5 Amendment C450ggee - Creamery Road Precinct Structure Plan - Consideration of Panel Report and Adoption of Plan, as a significant investor of the Creamery Road Precinct Structure Plan development area is a customer of the company of which Cr Kontelj is a director.

Cr E Kontelj declared a conflict of interest in relation to item T2600059 - Limeburners Boat Ramp Redevelopment Stage 2 development as multiple tender submitters are customers of the company of which Cr Kontelj is a director.

Cr A Katos declared a conflict of interest in relation to item 2.3 Draft West Fyans - Fyans Street Precinct Structure Plan, as Cr Katos' employer is a significant landowner within the Precinct Structure Plan area.

1.5. Confirmation of Minutes

RESOLUTION - Item 1.5.1

Cr E Sinclair moved, Cr E Kontelj seconded -

That the Minutes of the Council Meeting held on 28 July 2026 be confirmed.

Carried

1.6. Public Question and Submission Time

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

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

- Bernice Davies - Open Space
- Noel Thompson - Townsend Road Whittington
- John Winkler - Drainage – Lara
- Simon Nardi - Creamery Road Precinct Structure Plan
- Antonio Nardi (Proxy Simon Nardi) - Creamery Road Precinct Structure Plan
- Andrew Duggan (Proxy Mary Hennessey) - Creamery Road Precinct Structure Plan
- Roger Smith - 155 Staughton Vale Rd Staughton Vale:
- Mark Trengrove - 155 Staughton Vale Rd Staughton Vale
- Carole Bartholomew - 155 Staughton Vale Rd Staughton Vale
- Michael Dragt - 155 Staughton Vale Rd Staughton Vale:

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

- Michelle Richardsdon - Cat Desexing
- Brendan O'loan - Creamery Road Precinct Structure Plan

The following persons did not submit questions prior to the Council meeting but presented a question on the following subjects:

- Simon Wilkins - 155 Staughton Vale Rd Staughton Vale:

That Mayor advised at the beginning of question and submission time that a number of questions submitted relate to an item on the agenda for deliberation, and therefore a response would not be able to be provided however submitters have the opportunity to read out there question.

SUBMITTER 1. MICHELLE RICHARSDON

Subject: CAT DESEXING

Relevant City Department: City Life - Acting Executive Director Amie Higgs

Question 1:

Given that cat desexing is legally mandatory for municipal pet registration in Greater Geelong, the low funding caps on free National Desexing Network (NDN) pensioner vouchers create an accidental barrier to legal compliance for vulnerable residents. Will Council commit to increasing the annual voucher funding cap or applying for upcoming state-level Animal Welfare Victoria Cat Desexing Grants to better support low-income pet owners in Lara and the wider municipality? I have submitted a comprehensive letter detailing the financial and community safety benefits of this budget adjustment via the General Enquiry Form for your review.

Question 1 Response:

Thanks Michelle for your question and interest in a subsidised cat desexing program to provide affordable options for our community. We recognise and agree that cat desexing can deliver significant economic, environmental, animal welfare and community benefits.

The City has previously funded subsidised desexing programs and supported desexing initiatives delivered through the Geelong Animal Welfare Society and local veterinary clinics. We are also aware of existing desexing programs operating within the region and continue to support these initiatives through promotion and free pet registration offerings.

While the City does not currently fund a subsidised desexing program, either independently or through the National Desexing Network, we are committed to re-establishing a desexing program in the coming year.

This commitment is noted an action in the Councils Domestic Animal Management Plan 2026-29 and will be further explored in year two of our plan, being 2027.

I can confirm the City will be making application for grant funding via the State Animal Welfare Fund Grant Program, if eligible to do so in upcoming funding rounds.

SUBMITTER 2. BERNICE DAVIES

Subject: OPEN SPACE

Relevant City Department: Growth & Place - Acting Executive Director Jacquie Randles

Question 1:

Dean Street Plantation Reserve – Public Open Space Could Council please provide an update on the current status of the Dean Street Plantation Reserve at 5A Dean Street, Belmont? Council previously advised that approximately 40% of the site would be retained as public open space, with the location and details of this area to be determined through the concept planning process. Could Council please advise: Whether the approximately 40% public open space allocation has now been determined; and If so, whether the area has been formally identified or allocated on a concept plan, including its proposed location and intended use. If this has not yet been determined, could Council advise when the community can expect further information about the proposed green space? Thank you.

Question 1 Response:

Thank you for the question Bernice regarding 5A Dean Street, Belmont.

At this stage, the approximately 40% public open space component associated with the site has not been formally determined or allocated on a concept plan. The future configuration and location of any public open space is linked to the broader planning and development of the site, including the proposed social housing outcomes.

Further planning and assessment work, including seeking a Social Housing delivery partner is required before these matters can be confirmed.

The community will be informed of opportunities for engagement as the project progresses and additional information becomes available. Further *engagement is likely in early 2027*.

Cr E Sinclair provide a brief response to Bernice thanking her for her question.

SUBMITTER 3. NOEL THOMPSON

Subject: Townsend Road Whittington

Relevant City Department: Chief Executive Officer - Ali Wastie

Question 1:

My Question to Council, is Why?? Upon the receipt of a letter (6/8/2026) from Manager Strategic Properties regarding the demolition of the Whittington War Memorial Kindergarten and the sale of the Land.

The letter stated that he would be looking forward for a solution and a meeting to reflect the history and the future of this site. But, when I contacted Manager Strategic Properties, on the 8/8/2026, he said no meeting will be taking place, as it is now in the hands of Council. Why has it resurfaced itself again?

This Land had been Donated and placed in the hands of Council to be Trustee of maintenance and care of the building. It was voted at Council meeting 11/11/2014 (Remembrance Day), to remove this property from potential sale list, and to seek alternative uses to retain the "Living Memorial Land". The Council has let this building become into disrepair, but we still remember and pay our respects to the Fallen Veterans.

This Memorial will still be used, today, tomorrow and for many years to come. The only maintenance, that seems to be done is the mowing of the grass several times a year. This only occurred after I rang them after placing flowers at the Memorial, as I promised my Mother before she passed.

All we want is this site to remain open to the public for public use. This site became a registered Living War Memorial on the 15/8/1951. Reg. Book Vol.6492 Fol.249. Lest We Forget.

Question 1 Response:

Thank you, Noel, for your question and for your ongoing interest in the former Whittington War Memorial Kindergarten site at 17 Townsend Road, Whittington.

The City acknowledges the significance of the site to local residents, families and the broader community, particularly the memorial plaques and the history they commemorate. The strong connection many people continue to have with the site and its memorial significance is recognised and appreciated.

The City is currently considering the future of the property and, in doing so, there are two distinct matters that need to be considered. The first is the future of the land and buildings. The second is how the memorial significance of the site can continue to be appropriately recognised and respected into the future.

The recent correspondence was intended to commence a conversation about the memorial aspect of the site. As part of that process, views were being sought from individuals known to have a longstanding connection to, or interest in, the memorial history of the property, as well as any other individuals or families who may wish to be involved in future discussions.

No final decision has been made regarding the preferred future outcome for the property. Any future recommendation will need to consider the condition, safety and long-term viability of the existing buildings, the most appropriate future outcome for the land, and how the memorial history of the site can be appropriately acknowledged and preserved.

The City remains committed to ensuring that the memorial significance of the place is carefully considered and respectfully recognised as part of any future decision-making process.

SUBMITTER 4. JOHN WINKLER**Subject: DRAINAGE – LARA****Relevant City Department: City Infrastructure - Executive Director James Stirton****Question 1:**

Residents of Kyema Drive Lara are concerned they are being forgotten by council in the absence of the drainage upgrade. Council approved homes built too low in a known flooding area Council routinely cancels the required drainage upgrade. Council has even abandoned the overlays that were needed to protect residents. However, some parts of Council continue to mandate that surrounding developments are built higher, and approve non-permeable fences and barriers that increase risk to existing homes in the low-lying area. And today council officers are even struggling to assist with yet another risk where a new development - in conflict with its endorsed plans - has constructed a fence blocking Kyema Drive from the floodway that council implemented specifically for Kyema Drive in 2014. And the reason given is because there is no overlay. It is unfair on residents to have to constantly track, escalate and continually re-educate council officers on these issues ourselves. Could Council please acknowledge that the Kyema Drive circumstances are exceptional, and establish a mechanism of coordinated support to protect residents until such time as the Kyema Drive drainage upgrade is complete.

Question 1 Response

Thank you for your question John.

Council acknowledges that the Kyema Drive area has been identified as a flood risk location within our municipality and recognises the concerns of residents who have advocated for many years for improvements to the areas drainage infrastructure.

As previously advised, the Kyema-Lipson drainage project has been considered through Council's budget processes. While funding was considered, the project was not ultimately included in recent budgets, with other projects addressing greater flooding pressures and risks across the municipality prioritised at that time. The project remains available for consideration through future budget deliberations.

There are no permit triggers for fences in this part of Lara, because there are no overlays. A planning permit has been issued for 32 Kyema Drive for multi-dwellings - PP-1246-2023.

The endorsed plans show a fence on the park boundary as a mixture of timber paling fence and metal blades with 25% transparency that provides for passive surveillance of the adjoining park, not for flood waters as no planning controls for flooding are relevant.

Given construction has commenced, this could likely relate to the temporary hoarding fence or silt fences to protect the development during construction rather than the final fencing as per the endorsed plans.

The City will continue our proactive elevated drainage maintenance, inspections and other mitigation regimes within the area, where assets are within Council's responsibility and control while continuing to assess and advocate for future flood mitigation opportunities across the municipality.

SUBMITTER 5. SIMON NARDI

Subject: CREAMERY ROAD PRECINCT STRUCTURE PLAN

Relevant City Department: Growth & Place - Acting Executive Director Jacquie Randles

Question 1:

I am speaking in relation to Report 2.5, Amendment C450ggee and, specifically, the proposed Basin 7 drainage asset affecting our property at 20 Avonlea Road, Bell Post Hill.

I want to make one thing clear from the outset.

We are not arguing that the Creamery Road precinct should proceed without appropriate stormwater infrastructure.

Our concern is whether Council has demonstrated that approximately 4,200 square metres of 20 Avonlea Road must be taken for Basin 7 before the final design of that basin has even been completed.

I don't believe the documents before Council demonstrate that.

When this amendment was exhibited, approximately 6,000 square metres of our property was allocated to Basin 7.

Our family challenged that design and obtained independent drainage advice.

That challenge was justified.

The drainage experts considered an alternative sediment basin rather than the much larger wetland-retarding basin originally proposed.

The Standing Advisory Committee ultimately concluded that there was "great merit" in redesigning Basin 7 as a sediment basin because doing so would reduce land take and cost, increase developable land, reduce the infrastructure levy and reduce the number of affected properties.

Council accepted that position.

The result was that the land affected at 20 Avonlea Road fell from approximately 6,000 square metres to 4,200 square metres.

Approximately 1,800 square metres of our property was returned to developable land simply because the original design was properly challenged.

That history is important.

It demonstrates that the earlier drainage footprint was not the minimum amount of land required.

My concern is that Council is now being asked to assume that the latest footprint is the minimum.

Yet the documents before Council do not say that.

The Precinct Structure Plan describes the proposed Basin 7 area of approximately 1.603 hectares as "TBC final area".

Council's own report says the 1.6 hectares has been set aside to accommodate detailed design refinements at the planning permit stage, including nitrogen treatment.

So the final engineering has not yet established the exact land requirement.

That raises a straightforward question:

Why should private land be permanently designated for public drainage infrastructure before Council has established how much land the infrastructure actually requires?

Basin 7 currently affects two properties.

Our property, 20 Avonlea Road, is only approximately 2.035 hectares in total.

The current proposal takes approximately 0.420 hectares – more than 20 per cent of the entire property.

That is a substantial impact.

The technical process has already shown that Basin 7 can be redesigned while maintaining appropriate drainage outcomes.

I therefore respectfully ask Council not to lock the current Basin 7 footprint over 20 Avonlea Road into this amendment as though it is a settled engineering outcome.

I ask Council to require officers to investigate whether Basin 7 can be:

- redesigned or repositioned so that it does not require land from 20 Avonlea Road;
- accommodated elsewhere within the drainage network or adjoining land; or
- if some land from Property 20 is ultimately demonstrated to be unavoidable, reduced to the absolute minimum area established through completed detailed engineering.

If Council ultimately concludes that land from 20 Avonlea Road is genuinely unavoidable, then we ask Council to provide the technical analysis demonstrating why.

At present, I do not believe that test has been met.

The documents themselves acknowledge that the Basin 7 footprint is still to be confirmed.

The history of this process shows why that matters.

The first design was challenged.

The experts reconsidered it.

The Committee agreed.

Council changed it.

And significant private land was returned to development without compromising the drainage objectives of the precinct.

We are simply asking Council to finish that process before permanently encumbering the remaining 4,200 square metres of our property.

Accordingly, I ask Councillors to amend the recommendation so that Basin 7 is removed from 20 Avonlea Road pending completion of detailed drainage design and consideration of alternatives that avoid Property 20.

Why should private land be permanently designated for public drainage infrastructure before Council has established how much land the infrastructure actually requires?

Question 1 Response:

Thank you for your question Simon.

As the matters raised relate directly to an item that is before Council for consideration later this evening, a response will not be provided at this time as doing so may prejudice Council's decision-making process.

Councillors will consider the matters raised as part of their deliberations on this item later tonight.

The City's Public & Question Time Policy allows questions to be precluded where they relate to a matter to be considered by Council at that meeting and may prejudice the decision-making process – thank you for taking the time to raise your concerns.

Question 2:

Both these questions are in regard to the Creamery roads PSP in particular Property 20 and Basin 7. Can Council confirm that the 1.603-hectare Basin 7 area is still marked 'TBC final area' in the PSP being presented for adoption tonight and if yes can Council explain why Property 20 must contribute 0.420 hectares rather than a smaller amount, or no land at all?

Question 2 Response:

Thank you Simon, the matter will be deliberated by Council tonight.

SUBMITTER 6. BRENDAN O'LOAN

Subject: CREAMERY ROAD PRECINCT STRUCTURE PLAN

Relevant City Department: Growth & Place - Acting Executive Director Jacquie Randles

Question 1:

Regarding the Northern and Western Geelong Growth Areas Strategic Assessment. The land at 165, 195 & 225 Staceys Road (Farming Zone) are identified for Conservation and have been valued at \$125k per hectare. Immediately adjacent is 135 Staceys Road (Urban Growth Zone) is identified for Conservation and valued at \$400k per hectare. No Precinct Structure Plan has been prepared for this area so there is no promise to any landowners that their land has a value beyond the limitations of the UGZ which the planning scheme states is "to provide for the continued non-urban use of the land until urban development in accordance with a PSP occurs". Do the Council think it is fair that all land which is proposed for conservation is valued differently because some land is in the UGZ and other land is outside the UGZ?

Question 1 Response

Thank you Brendan, the matter will be deliberated by Council tonight.

Question 2:

Regarding the Northern and Western Geelong Growth Areas Strategic Assessment. Section 172 of the P&EAct 1987 allows the Minister and RA with special powers to compulsorily acquire land. This power extends to any to any land that is required for the purposes of a planning scheme even if the scheme or an amendment to the scheme has not been approved by the Minister. The land at 165, 195 & 225 Staceys Road is currently in the Planning Scheme as Farming Zone and also has a note at Clause 11.02-2 that the land is for Agriculture- Future Investigation of Conservation. Is Council intending to prepare a planning scheme amendment to rezone or repurpose this land to then allow acquisition?

Question 2 Response

Thank you Brendan, the matter will be deliberated by Council tonight.

SUBMITTER 7. ANTONIO NARDI (PROXY SIMON NARDI)

Subject: CREAMERY ROAD PRECINCT STRUCTURE PLAN

Relevant City Department: Growth & Place - Acting Executive Director Jacquie Randles

Question 1:

This is regards to the Creamery Road PSP, specifically Property 20 and Basin 7. Has Council modelled a Basin 7 configuration wholly on Property 21 or another configuration which removes Property 20, and if so, what was the technical reason for rejecting it?

Question 1 Response

Thank you Simon.

Question 2:

Will Council commit that if detailed design reduces Basin 7 below 1.603 hectares, the reduction will first be used to minimise the impact on affected private land, including 20 Avonlea Road?

Question 2 Response

Thank you Simon on behalf of Tony.

SUBMITTER 8. ANDREW DUGGAN (PROXY MARY HENNESSEY)**Subject: CREAMERY ROAD PRECINCT STRUCTURE PLAN****Relevant City Department: Growth & Place - Acting Executive Director Jacquie Randles**

Mary provided an explanatory submission outlining the relevant background and context before proceeding to ask the questions on behalf of Andrew Duggan.

Question 1:

Council to support a deferral. Officers are asking Councillors proceed despite knowing that Villawood Properties, one Geelong's most significant and experienced developers, has advised that the project will not proceed under the officer-supported position. That is not a minor concern. It goes directly to whether this precinct is deliverable at all. Why have Councillors not been given a clear, point-by-point assessment of Villawood's submissions, including the commercial and feasibility consequences of the proposed DCP and open space outcomes? Why has the recommendation also failed to advise that the Minister for Planning is actively considering intervention in this matter? Councillors are being asked to vote while critical information about feasibility appears not to have been fully put before them.

Question 1 Response

Thank you Mary, the matter will be deliberated by Council tonight.

Question 2:

Question 2 The officer report presents a DCP levy of approximately \$802,949.52 per hectare (see DCP) as though it is reliable. Yet officers have indicated further work will occur after Council's decision. Villawood believes that work may result in a materially higher levy than the figure currently disclosed to Councillors. Is it sound governance to determine the future of a major precinct on figures that may change materially after the vote? In these circumstances, deferral is not delay for delay's sake. It is the minimum step to ensure Councillors have the full facts before deciding with lasting consequences for landowners, residents, infrastructure and credibility of the planning process itself.

Question 2 Response

Thank you, the matter will be deliberated by Council tonight.

SUBMITTER 9. ROGER SMITH

Subject: PLANNING – 155 STAUGHTON VALE RD STAUGHTON VALE:

Relevant City Department: Growth & Place - Acting Executive Director Jacquie Randles

Question 1:

How does Council intend to retain the integrity of Significant Landscape Overlay SLO5 if the proposed expansion of the Bacchus Marsh Grammar at 155 Staughton Vale Road, Staughton Vale proceeds?

The Geelong Planning scheme defines the character of this specific region as follows:
"The eastern edges of the Brisbane Ranges, including the Rowsley Scarp and its foothills, and the granitic and scoria Anakie Hills are visually prominent landscape features affording views of the plains to the east. These locations contain a mix of cleared land contrasted with substantial vegetation cover. The area has a high scenic quality and its visual exposure makes it susceptible to visual intrusion from inappropriate development."

Clause 42.03 Schedule 5 — Section 2.0: Landscape Character Objectives to be Achieved says SLO5 must be maintained as follows:

1. To protect and enhance the visual and natural landscape values of the area.
2. To maintain vegetation as an important element of the landscape.
3. To protect the landscape from visual intrusion from inappropriate buildings and works and their siting, design and/or materials.
4. To maintain the natural skyline of ridge and escarpment areas and avoid obtrusive building silhouettes.
5. To encourage the siting, design and landscaping of buildings and works responsive to the landscape values of the area.

These objectives are unambiguous. The proposal fails to comply with them.

Question 1 Response:

Thank you Roger, questions on the planning application for the use and development of a primary and secondary school at 155 Staughton Vale Road, Staughton Vale will be grouped together and a single answer provided at the end of question time.

Question 2

Council provided its response to the BMG's proposal in March this year. Why was the local community not made aware of the proposal until mid July?

Due to the fast-track legislation used by the proponents to apply for a permit it appears that local residents have been sidelined. We are aware that the CoGG Planning Dept was asked - or possibly required - to be involved in communications with the State Dept of Planning. We understand that CoGG's response was delivered to the State in March this year and raised numerous concerns about the proposal. We have no idea what happened after that.

My question relates to the lack of notice or ANY information whatsoever being provided to local residents in a region which has a rough voting population (at the last election) of 340 people where a proposed school will have more students than the population of the town, all of which will be bused in from other locations having a huge impact on the town and region.

We only heard about the proposal by accident in the middle of July when it had been on the books since at least February this year giving us virtually no time to respond. A grave injustice has occurred here as a result of draconian fast track legislation

Question 2 Response:

Thank you Roger.

SUBMITTER 10. MARK TRENGROVE

Subject: PLANNING – 155 STAUGHTON VALE RD STAUGHTON VALE:

Relevant City Department: Growth & Place - Acting Executive Director Jacquie Randles

Question 1:

These are my two questions for the Council meeting tomorrow. They both relate to the Bacchus Marsh Grammar application to the State for a new planning permit at 155 Staughton Vale Road Staughton Vale.

1. At a public meeting in 2015 Bacchus Marsh Grammar told the Staughton Vale community they intended to create a 60 student a day rural and environmental campus.

They applied for a 1300 student campus at Staughton Vale. This was strongly opposed by SV Action Group and denied by CoGG, with a permit issued for a 60 student a day campus. BMG chose not to challenge the decision at VCAT. SVAG took the permit to VCAT seeking additional changes and were successful. The application failed at both Council and VCAT because it was not in keeping with the Planning Scheme or the Council and State strategic plans. It was the wrong site.

BMG principal Andrew Neil declared in the Geelong Advertiser that the City were 'closed for business' and 'if we had our time again we'd buy our land outside of Geelong'. BMG should have considered their options instead of buying relatively cheap land nowhere near growth areas.

Now BMG are applying again to establish a full-scale campus. This time they are fast tracking the application to the State, thus bypassing our ability to challenge any decision at VCAT. There has been no change to the Planning Scheme or G21. This is still very much the wrong place for this school.

We ask that Council support the community by advising the Minister for Planning that Council does not support this proposal.

Question 1 Response

Thank you Mark

Question 2:

The submitted BMG ecology report assess only direct footprint related impacts and concludes that there are no impacts for threatened species or implications for Clause 52.17 Native Vegetation

Independent expert traffic analysis indicates an addition entrance turning lane would be required. The submitted BMG traffic report fails to address this issue. It is evident that an addition turning lane would require the removal of significant native vegetation including large old habitat trees which would require a permit under the State FFG Act.

Additional bus, car and truck traffic will impact native wildlife including critically endangered species such as the Swift Parrot which utilise the old growth Yellow Gum trees located on these roadsides. Previous CoGG mapping and DEECA habitat importance mapping show the high significance of these trees for Swift Parrots and other native species.

Has the CoGG Environment Department considered the indirect impacts to native vegetation or to threatened species. If they were to consider these issues, would they refer this proposal to DEECA and DCCEEW for assessment?

Question 2 Response

Thank you.

SUBMITTER 11. CAROLE BARTHOLOMEW

Subject: PLANNING – 155 STAUGHTON VALE RD STAUGHTON VALE

Relevant City Department: Growth & Place - Acting Executive Director Jacquie Randles

Question 1:

In your recently adopted Geelong Plan for Nature 2026-36, Council designated the Koala as the Key Species for the Northern Uplands landscape around Staughton Vale.

The Plan specifically identifies loss of high-value roadside vegetation, pest animals and vehicle strikes as urgent threats, while highlighting wildlife habitat protection as core opportunities.

The proposed overdevelopment on this site and the huge increase of buses and traffic directly contradicts these objectives by escalating habitat fragmentation, deaths on the roads and increasing threats to an already declining local koala population. Under Goal 2 of the Plan, Council commits to prioritizing protection and leveraging partnerships like KCF and embedding biodiversity considerations across all planning and operational processes. Given that this overdevelopment severely degrades a critical habitat stronghold, will council strongly object to the permit?

If it is approved what specific planning mechanisms or overlays will Council enforce on this site to uphold its commitment to protect the koalas as the key species in Staughton Vale area?

REFERENCES:

Geelong Plan for Nature:

[Hhttps://yoursay.geelongaustralia.com.au/download_file/view/11681/127](https://yoursay.geelongaustralia.com.au/download_file/view/11681/127)

Page 36 (attached jpg) Northern Uplands

KEY SPECIES: Koala

Question 1 Response

Thank you Carole.

SUBMITTER 12. MICHAEL DRAGT (PROXY CAROLE BARTHOLOMEW)

Subject: PLANNING – 155 STAUGHTON VALE RD STAUGHTON VALE:

Relevant City Department: Growth & Place - Acting Executive Director Jacquie Randles

Question 1:

In 2015 BMG's Agricultural and Land Management Plan identified an available 75 hectares of this site for agricultural use (proposing 60ha for beef cattle grazing and 15ha for lucerne hay production).

Neither of these agricultural pursuits have been initiated in the 10 years of BMG's Ownership.

The current application acknowledges that existing agricultural activities are focused on agricultural learnings, about 10 times per week, and a small amount of Horticulture, however it states that 50ha is available for agriculture.

Based on BMG's figures that is a loss of 25ha of agricultural land since their ownership. Additionally of the 50ha available approx. 40ha is currently not used for agriculture, representing an actual loss of 65ha of agricultural land for the current footprint. (see attached land use map)

The current application seeks: a "change of use" for the site, cancellation of the Agricultural Permit, and a new non-agricultural permit for a permanent "Primary and Secondary School".

Further intensification of this site will continue to reduce the productive potential of the site and provide the "footprint" for BMG to reactivate their previously stated "Master Plan" for a 1300 student campus.

I object strongly to this.

Aside from the initial objections now documented in the "RFI & Objections document" what actions are CoGG taking, or will take, to ensure: protection of agricultural land, transparency on the proposal, and to ensure a "Piecemeal Approach" is NOT approved in this application?

Question 1 Response:

Thank you.

Question 2:

There is an irregularity between the provided Transport Impact Assessment (TIA) and the proposed student catchment zones.

The current proposal targets potential student populations in the Greater Geelong Growth areas. These areas are 40 – 70 kms from the proposed Staughton Vale School site.

The application states that all students will travel by bus, and specify only one travel route, that being Maddingley campus – Granite Road – Staughton Vale campus
Yet the Planning document states: “Students from the Woodlea and Maddingley campuses are currently transported to and from the site via bus,

This arrangement is proposed to continue with students proposed to travel to and from the site via bus, via the existing campuses and from the Greater Geelong, Surf Coast, Golden Plains and Moorabool regions

As a condition of permit the bus management plan should be required to be prepared to encompass the primary school component of the site”.

It is unclear as to the proposed transport modes, routes and transport impacts, and how a “Green Travel Plan” could be implemented for such a remote site.

There is no:

- recent traffic assessment to measure the impacts of all travel modes and routes.
- assessment of the broader road networks
- upgrades planned at the entry to the school which could lead to ramping of vehicles outside the gate.
- The current one-way access to the site has not been sufficiently accessed

Has CoGG requested more specific information be provided to clarify these arrangements - if not can council please do it NOW?

Question 2 Response:

Thank you Carole

SUBMITTER 13. ALLAN BARTHOLOMEW

Subject: PLANNING – 155 STAUGHTON VALE RD STAUGHTON VALE:

Relevant City Department: Growth & Place - Acting Executive Director Jacquiie Randles

Question 1:

This fast-tracked development application proposes to “Shelter in Place” approximately 800 people in buildings built to BAL 12.5 with no active fire protection measures. It fails to demonstrate a scientifically sound understanding of wildfire behaviour, safe evacuation routes, or adequate structural bushfire protection so it would normally trigger rigorous assessment mechanisms under the Greater Geelong Planning Scheme.

Under Clause 53.02 (Bushfire) and recent state planning amendments (such as Amendment VC248), any planning application that results in large numbers of people congregating in a Bushfire Prone Area (BPA) or Bushfire Management Overlay (BMO) faces strict scrutiny. Considering:

- Large numbers of YOUNG students.
- Wrong site for an urban school,
- An Isolated site lacking important infrastructure and services
- Property is In a known bushfire area which has previously been burnt
- Long term forecast of high fuel loads after wet/warm winter & spring
- Recent forecast with large El Nino already being experienced
- Recent global experience with unprecedented wildfire and drought

What actions is the CoGG taking to ensure that this proposal is rejected and that “Prioritisation of Human Life” is forefront?

Question 1 Response:

Thank you.

SUBMITTER 14. SIMON WILKINS

Subject: PLANNING – 155 STAUGHTON VALE RD STAUGHTON VALE:

Question 1:

Bacchus Marsh Grammar proposes to send & return at least 8 x school buses daily from its Maddingley & Woodlea Campuses, during school operations hours to its Staughton Vale Campus, for Educational purposes, if its current planning application is successful, in building a new Primary school, to cater for 450 students & staff.

Has the City of Greater Geelong budgeted for the probable Staughton Vale Road & Granite Road “Upgrades and/or maintenance costs”, resulting from the greatly increased local traffic, that will also include parents. Teachers visitors and maintenance staff?

Additional Core Council Responsibilities will likely be:

- Increased road surface repairs
- Increased cleaning of roadside
- Increased clearing of stormwater blockages
- Increased management of roadside flooding
- Increased upkeep of

Special emphasis need to cover the Staughton Vale Road & Granite R junction where the current 3 daily x Bacchus Grammar School buses turn & out.

This road intersection floods regularly if rain is heavy; from excess stormwater that exists the Bacchus Marsh Grammar school, Staughton Vale campus at the school north/east corner.

The Council Engineering department is already well aware of the water & drainage issues at this road junction.

Will known flood issues due to drainage be added to current Lara Traffic Management Plan and how much money will be needed for capital works?

The Mayor proved the below combined response to submitters 9 to 14:

Thank you everyone for your questions and concerns to the planning application for the use and development of a primary and secondary school at 155 Staughton Vale Road, Staughton Vale.

While Council was not a referral for this application being considered by DTP, we did provide an objection under 52(1)(b) of the Planning and Environment Act 1987 - being the notice provisions.

The City advised the Department of Transport and Planning in writing that it did not support the granting of a planning permit for the proposal.

The City's concerns included that the proposed intensification of the use was inconsistent with the purpose of the Farming Zone, and that the scale of the proposal extended beyond an education use associated with agriculture. The increase from an existing allowance of 150 day-trip students to an additional 300 full-time primary school students represents a substantial intensification of a non-agricultural use within the Farming Zone.

One of the City's key concerns is that the intensification of the use is considered inconsistent with the planning policy framework for land uses in the Farming Zone.

Thank you again, the City will be taking the issue up directly with the Local Member, Minister for Planning & also the Minister for Education.

2. REPORTS

2.1. Second Youth Council Report 2026

Source: City Life
Acting Executive Director: Amie Higgs

Purpose

1. To present the second report from the 2026 Youth Council Advisory Committee.

Background

2. At the end of 2025, 11 local young people were elected by their peers to the City of Greater Geelong Youth Council Advisory Committee (Youth Council) to represent the region's youth voice throughout 2026.
3. The members, aged between 13 and 17 at the time of nomination, come from a range of local towns and suburbs, and represent the Greater Geelong area as outlined in the Youth Council Terms of Reference.
4. Youth Council provides valuable advice and updates to Council, formulated through monthly meetings, collaboration with Councillors via the Councillor Connect Mentoring Program (CCMP), and engagement with the boarder youth community.
5. The Youth Council presented its first report earlier this year, providing an overview of its new membership and endorsed priority areas.

Key Matters

6. The Youth Council is presenting its second report for 2026, which provides a summary of meetings held between March and July and highlights the events, activities and opportunities members have participated in since the previous report.
7. The report also provides an update on the Youth Festa-Fair event, which is being planned and delivered by the Youth Council and is scheduled to take place in September 2026.

RESOLUTION - Item 2.1

Cr A Aitken moved, Cr R Story seconded -

That Council notes the second report provided by the Youth Council Advisory Committee 2026 as at Attachment 1.

Carried

Financial Sustainability

8. Funding for the Youth Council program and associated activities is provided through Council's annual budget process. While the advice and recommendations of the Youth Council inform Council decision-making, any actions arising from this advice are subject to consideration of financial, operational and strategic implications.

Community Engagement

9. Youth Council members engage with young people, other youth advisory groups and the broader community to gather essential information, feedback and input. This occurs through their monthly meetings, scheduled activities and co-design opportunities which are outlined in the Youth Council reports presented throughout the year.

Social Equity and Sustainability

10. Young people are identified as a priority cohort within the City's Social Equity Framework 2022–25. The Youth Council provides a platform for young people to actively participate in civic life and contribute to Council decision-making, promoting social inclusion, representation and equity. The program acknowledges that young people do not have equal access to civic participation opportunities and offers practical supports to reduce barriers and enable meaningful engagement.

Gender Equality – Gender+ Impact Assessment

11. A Gender Impact Assessment (GIA) was not undertaken for this report as it does not meet the requirements of the Gender Equality Act 2020. The report does not involve new or reviewed policies, programs or services, and it does not have a direct or significant impact on the public.

Relevant Law/Policy/Legal Implications

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

Alignment to Council Plan and Vision

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

Conflict of Interest

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

Risk Assessment and Risk Appetite Statement

16. Council aims to positively engage with the community by fostering an inclusive and safe environment that recognises the diverse needs and expectations of individuals and groups. In this context, Council has adopted a balanced risk appetite.
17. This report supports equitable and inclusive community outcomes by amplifying the voices of young people across the municipality and identifying opportunities to enhance service experiences and strengthen inclusion and belonging.

Environmental Sustainability

18. There is no environmental sustainability implications identified for the subject of this report.

Attachments

1. Second Youth Council Report 2026 [2.1.1 - 7 pages]

2.2. Place Naming Policy

Source: City Life
Acting Executive Director: Amie Higgs

Purpose

1. To adopt the Draft Place Naming Policy (the Policy) following community consultation.

Background

2. The City of Greater Geelong drafted a Place Naming Policy to guide the naming and re-naming of public places. The policy establishes a clear, consistent and culturally informed framework aligned with legislation and community expectations.
3. The Policy complies with legislative requirements that Council must follow and responds to best practice frameworks:
 - 3.1. Geographic Place Names Act 1998.
 - 3.2. Naming Rules for Places in Victoria (2022).
 - 3.3. Gender Equality Strategy (2023–2027).
 - 3.4. City of Greater Geelong's Community Engagement Policy.
4. The Policy aims to shape a shared identity that reflects the City's values as a clever, creative, and caring community. It supports diversity and cultural recognition through place naming, while mitigating risks such as politicised proposals, cultural insensitivity, and legal disputes.

Key Matters

5. The policy recognises the need for a clear, consistent and culturally informed framework that aligns with legislation and community expectations. It addresses historical imbalances by increasing recognition of women, First Nations people and underrepresented cultural groups in place naming.
6. Broad internal engagement that included staff, stakeholder and Councillor consultation was undertaken. Strong feedback requested that the Policy support naming decisions through a prioritisation process.
7. Councillor feedback requested clarity regarding the process of prioritisation, and the naming of spaces within a facility, which has been addressed in the Policy.
8. Community engagement was undertaken in March/April 2026. Officers have refined the Policy to improve clarity of its intent, scope and operation in response to feedback but no fundamental changes to the overall direction of the policy have been made.
9. The key refinements are:
 - 9.1. The prioritisation framework has been strengthened and more clearly articulated to reinforce the recognition of Aboriginal Cultural Heritage, gender equity,

multicultural communities and local history. This reflects the majority community support for addressing under-representation in place naming.

- 9.2. The role of Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC) has been clarified. In response to feedback from WTOAC, the Policy clearly articulates its authority in identifying culturally appropriate names. Broader community feedback also sought stronger recognition of First Nations cultural leadership in naming processes.
- 9.3. Additional clarification has been included regarding re-naming of places, to address community misunderstanding. The policy does not introduce a broad re-naming program and re-naming will continue to occur only in limited circumstances, and in line with the Naming Rules.
- 9.4. Community engagement and decision-making processes have been refined to improve transparency. It better explains how community input informs naming decisions, responding to feedback on the need for clearer and more accessible processes.
- 9.5. Minor drafting and structural changes have been made throughout the policy to improve readability and usability. This ensures the policy is practical to apply and addresses consistent feedback about the need for clearer communication.
10. A Gender Impact Assessment was completed and used to inform the Policy. The GIA informed the development of policy provisions relating to equitable and inclusive naming practices, establishment of a place name bank, improved governance and monitoring arrangements, and future actions to support greater diversity and representation in place naming opportunities.
11. In line with best practice and to comply with legislative requirements, the Policy commits to
 - 11.1. increasing the representation of women and multicultural communities in naming of places; and
 - 11.2. involving Traditional Owners in naming processes, as required under the Naming Rules for Places in Victoria (2022), reinforcing cultural integrity and local knowledge.
12. Victoria's path to Treaty further reinforces the role of Traditional Owners in decisions affecting Country, including place naming.

Recommendation

That Council:

1. **Adopts the Place Naming Policy as at Attachment 1;**
2. **Notes the Place Naming Engagement Summary as at Attachment 2; and**
3. **Acknowledges and thanks the community for their valuable input and feedback which helped guide the development of the Policy.**

PROCEDUAL MOTION

RESOLUTION – Item 2.2

Cr T Sullivan moved, Cr E Sinclair seconded -

That Council defer the consideration of item 2.2 Place Naming Policy until September 2026.

Carried.

Financial Sustainability

13. The Place Naming Policy provides a framework for decision-making and does not create any direct budget implications.
14. Costs associated with individual naming proposals, such as signage or implementation, will continue and be managed through existing budget processes.

Community Engagement

15. The Policy was developed through internal and external consultation, including engagement with WTOAC, Councillors, community stakeholders and the broader community.
16. Community engagement on the draft Policy attracted 142 responses, with feedback informing the final Policy.
17. Overall, feedback was broadly supportive, with a range of views expressed across the full spectrum of support. Of respondents who rated their level of support, 59.3% (73 respondents) indicated neutral to very supportive views of the draft Policy (rating of 50 or above), while 40.7% (49 respondents) indicated lower levels of support or opposition (rating below 50).
18. A detailed summary of feedback received is provided in the attached Community Engagement Report.

Social Equity and Sustainability

19. The Policy promotes greater equity and inclusion by promoting recognition of Aboriginal cultural heritage, women, culturally diverse communities and other groups that have historically been underrepresented in place naming.
20. A Gender Impact Assessment informed the development of the Policy, and the prioritisation framework has been designed to support more balanced and representative outcomes over time.
21. The Policy also supports community connection, cultural recognition and belonging through inclusive naming practices

Gender Equality – Gender+ Impact Assessment

22. A Gender+ Impact Assessment was undertaken as part of the policy development process.
23. The assessment identified significant underrepresentation of women and other historically underrepresented groups in commemorative place naming locally and more broadly across Victoria.
24. The assessment concluded that the proposed policy would have a positive impact by supporting more inclusive and representative naming outcomes over time.

Relevant Law/Policy/Legal Implications

25. The Policy has been developed in accordance with the Geographic Place Names Act 1998 and the Naming Rules for Places in Victoria (2022).

26. The Policy supports Council's responsibilities as a naming authority and provides a clear local framework for naming and re-naming proposals.
27. Legal advice has informed the development of the Policy.
28. The Policy has also been prepared with consideration of Council's Community Engagement Policy, the Gender Equality Strategy 2023–2027 and Council's obligations under the Charter of Human Rights and Responsibilities Act 2006.

Alignment to Community Plan and Vision

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

Conflict of Interest

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

Risk Assessment and Risk Appetite Statement

32. Place naming decisions can attract significant community interest and may present reputational and governance risks where decision-making processes are unclear or inconsistent.
33. Council aims to make transparent and inclusive decisions that reflect the municipality's diverse histories, cultures and communities. In this context, Council has adopted a balanced risk appetite.
34. The Place Naming Policy supports informed and defensible decision-making by establishing a clear, consistent and legislatively compliant framework for considering naming proposals, community feedback and Traditional Owner perspectives.

Environmental Sustainability

35. The Policy is administrative in nature and is not expected to have any direct environmental sustainability impacts.
36. Environmental considerations associated with individual projects will continue to be assessed through relevant planning and approval processes.

Attachments

1. Place Naming Policy final [2.2.1 - 16 pages]
2. Place Naming Policy Final (with tracked changes) [2.2.2 - 16 pages]
3. Place Naming Policy - Community Engagement Summary Report [2.2.3 - 9 pages]

Cr A Katos declared a conflict of interest in relation to item 2.3 and left the meeting at 7.28pm

2.3. Draft West Fyans - Fyans Street Precinct Structure Plan

Source: Growth & Place
Interim Executive Director: Jacqueline Randles

Purpose

1. To seek Council endorsement of the attached Draft West Fyans – Fyans Street Precinct Structure Plan (the Draft Structure Plan) for community and stakeholder engagement.

Background

2. The West Fyans – Fyans Street Precinct is a 118-hectare inner-urban renewal area located approximately 1.5 kilometres south of Central Geelong, located along the Barwon River.
3. A West Fyans – Fyans Street Structure Plan was adopted by Council in 2009 and implemented through the Greater Geelong Planning Scheme. The precinct was identified as a key development area in the Greater Geelong Settlement Strategy 2020 due to its capacity to accommodate medium and higher density housing within an established urban area.
4. Council reviewed the 2009 Structure Plan in response to contemporary planning policy, significant State housing targets, housing affordability challenges, environmental objectives, transport requirements and infrastructure planning needs. The Draft Structure Plan has been informed by extensive technical investigations and engagement with landowners and occupiers within the precinct. It also responds to significant development momentum within the precinct and provides a framework to support future growth.

Key Matters

5. The West Fyans–Fyans Street Precinct is a key urban renewal opportunity that will contribute to achieving Plan for Victoria’s target for Greater Geelong’s additional dwellings of 128,600 by 2051, including 77,500 within established urban areas.
6. The Draft Structure Plan establishes a vision for the precinct to become an innovative, connected and walkable mixed-use neighbourhood that delivers diverse housing, employment opportunities, high-quality urban design and enhanced connections to the Barwon River corridor.
7. To achieve this vision, the Draft Structure Plan proposes a revised land use and built form framework, including future zoning changes, building heights generally ranging from 2 to 10 storeys, and supporting infrastructure improvements.
8. The Draft Structure Plan seeks to accommodate 1,500–2,500 additional dwellings and 2,500–5,500 residents by 2041 through the transition of traditional industrial land to a mixed-use precinct, while supporting affordable and social housing, enhanced public

transport and active travel connections, improved public realm and environmental outcomes, and sustainable, climate-resilient development.

9. Given the significance of the precinct and the scale of change proposed, community engagement will provide an opportunity for the community and stakeholders to provide feedback on rezoning, built form, social and physical infrastructure including transport and movement, and the future relationship of the precinct with the Barwon River corridor.

RESOLUTION - Item 2.3

Cr A Katos moved, Cr T Sullivan seconded -

That Council:

- 1. Endorses the attached Draft West Fyans – Fyans Street Precinct Structure Plan (Attachment 2) for community and stakeholder engagement.**

Carried

Financial Sustainability

10. Future infrastructure required to support growth within the precinct, including drainage, transport, public realm, open space and environmental improvements, will be further investigated through the preparation of a Shared Infrastructure Plan. This Plan would be prepared as part of finalising the Structure Plan, to support its delivery.
11. The Shared Infrastructure Plan will identify the infrastructure required to support future development, establish delivery priorities, identify potential funding sources and investigate appropriate funding and cost recovery mechanisms, including development contributions and external funding opportunities.
12. Implementation of infrastructure projects identified through the Shared Infrastructure Plan will be subject to future Council budget processes, capital works prioritisation, external grant funding opportunities and any future developer contribution arrangements.
13. Ongoing operational, maintenance and renewal costs associated with future infrastructure improvements will be assessed as part of future project planning and business case development.

Community Engagement

14. Preparation of the Draft Structure Plan has included engagement with landowners and occupiers within the precinct, as well as extensive collaboration across Council to inform the development of the draft document.
15. This collaborative process has helped ensure the Draft Structure Plan integrates land use planning, urban design, transport, drainage, infrastructure planning, open space, environmental sustainability and community considerations.
16. Subject to Council endorsement, the Draft Structure Plan will be released for community and stakeholder engagement through a 2-stage engagement process designed to support community understanding of the proposed changes and obtain feedback on the Draft.
17. Stage 1 consultation will comprise broad community engagement activities, including letters to landowners and occupiers within the precinct boundaries, residents and property owners in adjoining neighbourhoods, online engagement through the City's Have Your Say platform, community information and drop-in sessions, and targeted stakeholder engagement.
18. Additional engagement activities, including a targeted community panel, may be undertaken as a Stage 2 of the engagement process, subject to an officer review of the Stage 1 engagement findings and whether further engagement would be beneficial to test or refine options before finalising the Structure Plan.

Social Equity and Sustainability

19. The Draft Structure Plan supports social equity outcomes by facilitating increased housing supply and housing diversity within an established urban area with access to employment, public transport, open space, community facilities and services.
20. The Draft Structure Plan identifies opportunities to increase housing diversity, affordability and access to housing.
21. The precinct's proximity to South Geelong Station, the Geelong CBD, active transport networks and community infrastructure will improve accessibility and reduce barriers to accessing services, employment and recreation opportunities.
22. The Draft Structure Plan promotes walkability, active transport, public realm improvements and improved access to open space, contributing to healthier, more inclusive and connected communities.

Gender Equality – Gender+ Impact Assessment

23. A Gender Impact Assessment has commenced and will be completed when community consultation is undertaken. This assessment may be further refined following community consultation and before the Structure Plan is finalised.

Relevant Law/Policy/Legal Implications

24. The Draft Structure Plan has been prepared having regard to relevant State and local planning policy, including the Planning and Environment Act 1987, Plan for Victoria, Victoria's Housing Statement, the Greater Geelong Planning Scheme, the Greater Geelong Settlement Strategy and Council Plan 2025–29.
25. The Draft Structure Plan supports State and local planning policy objectives relating to housing supply, urban renewal, sustainable growth, economic development, climate resilience and infrastructure planning.
26. Implementation of the Draft Structure Plan will require future planning scheme amendments, including rezoning and overlay changes, which will be subject to separate statutory processes and approvals.

Alignment to Council Plan and Vision

27. This report aligns with the Council Plan 2025-29 strategic priority:
Core and Critical Infrastructure
Economic Development
28. The Draft Structure Plan supports housing growth, employment opportunities and infrastructure planning within a strategically located urban renewal precinct and assists Council in responding to State housing targets through well-planned infill development.
29. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
A prosperous economy that supports jobs and education opportunities.
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment and Risk Appetite Statement

31. The West Fyans – Fyans Street Precinct is expected to experience significant change over coming decades. Without an updated strategic planning framework, there is a risk that development may occur in an uncoordinated manner, resulting in inconsistent land use, built form, infrastructure and environmental outcomes. Planning uncertainty may also increase for the community, landowners, developers and the City.
32. The Draft Structure Plan seeks to mitigate these risks by providing a coordinated strategic framework to guide future growth, infrastructure planning, investment and decision-making within the precinct. The recommendation aligns with City's *cautious appetite for Regulatory, Legal and Governance risks* by supporting transparent, evidence-based planning and establishing a clear strategic basis for future planning decisions and implementation actions.
33. The recommendation also aligns with City's *balanced appetite for Community risks* through the proposed community engagement program. The engagement process will support community understanding of the Draft Structure Plan, provide equitable opportunities for participation and inform preparation of the final Structure Plan. The approach supports inclusive community engagement, transparency and informed decision-making consistent with Council's Community risk appetite.

Environmental Sustainability

34. The Draft Structure Plan promotes sustainable urban renewal within an established urban area through increased urban greening, improved active transport connections, protection of the Barwon River corridor and integrated water management initiatives.
35. The Draft Structure Plan supports environmentally sustainable development outcomes, including climate resilience, renewable energy opportunities, reduced reliance on private vehicle travel and improved stormwater management.
36. Technical investigations relating to flooding, drainage, biodiversity, landscape values and the Barwon River corridor have informed the environmental directions of the Draft Structure Plan.

Attachments

1. Draft West Fyans - Fyans Street Precinct Structure Plan Summary [2.3.1 - 7 pages]
2. Draft West Fyans Fyans Street Precinct Structure Plan [2.3.2 - 132 pages]

Cr A Katos returned to the meeting at 7.35pm.

2.4. Northern and Western Geelong Growth Areas Strategic Assessment Finalisation

Source: Growth & Place
Interim Executive Director: Jacqueline Randles

Purpose

1. To seek Council's endorsement of the final Environment Protection and Biodiversity Conservation Plan (EPBC Plan) and associated implementation documents prepared for the Northern and Western Geelong Growth Areas Strategic Assessment.
2. To request the Commonwealth Minister for Environment to endorse and approve the EPBC Plan and associated documents.

Background

3. The City of Greater Geelong (the City) has identified two areas for urban growth known as the Northern and Western Geelong Growth Areas (known as "NWGGA" or "the Growth Areas").
4. The municipal *Settlement Strategy 2020* and the *Northern and Western Geelong Growth Areas Framework Plan 2020* which are part of the Greater Geelong Planning Scheme identify these areas for urban development until 2047 accommodating up to 110,000 residents.
5. The development of the Growth Areas will lead to impacts to various biodiversity values which are protected under the Commonwealth *Environment Protection and Biodiversity Conservation Act* (EPBC Act) and Victorian state biodiversity regulations.
6. The City is undertaking a strategic assessment under Part 10 of the EPBC Act. This will support the development of the Growth Areas while protecting matters of national environmental significance (MNES) as defined by the EPBC Act. The Strategic Assessment provides landscape scale assessment and approval of development under the EPBC Act, and the opportunity to deliver improved environmental and developmental outcomes. Where a Strategic Assessment is in place, landowners can reach agreement with Council to rely on its approval in lieu of having to apply for and obtain individual approvals.
7. In January 2022, the City entered an agreement with the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) now known as the National Environment Protection Agency (National EPA) to undertake a Strategic Assessment.
8. The Strategic Assessment considers impacts to MNES from development in the entire Northern Geelong Growth Area and two northern precincts of the Western Geelong Growth Area.

9. At its meeting on 25 July 2023 Council endorsed the release of a draft EPBC Plan, Strategic Assessment Report and associated implementation documents for [public consultation](#). The consultation occurred from 26 July 2023 until 25 September 2023.
10. The project was then put on hold due to the rediscovery of the Victorian Grassland Earless Dragon elsewhere in Victoria.
11. As NWGGA is within the range of potential habitat for the species the Strategic Assessment area was extensively re-surveyed in 2024. While no Victorian Grassland Earless Dragon were found during the survey effort, the EPBC Plan and associated documents were revised to account for impacts to the species and to respond to comments received during the 2023 exhibition.
12. Public exhibition of the revised draft EPBC Plan, Strategic Assessment Report and associated implementation documents occurred for one month from 6 November until 8 December 2025. A total of 17 submissions were received including submissions from land developers, community and environmental groups and government agencies.
13. Between January and June 2026, the City and its consultants reviewed the submissions and met with submitters to work through issues raised. There were several meetings with Lovely Banks Development Group and Commonwealth and state government agencies regarding the approach to Victorian Grassland Earless Dragon.
14. In July 2026 the City received advice from the National EPA that recent reforms of the EPBC Act have implications for the Western Growth Areas inclusion in the Strategic Assessment. Changes to legislation that came into effect on 20 February 2026 mean that the Strategic Assessment and Part 10 approval now exclude land subject to individual referral applications by developers that have been made to the Commonwealth under Parts 7-9 of the EPBC Act at the time the Minister approves the Strategic Assessment.
15. The majority of land in the Creamery Road precinct, located within the Western Growth area, is subject to individual Part 7-9 referrals. If these referrals remain in place implementation of a Part 10 approach is impractical for the Western Growth area due to a lack of access to land along Cowies Creek, and lack of developable area to collect a levy.

Key Matters

16. The Northern and Western Geelong Growth Areas EPBC Plan is the key document which will manage impacts to protected biodiversity values and facilitate development of the Growth Areas through approval under Part 10 of the EPBC Act.
17. The EPBC Plan is supported by the Strategic Assessment Report (SAR) and three implementation documents:
 - 17.1. The Growth Areas Commitments and Measures.
 - 17.2. The Growth Areas Biodiversity Conservation Strategy (BCS).
 - 17.3. The Growth Areas Funding Program.
18. **Attachment 1 - Strategic Assessment Summary Report** provides an overview of the key documents.

19. The Strategic Assessment Report has identified six MNES subject to potential direct impacts under the Plan including:
 - 19.1. Golden Sun Moth (*Synemon plana*).
 - 19.2. Striped Legless Lizard (*Delma impar*).
 - 19.3. Victorian Grassland Earless Dragon (*Tympanocryptis pinguicolla*), noting the species was not recorded during surveys.
 - 19.4. Blue-Winged Parrot (*Neophema chrysostoma*).
 - 19.5. Glossy Grass Skink (*Pseudemoia rawlinsoni*).
 - 19.6. Natural Temperate Grassland of the Victorian Volcanic Plain.
20. The EPBC Plan provides two strategic conservation areas and one avoidance area which protect habitat for these values. This includes the:
 - 20.1. Northern Conservation Area - which retains and protects a large, contiguous area of grassland that provides known habitat for Golden Sun Moth and Striped Legless Lizard, and potentially suitable areas for Victorian Grassland Earless Dragon and Blue-Winged Parrot.
 - 20.2. Eastern Conservation Area - which will protect and manage part of the largest patch of Natural Temperate Grassland within the Growth Areas.
 - 20.3. Gully avoidance area - which will protect habitat for Striped Legless Lizard and Golden Sun Moth, and areas of mapped Natural Temperate Grassland.
21. There will be residual direct impacts on Golden Sun Moth, Striped Legless Lizard and Natural Temperate Grassland which are accounted for in the EPBC offsets package.
22. Development under the EPBC Plan has the potential to result in indirect impacts to Growling Grass Frog within and downstream of the Western Growth Area. The EPBC Plan provides the Cowies Creek Conservation Area which will protect and restore habitat for the species, as well as commitments and measures for additional conservation actions downstream of the Western Geelong Growth Area. These will protect Growling Grass Frog and help improve areas of its habitat.
23. In the exhibited 2025 documents the City proposed an additional area of land be added to the Northern Conservation Area due to its habitat attributes for Victorian Grassland Earless Dragon. The land is known as Area C being 26.8 hectares and part of 550 Elcho Rd and 870 Geelong-Ballan Rd. The City considered a submission on this matter from the lead developer and consulted with Commonwealth and state agencies in early 2026.
24. The outcome of this process was a revised layout of the Northern Conservation Area that now excludes Area C. To compensate for this loss of avoidance, the City is committing to delivering an additional compensatory measure for Victorian Grassland Earless Dragon that will directly contribute to recovery of the species whereby funds (of the same value as the Area C acquisition and management being \$12.7 million) are collected via the Funding Program Levy and managed by a Trust. The Trust funding will be directed by Victorian Grassland Earless Dragon experts to the highest priority and most beneficial actions for the species over the next 30 years.

25. **Attachment 2 - Public Submissions Summary Report** provides a summary of public comments received through the formal public exhibition processes of the strategic assessment, and details how public comments have been addressed in revising the document package.
26. The Strategic Assessment document package has now been finalised following the latest public consultation in late 2025 and is ready to be adopted by Council and forwarded to the Commonwealth Minister for endorsement and approval.
27. Commonwealth approval under the EPBC Act will help to facilitate development of the Growth Areas when Precinct Structure Plans (PSPs) are finalised and gazetted under the state planning processes. The main developer in the Western Growth Area precincts subject to the Strategic Assessment has advised the City of its preference to remain in the Strategic Assessment however its individual part 7-9 referrals remain. The developer has indicated it will withdraw its part 7 -9 referrals subject to agreement being reached with the City on certain implementation aspects.
28. In order to protect the City's interests it is recommended that the Western Growth Area precincts be excised from the Strategic Assessment within 1 month of lodging for approval with the Commonwealth, if the main landowner's part 7-9 referrals have not been withdrawn and suitable agreement hasn't been reached on implementation. This will prevent the risk of an approval of the Strategic Assessment that imposes obligations on Council that cannot be delivered.

RESOLUTION – Item 2.4

Cr A Katos moved, Cr T Sullivan seconded –

That Council:

- 1. Endorses the Northern and Western Geelong Growth Areas Environment Protection and Biodiversity Conservation Plan (Attachment 3) and the three implementation documents: Commitments and Measures (Attachment 4), Biodiversity Conservation Strategy (Attachment 5) and Funding Program (Attachment 6);**
- 2. Requests the Commonwealth Minister for Environment (or delegate) endorse and approve the Environment Protection and Biodiversity Conservation Plan and associated documents under Part 10 of the *Environment Protection and Biodiversity Conservation Act 1999*;**
- 3. Authorises the Chief Executive Officer to make any necessary changes to the documents in response to feedback from the National Environmental Protection Agency to secure approval, subject to Councillors being briefed on any changes that have been made that would materially affect what Council has endorsed; and**
- 4. Authorises the Chief Executive Officer to excise the Western Growth Area from the Strategic Assessment within 1 month of lodging the Strategic Assessment for Commonwealth approval if:**
 - 4.1. The Part 7-9 referrals are not withdrawn from the majority of land (including all land affected by referrals on Cowies Creek) in the relevant Western Growth Area precincts; and**
 - 4.2. The City is unable to reach agreement with the principal landowner in the relevant Western Growth Area precincts regarding implementation arrangements.**

Carried

Financial Sustainability

29. A Funding Program (**Attachment 6**) has been prepared which outlines how the implementation of the Plan will be funded. Costs for securing and managing conservation areas, external offsets and administration, staffing and governance over a 30-year period are included in the Funding Program. It is designed as a full cost recovery program.
30. The total cost of the Program is \$141,413,920 which includes \$20,358,746 for the Western Growth Area and \$121,055,174 for the Northern Growth Area.
31. Similar to the approach for Development Contribution Plans total costs under the Funding Program are divided by the net developable area to calculate the levy per hectare (ha) rate. The estimated levy is \$44,612 per ha for the Western Growth Area and \$105,910 per ha for the Northern Growth Area. This will be confirmed as Precinct Structure Plans are gazetted and the exact amount of net developable land is known.
32. Council can agree to developers implementing works in kind for a credit against the obligation to pay the levy.
33. Costs in the Funding Program will be updated annually to keep track with present day costs by applying indexation and revaluing land parcels and external biodiversity offsets.
34. Funds are available in the current 5-year Capital Works Budget for early acquisition of three Farming Zoned properties to establish stage one of the Northern Conservation Area. This is required in the first 5 years to offset the impact of development on habitat and will allow Northern Growth Area development to commence.

Community Engagement

35. On 21 February 2022, the Federal Environment Minister sought public comment on the draft terms of reference that guide how the strategic assessment should be prepared. The terms of reference were finalised on 14 July 2022.
36. Extensive consultation with the state government Department of Energy, Environment and Climate Change Action (DEECA) and federal government National EPA has been undertaken.
37. Consultation has been undertaken with landowners and developers in the precinct on the baseline data, location and scale of conservation reserves and options for delivering offsets and funding.
38. Consultation sessions with environment interest groups were undertaken on 21 and 22 February 2023. Key issues raised included the need to incentivise conservation on private land, management of the Moorabool River, opportunities for biodiversity linkages, and implications of poor biodiversity planning in past development projects.
39. Formal public exhibition of the draft Strategic Assessment occurred on two occasions:
 - 39.1. First exhibition from 26 July until 25 September 2023 – see web page <https://yoursay.geelongaustralia.com.au/GGASA> .
 - 39.2. Re-exhibition from 6 November until 8 December 2025 - see web page <https://yoursay.geelongaustralia.com.au/strategicassessment>

40. Full details of the public submissions received to the public exhibitions and the City's responses to issues raised are in **Attachment 2 - Public Submissions Summary Report**.
41. Environmental and community groups, state and Commonwealth government agencies, and the Wadawurrung Traditional Owners Aboriginal Corporation also participated in meetings and workshops during two Structured Decision-Making (SDM) processes.
42. The first SDM process was completed in 2022 to determine the initial layout of the Growth Areas as exhibited in 2023.
43. To respond to comments from the 2023 public exhibition process, and the rediscovery of the Victorian Grassland Earless Dragon, the City undertook a second SDM process in 2024 to help determine the optimal layout of the Growth Areas.

Social Equity and Sustainability

44. The Strategic Assessment Report and Plan consider social, economic and environmental drivers and they have influenced the development of the Plan and implementation documents.
45. The preparation of the plan included a structure decision making process to evaluate the performance of 10 options against these criteria and establish a conservation program that was implementable while achieving acceptable outcomes across the social, economic and environmental criteria.

Gender Equality – Gender+ Impact Assessment

46. A Gender Impact Assessment (GIA) was not undertaken for this report as it does not meet the requirements of the *Gender Equality Act 2020*.
47. The report relates purely to biodiversity conservation and management and associated regulatory approvals.

Relevant Law/Policy/Legal Implications

48. When the EPBC Plan is approved under part 10 of the *EPBC Act*, the City will be the approval holder. The City will be accountable for outcomes, commitments and measures included over the 30-year life of the program. The draft EPBC Plan includes annual and five yearly reporting to the National EPA.
49. The City is also responsible for ensuring third-parties who undertake an approved action under the endorsed Plan (including works-in-kind under the Funding Program) take these actions in accordance with the requirements of the Plan. The legislative framework also requires that third parties undertake relevant classes of action in accordance with the Plan.
50. Development is approved under Part 10 of the EPBC Act through 'classes of actions' that represent the scope of development that may be undertaken in accordance with the Plan.
51. There are five classes of actions that are included in the Plan:
 - 51.1. Urban and commercial development.

- 51.2. Industrial development.
- 51.3. Rural development.
- 51.4. Supporting infrastructure and services.
- 51.5. Environmental management.
- 52. The provisions of the EPBC Act and the endorsed Plan provide the legal basis for the collection of the biodiversity levy and the implementation of the developer registration system in accordance with the Funding Program.
- 53. Following is the legal explanation of the legislative changes that have led to the City's recommendation that if Part 7-9 referrals aren't withdrawn from the major landholdings in Creamery Road precinct the Western Growth Area will need to be excised from the Strategic Assessment.
- 54. On 1 December 2025, the *Environment Protection Reform Act 2025* (Cth) (**Reform Act**) received royal assent. The Reform Act makes consequential amendments to the EPBC Act across two tranches: the first tranche took effect on 20 February 2026, and the second tranche took effect on 1 July 2026.
- 55. Of particular relevance is section 267 of the Reform Act, which inserted a new section 146BA into the EPBC Act with effect from 20 February 2026.
- 56. Section 146BA provides that despite anything in an approval under section 146B, a Part 10 approval does not apply in relation to an action where, amongst other circumstances, the action was referred to the Minister under section 68 of the EPBC Act before the Part 10 approval came into force and, immediately before the Part 10 approval was granted, either the Minister had not yet decided whether the action is a controlled action, or the Minister had not decided whether to approve the taking of the action.
- 57. In plain terms, the effect of section 146BA(e) is that any action that was referred to the Minister under Part 7 of the EPBC Act and in respect of which a decision on that referral had not yet been made at the time the Part 10 approval comes into force will be excluded from the operation of the Part 10 approval. Such actions will fall outside the strategic approval framework entirely, and the landholders concerned will be required to pursue their own standalone Part 9 assessment and approval processes.
- 58. As stated earlier in this report the majority of land in the Creamery Road precinct is subject to individual Part 7-9 referrals making implementation of a Part 10 approach impractical due to the reduction of land to collect a biodiversity levy and most critically a lack of access to land along Cowies Creek to implement conservation works and create Growling Grass Frog habitat. If part of the Western Growth Area is excised from the Strategic Assessment individual developers will have legal responsibility for their environmental approvals.

Alignment to Council Plan and Vision

- 59. This report aligns with the Council Plan 2025-29 strategic priority:
 - Core and Critical Infrastructure
 - Environment and Circular Economy
- 60. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:

Development and implementation of sustainable solutions.

Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment and Risk Appetite Statement

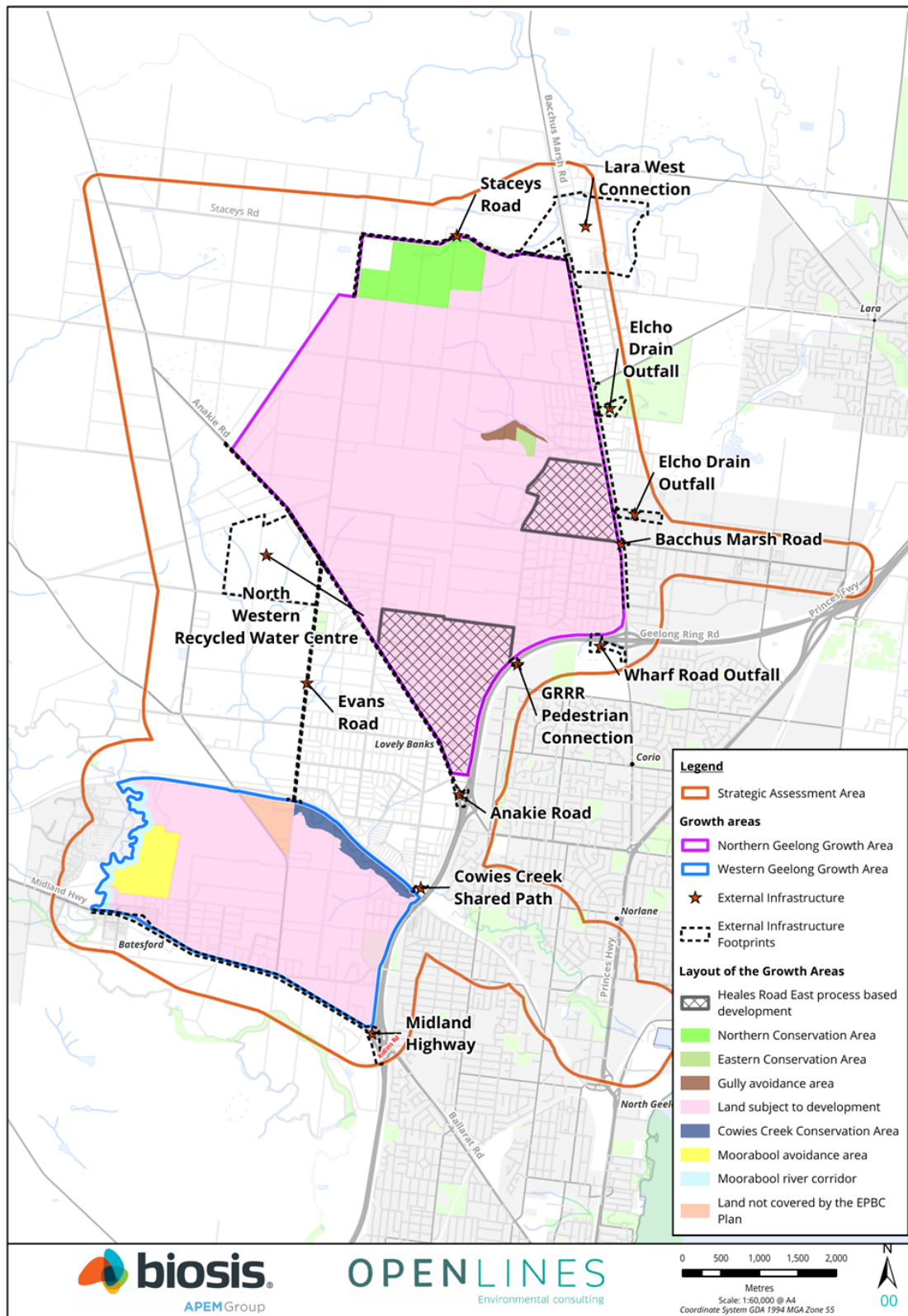
62. As a complex and major project affecting large areas of land and with a long implementation phase there are a number of risks that need to be considered.
63. The initial risk is if Council decides not to adopt the Strategic Assessment documents and seek Commonwealth approval. The City has an obligation under the [Agreement](#) with the Commonwealth to continue with the program with the current steps being undertaken in accordance with clause 5.10 as follows:
- 63.1. "5.10 Following consideration of any public comments received (if any), the City of Greater Geelong will prepare, and then submit to the Environment Department for further comment: a) a copy of all public comments; b) a revised draft Strategic Assessment Report that takes into account the public comments received (if any); c) a revised draft Plan that takes into account the public comments received (if any); and d) a Supplementary Report which demonstrates how all public comments have been addressed through revisions to the draft Strategic Assessment Report or Plan (if required)."*
64. If the City does not finalise the Strategic Assessment, development of the Growth Areas will be unable to proceed at least until alternative EPBC Act approval arrangements are put in place (such as individual Part 7-9 approvals). It would likely take many months or years to resolve and adequately address the complex matters at hand where biodiversity protection and management is occurring in conjunction with significant urban development. This would also mean the City has no head of power to collect a levy for implementation.
65. Council has a balanced appetite to environment and waste risks. The recommendation to adopt the Plan and seek Commonwealth approval enables environmental improvement within regulatory boundaries and taking this decision meets environmental and heritage obligations while creating measurable improvement in sustainability outcomes.
66. Council has a cautious appetite to financial risks. The recommendation to adopt the Plan and associated Funding Program commits Council to management and implementation of the Plan over a 30-year period including financial aspects. The City has approached the Funding Program and Commitments and Measures cautiously to ensure long-term financial sustainability is protected. This includes adjustments made to the documents in the lead up to and post the 2025 re-exhibition. Timeframes for implementation commitments such as land and offset acquisition have been adjusted to more realistic timings to ensure the City can manage the initial financial impact. While the cost of program is funded by development there will be a delay between the expenditure on implementing elements of the Plan and the collection of levies.
67. The recommendation to remove the Western Growth Area precincts from the Strategic Assessment within 1 month of lodging for approval with the Commonwealth, if the

main landowner's part 7-9 referrals have not been withdrawn will prevent the risk of an approval of the Strategic Assessment that imposes obligations on Council that cannot be delivered.

68. It is considered the decision being recommended is affordable within Council's financial capacity and supported by credible funding and lifecycle projections. The City has significant experience with managing Development Contributions Plans which are similar to the proposed Funding Program and of a larger financial scale.
69. Over the 30-year life of the Plan the Funding Program ensures full cost recovery through a biodiversity levy collected as development occurs hence lessening structural budget pressure, unfunded liabilities, or unacceptable future cost burdens. Given the overall cost of the program and risk to the City to ensure compliance, dedicated staff resources, executive oversight and monitoring and compliance programs are included in the EPBC Plan and Funding Program.

Environmental Sustainability

70. Biodiversity assessments undertaken through the Strategic Assessment process recorded federally listed threatened species, including confirmed habitat for Golden Sun Moth, Striped Legless Lizard, a significant population of Growling Grass Frog, areas of the nationally threatened Natural Temperate Grasslands of the Victorian Volcanic Plains and potential habitat for the Victorian Grassland Earless Dragon noting the species was not recorded during recent targeted surveys (Biosis, 2024).
71. Biodiversity values which have been identified by on-ground surveys of the Growth Areas include (EHP, 2021):
 - 71.1. **Areas of native vegetation** - including Plains Grassland (EVC 132), Creekline Grassy Woodland (EVC 68), and Floodline riparian woodland (EVC 56).
 - 71.2. **Threatened ecological communities** - including the Commonwealth listed Natural Temperate Grassland of the Victorian Volcanic Plain and the state significant Western (Basalt) Plains Grassland in the Northern Geelong Growth Area.
 - 71.3. **Threatened flora** - including the Commonwealth listed Adamson's Blown Grass (*Lachnagrostis adamsonii*) (historical records) and the state significant Leafless Bluebush (*Maireana aphylla*).
 - 71.4. **Threatened fauna** - including three Commonwealth listed species – the Golden Sun Moth (*Synemon plana*), Striped Legless Lizard (*Delma impar*), and Growling Grass Frog (*Ranoidea raniformis*), three state significant species - Hardhead (*Aythya australis*), Fat-tailed Dunnart (*Sminthopsis crassicaudata*), and Tussock Skink (*Pseudemoia pagenstecheri*), and an active Platypus burrow within the Moorabool River. There is also potential habitat for the Victorian Grassland Earless Dragon noting the species was not recorded during recent targeted surveys (Biosis, 2024).
 - 71.5. **Waterways** - including the Moorabool River and Cowies Creek which provide known and potential habitat for a range of fauna species.
72. The strategic assessment process identified four strategic conservation areas and two avoidance areas to be protected from development under the EPBC Plan. These are shown on the plan below.



Attachments

1. Attachment 1 – NWGGA Strategic Assessment Summary Report July 2026 [**2.4.1** - 13 pages]
2. Attachment 2 – NWGGA Public Submissions Summary Report July 2026 [**2.4.2** - 76 pages]
3. Attachment 3 - NWGGA Environment Protection & Biodiversity Conservation Plan July 2026 [**2.4.3** - 91 pages]
4. Attachment 4 – NWGGA Commitments and Measures July 2026 [**2.4.4** - 60 pages]
5. Attachment 5 – NWGGA Biodiversity Conservation Strategy July 2026 [**2.4.5** - 86 pages]
6. Attachment 6 - NWGGA Strategic Assessment Funding Program July 2026 [**2.4.6** - 40 pages]

Cr E Kontelj declared a conflict of interest in relation to item 2.5 and left the meeting at 7.39pm

2.5. Amendment C450ggee - Creamery Road Precinct Structure Plan - Consideration of Panel Report and Adoption of Plan

Source: Growth & Place
Interim Executive Director: Jacqueline Randles

Purpose

1. To notify Councillors about changes to the draft planning scheme amendment C450ggee of the Greater Geelong Planning Scheme since Council endorsed its preparation and exhibition at its meeting on 27 August 2024, noting the Minister for Planning, not the City, is the planning authority for draft amendment.
2. To seek a Council resolution to support the updates to the Creamery Road Precinct Structure Plan (PSP) (Attachment 5), Development Contributions Plan (DCP) (Attachment 6) and Native Vegetation Precinct Plan (NVPP), and request that the Minister for Planning consider Amendment C450ggee under Section 20(4) of the *Planning and Environment Act 1987* (the Act).

Background

3. The Northern and Western Geelong Growth Areas (NWGGA) Framework Plan was adopted into the Greater Geelong Planning Scheme through Amendment C395 in May 2021. The NWGGA Framework Plan guides the development of the area to provide housing for 110,000 people.
4. In 2022, the City entered into an agreement with the Minister for Planning to appoint the NWGGA Standing Advisory Committee (the SAC) to advise on referred matters relating to the Northern and Western Geelong Growth Areas. This includes draft precinct structure plans, development contributions plans, biodiversity conservation strategy and any associated draft planning scheme amendments. The Minister appointed the SAC under Section 151(7) of the Act on 31 January 2023.
5. The processes and procedures of any relevant draft amendment referred to the SAC operate under the NWGGA SAC Terms of Reference. The Minister for Planning, not the City, is the planning authority for any amendments referred to under the Terms of Reference and will consider the final amendment under Section 20(4) of the Act.
6. The Creamery Road Precinct is the first precinct proposed to be developed as part of the Western Geelong Growth Area (WGGA). When developed, WGGA is anticipated to deliver approximately 22,000 new dwellings and house a population exceeding 60,000 persons. The Creamery Road Precinct is expected to accommodate approximately 4,200 dwellings housing around 11,770 residents.
7. The Creamery Road Precinct Structure Plan (PSP) will facilitate the urban development of Geelong's newest neighbourhood. It was prepared in accordance with the NWGGA Framework Plan, Clause 11.03-2S (Growth Areas) of the Greater Geelong Planning Scheme, and the PSP 2.0 Guidelines (VPA, 2021) which outlines a hierarchy of relevant considerations and delivery outcomes. These elements are grounded in state policy and strategy, or key future directions for greenfield precincts.

8. On 27 August 2024 Council resolved to prepare and exhibit Draft Amendment C450ggee. The Draft Amendment has been prepared by the City of Greater Geelong on behalf of the Minister for Planning who is the planning authority in this matter.
9. The Draft Amendment incorporates the Creamery Road PSP, Development Contributions Plan (DCP), Native Vegetation Precinct Plan (NVPP), applies the Urban Growth Zone Schedule 8 (UGZ8), and makes ordinance and mapping changes to support implementation of the PSP.
10. It also proposes measures to ensure that urban development within the Northern and Western Geelong Growth Areas is undertaken in a manner consistent with the NWGGA Environment Protection and Biodiversity Conservation Plan (EPBC Plan) and supporting documents.
11. Following SAC Referral 1 in 2025, Council officers undertook significant further work to refine the amount of encumbered land and the scope of projects covered under the DCP. This resulted in consequential changes to the land use, infrastructure provision, and drafting of the exhibited Creamery Road PSP and DCP. The exhibited PSP included more than 16 hectares of additional net developable area (NDA) than the previous version, capable of yielding an additional 320 dwellings and at least 900 more residents.
12. Through the increase in NDA and a thorough review and refinement of the scope and cost of projects included in the Creamery Road DCP, the exhibited Development Infrastructure Levy rate of \$823,453 per net developable hectare was significantly lower than the August 2024 figure of \$1,599,840 per net developable hectare.
13. The updated draft amendment was put out for public consultation between 17 December 2025 to 9 February 2026, during which time 28 submissions were received.
14. On 16 February 2026, Council under delegation referred the unresolved submissions to the Minister for Planning in accordance with Clause 20 of the NWGGA SAC Terms of Reference.
15. Further revisions were made to the Draft Amendment documents in response to submissions from landowners, developers and agencies, to address the recommendations made by the NWGGA SAC and incorporate directions from the Minister for Planning.
16. The SAC's report was released in July 2026 and is available online at the PPV website and Council's C450 draft amendment webpage – refer to **Attachment 1** for the executive summary.

Key Matters

17. Overall, the SAC provided strong support for the draft Amendment.
18. The SAC provided support for Council's spatial plan for the Precinct (refer to **Attachment 4**), including Council's preferred locations for active open space and the neighbourhood activity centre.
19. The SAC found that the draft Amendment strikes the right balance between providing sufficient developable land and ensuring that appropriate infrastructure is available to support future communities living in the precinct. The SAC was satisfied that the extent of developable land has been appropriately maximised since the Referral 1 process.

20. The SAC found that the overall rate of the DCP Levy is appropriate, subject to some refinements.
21. The SAC found that the Cowies Creek conservation buffer was generally appropriate and concluded the relationship with the *Environment Protection and Biodiversity Conservation Act* (EPBC Act) strategic assessment process could be suitably managed with appropriate drafting.
22. The SAC found the proposed drainage infrastructure as generally appropriate with agreed improvements and refinements to Basins 6 and 7.
23. The SAC identified that certain transport infrastructure designs and costings needed to be reviewed to ensure they were appropriate to accommodate future growth.
24. The SAC recommended various minor drafting changes which can be incorporated. Overall, drafting changes in response to submissions and SAC recommendations have substantially reduced the number of provisions in the PSP, offering developers more flexibility while ensuring the PSP can still deliver on its objectives.
25. Council officer's consideration of the SAC's findings is set out in **Attachment 2** and a table summary of Council's responses to the SAC's recommendations is included at **Attachment 3**.
26. In summary, Council officers support the vast majority of the SAC's recommendations.
27. Council officers do not fully accept the recommendation for further strategic transport modelling which is considered unnecessary given the detailed assumptions of previous modelling combined with recent additional transport intersection design work undertaken. Council officers do not fully accept the recommendation to further expand the scope of the DCP in relation to Bridge 1 (northern approach road), noting the likely major increase to the DCP levy from this global item.
28. Council officers are now finalising the draft C450ggee documentation in response to the findings and recommendations in the *NWGGA Standing Advisory SAC Referral 2 Report Vols 1 & 2* (1 July 2026).
29. The officer-accepted SAC recommendations for PSP and DCP refinements have both increased and decreased DCP costs (noting further refinements to net developable area), resulting in an estimated generally neutral cost impact to the exhibited draft DCP rate of \$823,453 per net developable hectare (costed to July 2025).
30. A working draft DCP, which incorporates the officer-agreed SAC changes to DCP items able to be finalised to date, is provided at **Attachment 6**. Limited further work is underway on the final arterial intersection designs and costings, and final planning cost calculations. This work is expected to be completed by late August / early September 2026, and the resultant costs will be included in the final draft DCP.
31. It is recommended that the draft Amendment C450 (refer attached) is endorsed and following finalisation of documentation, is submitted to the Minister for Planning to request approval.

PROCEDURAL MOTION

Cr A Aitken moved, Cr M Cadwell seconded -

That Council defer consideration of item 2.5 Amendment C450ggee – Creamery Road Precinct Structure Plan - Consideration of Panel Report and Adoption of Plan until further notice.

Lost

DIVISION

For: Cr's A Aitken, M Cadwell, T Sullivan

Against: Cr's C Burson, A Katos, R Nelson, S Kontelj, E Wilkinson, E Sinclair, R Story

RESOLUTION – Item 2.5

Cr A Katos moved, Cr T Sullivan seconded -

That Council:

- 1. Adopts the draft Creamery Road Precinct Structure Plan (Attachment 5) and draft Development Contributions Plan (Attachment 6), generally in accordance with the drafts attached to this report;**
- 2. Authorises the Executive Director Growth & Place to:**
 - 2.1 Finalise the Creamery Road Precinct Structure Plan, Creamery Road Development Contributions Plan, and the associated planning scheme amendment documentation for Amendment C450ggee, generally in accordance with the drafts attached to this report;**
 - 2.2 Submit Amendment C450ggee, together with the finalised Precinct Structure Plan, Development Contributions Plan, Native Vegetation Precinct Plan, and all relevant ordinance and incorporated documentation, to the Minister for Planning; and**
 - 2.3 Request that the Minister for Planning approve Amendment C450ggee pursuant to section 20(4) of the Planning and Environment Act 1987.**

Carried

DIVISION

For: Cr's C Burson, A Katos, S Kontelj, E Wilkinson, E Sinclair

Against: Cr's A Aitken, M Cadwell, R Nelson, R Story, T Sullivan

The Mayor used his casting vote under rule 3.38.4 of Council's Governance Rules and voted in favour of the motion resulting in the motion being carried.

Financial Sustainability

32. It is proposed to apply a DCP to the Creamery Road precinct to fund specific local infrastructure. The PSP and DCP have been prepared by the City. Preparation of these documents was mostly funded through third party funding agreements with major landowners. Planning costs, such as fees paid to consultants to complete technical assessments that inform the PSP and DCP, are included in the DCP levy. This means that these planning costs will be recovered by the City and third-party funders when developers undertake subdivision and development.
33. The total DCP infrastructure cost is approximately \$241 million, of which it is anticipated approximately \$170 million will be recovered under the Creamery Road DCP. These figures are likely to marginally increase once Council officers finalise updates in response to the SAC's Recommendation 4c, including:
 - 33.1. Design updates and associated re-costing of arterial intersections IN_01, IN_03, IN_04, IN_05 and IN_06.
 - 33.2. Updates to planning costs once all further work has been completed to account for fees incurred in the processing of the draft amendment since November 2025.
34. The DCP does not cover delivery of all infrastructure in the precinct. The monies not apportioned to the Creamery Road DCP will be covered under future DCPs or apportioned to Council. As at 30 July 2026, project costs apportioned to the City (i.e. not recovered by the CRDCP and requiring City funds in the future) are estimated at ~\$5.4 million (costed to July 2025) due to:
 - 34.1. Partial apportionment of the Myers Reserve Extension (DI_OS_01) estimated at \$2,048,700.
 - 34.2. Partial apportionment of community infrastructure, estimated at approximately \$3.4 million, noting the Community Infrastructure Levy (CIL) rate is capped.
35. The DCP will become an incorporated document in the planning scheme which would legally bind Council to the provisions of the plan.
36. The DCP levy is significantly lower than as specified in August 2024, at roughly half the cost per net developable hectare. This is due to the removal of several transport, drainage, and community infrastructure projects, and a refinement of the scope of costings. This reduction in projects reduces the burden on Council to deliver projects, and the associated risk of that delivery demand.
37. The SAC found no evidence that, as exhibited at \$823,453 per net developable hectare, the levy would negatively impact development feasibility.
38. Greater Geelong will benefit from the economic growth generated in the short-medium term through the construction of the precinct and in the longer term through the precinct's commercial areas. The precinct will contribute to Geelong's supply of housing that is well connected to jobs and services.
39. Contributions towards community facilities in the Creamery Road precinct will also apply in the form of a Community Infrastructure Levy consistent with section 46L of the *Planning and Environment Act 1987*.

40. The DCP will enable the collection of contributions from developers to ensure that identified infrastructure can be funded and provided. The City will act as the collecting agency and may deliver the infrastructure or enter into agreements with developers to deliver this infrastructure through works-in-kind and land contributions.

Community Engagement

41. The draft amendment has undergone multiple rounds of engagement, including two referrals to the Ministerially-appointed NWGGA SAC (see Table 1).
42. Table 1. Overview of engagement on draft Creamery Road PSP & DCP

Date	Engagement	Outcomes
May 2022	Initial Agency Consultation	Updates to Future Place Based Plan
Mar 2023	Landowner Consultation	Further work on drainage and transport studies which lead to refined plans and technical reports.
Apr to May 2025	SAC Referral 1	Further work on drainage, open space, and transport which lead to: • a 15-hectare increase in NDA; • a halving of the DCP levy; and • increase in predicted dwelling yield and population.
Nov 2025 to Feb 2026	Formal Public Consultation	Further work on conservation area, drainage, and zoning.
Apr to May 2026	SAC Referral 2	Refinement of DCP costings and drafting matters.

43. The first referral SAC sat in April-May 2025. Against the request of Council officers, the Minister directed that the scope of the notification for this referral be limited to those parties directly affected. It was attended by a number of developers (including those with land holdings in NWGGA precincts other than Creamery Road), agencies, and residential landowners. The purpose of this referral was to identify opportunities for increasing the Net Developable Area (NDA) and reducing the DCP levy.
44. Further work then commenced, in consultation with key developers, that included the adoption, with review, of Batesford Property Pty Ltd's (Villawood) tabled drainage network and core transport infrastructure.
45. The second referral SAC sat in April-May 2026, after a period of public consultation, and was attended generally by the same parties. The focus of this referral was the matters unresolved from submissions received during consultation. In an unusual arrangement, Villawood were given the chance to present a closing statement to the SAC.
46. Council officers are satisfied that there has been sufficient and rigorous consultation with developers and other stakeholders in the preparation of the amendment, and that the SACs to which now two subsequent drafts of the amendment have been referred is well-equipped to ensure a balanced consideration of all parties' views.

Social Equity and Sustainability

47. The PSP contains significant social equity considerations, to accommodate Greater Geelong's significant growth rate and plan for the future provision of affordable housing and employment opportunities that meet community needs.
48. The PSP will guide development in a manner that addresses the City's responsibility to deliver vibrant, walkable neighbourhoods with high amenity, access to community facilities, environmental sustainability, abundant open space, and activity centres that provide daily needs and jobs for residents.
49. The PSP will provide for community facilities, a public primary school, public parks and reserves, the revegetation of Cowies Creek and the establishment of active transportation links and public transport all of which will provide social benefit to the existing and future community. The existing community facilities within the PSP area were considered in its preparation, particularly to allow for future expansion as needed due to the increased catchment that will utilise the school.
50. Provisions facilitating the voluntary contribution of affordable housing in the precinct will help Geelong remain a vibrant and connected city of opportunity, increasing the chances for young workers or families to own a home close to their established social networks, in a location that is well serviced with jobs and services.
51. Protection and enhancement of Wadawurrung cultural heritage is an important objective for the PSP. The final PSP takes into account findings and recommendations of the Cultural Values Assessment (CVA) and Aboriginal Cultural Heritage Impact Assessment (ACHIA) completed in 2023, as well as input from the Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC) who are the Registered Aboriginal Party (RAP) for this area.

Gender Equality – Gender+ Impact Assessment

52. A Gender Impact Assessment was not undertaken during the preparation of the draft Amendment or its associated documents as it does not meet the requirements of the *Gender Equality Act 2020*. The report does not involve new or reviewed policies, programs or services, and it does not have a direct or significant impact on the public.

Relevant Law/Policy/Legal Implications

53. The Northern and Western Geelong Growth Areas are identified in state, regional and local policy as growth areas including in the G21 Regional Growth Plan. Council adopted a Settlement Strategy in October 2018 which highlights the importance of the growth areas in supporting Geelong's long term land supply.
54. The Settlement Strategy and NWGGA Framework Plan were adopted into the Greater Geelong Planning Scheme through Amendment C395. The amendment was gazetted on 6 May 2021.
55. Input from relevant policy areas in Victorian Government agencies was sought and has been taken into account in preparing the Creamery Road PSP. This included regular input and guidance from the Victorian Planning Authority (VPA), Department of Energy, Environment and Climate Action (DEECA), Department of Transport and Planning (DTP), Department of Education (DoE), Environment Protection Authority (EPA) Victoria, Corangamite Catchment Management Authority (CCMA) and Barwon Water.

56. The draft amendment is prepared under the *Planning and Environment Act 1987*. Under Section 151 of the Act, the Minister for Planning appointed a SAC to advise on matters related to draft amendments in NWGGA.

Alignment to Council Plan and Vision

57. This report aligns with the Council Plan 2025-29 strategic priority:
Core and Critical Infrastructure
Economic Development
Environment and Circular Economy
58. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
A fast, reliable and connected transport network.
A prosperous economy that supports jobs and education opportunities.
An inclusive, diverse, healthy and socially connected community.
Development and implementation of sustainable solutions.
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment and Risk Appetite Statement

60. The recommendation aligns with Council’s cautious appetite for Regulatory, Legal and Governance risks by implementing appropriate rezoning, overlays and other planning controls in a location identified for future development through the statutory planning scheme amendment process and supporting consistent, transparent decision-making.
61. The recommendation also aligns with Council’s balanced appetite for Community risks by enabling the development of areas while protecting amenity and ensuring community infrastructure, to create a planned future sustainable residential community. Failure to proceed would result in a lack of developable residential and commercial land, limiting the area’s growth potential and putting undue pressure on other areas.
62. By reducing the scope of projects in the DCP since the previous version adopted in August 2024, it relieves the burden on Council to deliver as many infrastructure projects without compromising the serviceability of the precinct. City funds will be required in the future where DCP project costs are apportioned to the City.
63. There is a risk that, should the Creamery Road PSP not be adopted, the City will not achieve the anticipated land supply for this growth area. This will detrimentally impact the City’s ability to retain a 15-year supply of residential land across the municipality.

Environmental Sustainability

64. Environmental implications have been considered as part of the preparation of the PSP. Technical studies relating to the capability of land including assessments of native flora and fauna, Aboriginal and post-contact heritage, geotechnical, hydrogeological, and environmental constraints, stormwater drainage, noise assessment, bushfire risks and land use buffers have been completed.
65. The PSP identifies actions to protect biodiversity including an overarching biodiversity conservation strategy, protection of conservation areas, tree canopy coverage targets, significant tree retention and tree planting.
66. A key objective of the PSP is to protect significant environmental and landscape values including the Cowies Creek Conservation Area and key views identified in the Framework Plan.
67. The PSP includes provisions that will contribute to environmentally sustainable design and the City's zero carbon objectives.
68. The Creamery Road NVPP has an important role as it summarises the biodiversity values across the precinct; applies a holistic, landscape wide approach to retention and removal of native vegetation; and ensures that areas retained for the protection of native vegetation are managed to conserve ecological values in accordance with the relevant strategies and assessments for the precinct.

Attachments

1. NWGGA SAC Referral 2 (Creamery Road) Executive Summary [2.5.1 - 10 pages]
2. Consideration of C450ggee Committee Report [2.5.2 - 17 pages]
3. Response to NWGGA SAC Referral 2 Report Recommendations [2.5.3 - 7 pages]
4. Creamery Road Future Place Based Plan [2.5.4 - 2 pages]
5. Draft Creamery Road Precinct Structure Plan (August 2026) [2.5.5 - 177 pages]
6. Draft Creamery Road Development Contributions Plan (August 2026) [2.5.6 - 55 pages]

Cr E Kontelj returned to the meeting at 8.06pm.

2.6. Amendments C444ggee South East Lara Residential Growth Area & C453ggee Lara Business Park - Consideration of Panel Report and Adoption of Amendments

Source: Growth & Place
Interim Executive Director: Jacqueline Randles

Purpose

2. To consider the Amendment C444ggee and Amendment C453ggee Panel Report and adopt the amendments.

Background

3. On 25 March 2025, Council supported exhibition to: (1) rezone 76-156 Canterbury Road East, 705-765 Princes Highway and 785-805 Princes Highway, Lara to facilitate residential growth (this is Planning Scheme Amendment C444ggee); and (2) rezone 705-765 Princes Highway, 785-805 Princes Highway, 76-156 Canterbury Road East and 610 Rennie Street, Lara for an industrial business park (this is Planning Scheme Amendment C453ggee). The properties and rezonings are detailed in attachment 1.
4. The amendments, initiated by Lara Farms Pty Ltd, apply to 115-hectares of land located south of the Lara Town Centre. The land is identified by the 2011 Lara Structure Plan as being appropriate for housing and a potential business park opportunity.
5. Amendment C444ggee rezones the existing Farming Zone to General Residential Zone 1 and Industrial 3 Zone, inserts a new Schedule to Clause 43.04 Development Plan Overlay (DPO48) and applies the Environmental Audit Overlay to manage potentially contaminated land. DPO48 includes the 'South East Lara Residential Area Framework Plan', which is shown in attachment 2.
6. Amendment C453ggee rezones the existing Farming Zone to Industrial 1 Zone and Industrial 3 Zone and inserts a new Schedule to Clause 43.02 Design and Development Overlay (DDO55). DDO55 includes the 'Lara Business Park Outline Development Plan', shown in attachment 3.
7. Public exhibition of both amendments occurred in October-November 2025. Amendment C444ggee received 25 submissions. Of the 25 submissions, 12 were accepting or provided comments only and 13 objected or requested changes. Amendment C453ggee received 17 submissions. Of the submissions, 12 were accepting or provided comments only and 5 objected.
8. In January 2026, after considering submissions to both amendments, Council's delegate resolved to refer all the submissions to an Independent Panel Hearing appointed by the Minister for Planning. Prior to the hearing, Council engaged with the Department of Transport and Lara Farms's traffic expert to consider traffic and transport infrastructure submissions. This approach resulted in an updated combined Transport Impact Assessment for both amendments accepted by Council.

9. A Panel Hearing was held over 3 days in April 2026. Parties at the hearing consisted of representatives from Council, Lara Farms, the Department of Transport and Viva Energy.

Key Matters

10. Council as the planning authority for both amendments and under section 27(1) of the Planning and Environment Act, must consider the Panel's report before deciding whether or not to adopt the Amendments.
11. Council received the Panel Report dated 11 June 2026 (refer to attachment 4 - executive summary) and released it to the public. The full Panel Report is available at the Amendment C444ggee and C453ggee webpages on the City's website. The Report issues largely pertain to impacts on the local road network, management of high-pressure pipelines, stormwater management and flooding. Council's response to these key issues is discussed in attachment 5.
12. The Report finds that both amendments are well founded and strategically justified. They give effect to longstanding and consistent strategic policy intent and respond to a demonstrated need for both residential and industrial land supply in Lara.
13. The Panel concludes that the railway level crossing at Canterbury Road East be upgraded with a controlled pedestrian crossing. It recommends that DPO48 require the upgrade to be delivered in the early stages of residential development, which is agreed by Council.
14. The Panel heard expert evidence on traffic impacts generated by future uses facilitated by the residential and industrial rezonings on the road network. The Panel concluded that the evidence provides comfort that there is capacity in the road network to absorb traffic generated by the changes in land use.
15. Several high-pressure oil and gas transmission pipelines traverse through or adjacent to the subject land of both amendments. The issue of how to best protect this network was discussed during the Panel Hearing. Council has generally accepted the Panel's DPO48 and DDO55 drafting with changes explained in attachment 5.
16. A single Stormwater Management Strategy was prepared for both amendments. The Panel concluded that the Strategy confirms that Hovells Creek flood extents based on the 2020 Lara Flood Study do not encroach onto the subject land during a significant storm event. The Panel Report supports Council's Integrated Management Plan and Stormwater Management Requirements proposed in the planning controls.
17. It is recommended that Amendments C444ggee and C453ggee be adopted in the form shown in attachments 2 and 3 respectively and submitted to the Minister for Planning requesting approval.
18. Section 173 agreements for community infrastructure and affordable housing contributions will be signed by the residential rezoning landowners (C444ggee) prior to the August 2026 Council meeting. After Amendment C444ggee is adopted, Council's delegate signs the agreements, and the agreements are then registered on Title.

RESOLUTION - Item 2.6

Cr A Katos moved, Cr C Burson seconded -

That Council:

- 1. Adopts Amendment C444ggee – South East Lara Residential Growth Area - in the form shown in Attachment 2 of this report;**
- 2. Adopts Amendment C453ggee - Lara Business Park - in the form shown in Attachment 3 of this report; and**
- 3. Submits the adopted Amendments and prescribed information to the Minister for Planning requesting approval.**

Carried

Financial Sustainability

19. There are no significant financial implications to Council beyond that usually associated with the planning scheme amendment process. Costs associated with the proposed amendments are the responsibility of the proponent.
20. As part of Amendment C444ggee, a Community Infrastructure Levy (CIL) will be secured by a Section 173 Agreement to go toward social infrastructure in Planning Area 14 (Lara) of Greater Geelong's Social Infrastructure Plan 2020-2023.
21. The agreement will secure a contribution of \$2,200 per lot/dwelling to be paid to Council. Approximately 600 dwellings are to be constructed on the land impacted by C444ggee.
22. A draft agreement between Council and the Proponent has been prepared and will be signed once Amendment C444ggee has been adopted.

Community Engagement

23. Amendments C444ggee & C453ggee were exhibited in accordance with the requirements of the Planning and Environment Act 1987.
24. Internal and external agencies including the APA Group (Australia's energy infrastructure partner), Barwon Water, Country Fire Authority, VicTrack, Department of Transport and Planning, Department of Environment, Energy and Climate Action, Viva Energy, Environmental Protection Authority, Corangamite Catchment Management Authority and Wadawurrung Traditional Owners were consulted.
25. All submitters had an opportunity to be heard before an Independent Panel. The Panel considered all submissions referred to it, not just the submissions presented at the hearing.
26. The Panel Report is published on the Geelong Australia webpage and all submitters to the amendments were alerted to the publication. A further alert was provided to submitters of the date this report would be presented at a Council Meeting.

Social Equity and Sustainability

27. The amendments have appropriately considered social equity principles. The City has engaged with directly affected landowners and the broader community about the proposed Amendments.
28. Lara Farms Pty Ltd has agreed to enter into a Section 173 Agreement with Council for the provision of affordable housing. This Agreement will provide social benefits by facilitating an increase in affordable housing. Furthermore, the amendments will increase housing supply and employment opportunities in an area that has been identified for urban growth.
29. A draft agreement between Council and the Proponent has been prepared and will be signed once Amendment C444ggee has been adopted.

Gender Equality – Gender+ Impact Assessment

30. The proposed amendments do not have a direct detrimental impact on Gender Equality. The proposed amendments provide a positive response to the Gender Equality Act 2020. No Gender+ Equality Assessment was conducted as part of these amendments.

Relevant Law/Policy/Legal Implications

31. The amendments accord with the objectives of Planning in Victoria and Victoria's Housing Statement. The proposed planning controls will facilitate residential use and development consistent with the strategic directions of the Lara Structure Plan 2011, Clause 02.03-1 (Municipal Planning Strategy – Settlement) and Clause 16.01-1S (Housing Supply).
32. The amendments are consistent with the Planning Policy Framework of the Planning Scheme.
33. The amendments have been prepared in the format required for planning schemes as outlined in the Ministerial Direction on the Form and Content of Planning Schemes.

Alignment to Council Plan and Vision

34. This report aligns with the Council Plan 2025-29 strategic priority:
- Sustainable development that supports population growth
 - Economic Development
 - Environment and Circular Economy
35. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
- Sustainable development that supports population growth and protects the natural environment.
 - A prosperous economy that supports jobs and education opportunities
 - An inclusive, diverse, healthy and socially connected community
 - A fast, reliable and connected transport network

Conflict of Interest

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

Risk Assessment and Risk Appetite Statement

37. The recommendation aligns with Council's cautious appetite for Regulatory, Legal and Governance risks by implementing appropriate rezoning and overlays in a location identified for future development through the statutory planning scheme amendment process and supporting consistent, transparent decision-making.
38. The recommendation also aligns with Council's balanced appetite for Community risks by enabling the development of areas while protecting amenity through overlay controls, to create a planned future residential community and adjacent business park development. Failure to proceed would result in a lack of developable residential and industrial land, limiting the area's growth potential and putting pressure on other areas.

Environmental Sustainability

39. The amendments are supported by technical assessments to address flood risk, stormwater management, drainage, native fauna and vegetation and public open space. This information has informed the outlined development within the Development Plan Overlay Schedule 48 (DPO48) and Design and Development Overlay (DDO55).

Attachments

1. C444ggee - C453ggee Property Addresses [**2.6.1** - 1 page]
2. C444ggee Amendment Documents [**2.6.2** - 18 pages]
3. C453ggee Amendment Documents [**2.6.3** - 11 pages]
4. C444ggee & C453ggee Panel Report Executive Summary [**2.6.4** - 2 pages]
5. Amendments C444ggee & C453ggee Council's Response to Key Issues Addressed by Panel Report [**2.6.5** - 11 pages]

2.7. Newcombe Street (Princess Street - The Glen), Drysdale - Finalisation of Special Rate and Charge Scheme SRC 373

Source: City Infrastructure
Executive Director: James Stirton

Purpose

1. For Council to approve the finalisation of Special Charge Scheme 373 for road construction in Newcombe Street, Drysdale between Princess Street and The Glen.

Background

2. Council resolved its Intention to Declare the Special Charge at its meeting 28 January 2025 and declared the Special Charge Scheme at its meeting 24 June 2025.
3. The works included road construction and sealing the road. Please refer to **Attachment 1 – Map**.
4. Ten properties benefitted from this road upgrade.
5. The project costs were declared at \$132,768.00. Property owners were asked to contribute \$94,044.00 (71%) based on the apportionment of cost and the City committed \$38,724.00 (29%). The special benefit cost apportionments are shown in **Attachment 2 – Schedule C – Special Charge**.

Key Matters

6. The scheme works are now complete as shown in **Attachment 3 – photos**.
7. The total scheme was estimated to cost \$132,768.00. The actual cost was \$116,607.60, a decrease of 12%.
8. Properties contributing to a charge are eligible for a reduction in the declared charge based on final costs being less than the estimate.

RESOLUTION - Item 2.7

Cr T Sullivan moved, Cr M Cadwell seconded -

That Council:

1. Approves the final costs for Special Charge Scheme Newcombe Street, Drysdale between Princess Street and The Glen SRC 373; and
2. Instructs the Chief Executive Officer to adjust the special charge and notify the property owners as shown in Attachment 2, as required by Section 166 of the *Local Government Act 1989*.

Carried

Financial Sustainability

9. With the scheme now complete, the total cost of \$116,607.60 is a 12% decrease from the initial estimate at Declaration of \$132,768.00 and includes:
 - 9.1. Property owner special benefit contributions totalling \$82,597.05 (\$11,446.95 lower than the estimated amount). Property owners will be refunded a share of the \$11,446.95 variance to align their contribution to actual costs.
10. The Special Charge Scheme can be finalised based on the actual construction cost as shown in **Attachment 4 – Schedule A – Cost Estimate**.
11. The final design and construction costs are summarised below:

	Estimate	Actual	Variance	Variance (%)
Scheme cost to owners	\$94,044.00	\$82,597.05	\$11,446.95	12%
Scheme cost to the City	\$38,724.00	\$34,010.55	\$4,713.45	12%
Scheme total	\$132,768.00	\$116,607.60	\$16,160.40	12%

Community Engagement

12. Levy notices were sent to property owners 25 June 2025.
13. No submissions were received at VCAT. Property owners were informed on 7 August 2025.
14. Letter sent to property owners 4 February 2026 to advise of works timeline and what to expect.

Social Equity and Sustainability

15. The provision of properly sealed and drained roads provides improved amenity, connectivity, safety for pedestrians and reduced environmental impacts.

Gender Equality – Gender+ Impact Assessment

16. A Gender Impact Assessment (GIA) was not undertaken for this report as it does not meet the requirements of the Gender Equality Act 2020. The report does not involve new or reviewed policies, programs or services, and it does not have a direct or significant impact on the public.

Relevant Law/Policy/Legal Implications

17. The scheme has been prepared in accordance with the Special Rate and Charge provisions of the Local Government Act 1989, consultation provisions of the Local Government Act 2020 and guided by Council's Special Rates and Charges Policy (2021). The process chart for the implementation of this scheme is shown in **Attachment 5 – scheme process**.
18. In accordance with Council's Special Rates and Charges Policy, with the works completed and all costs aggregated, the next step is for Council to finalise the scheme. Cost adjustments are in accordance with requirements of the Local Government Act 1989.

Alignment to Council Plan and Vision

19. This report aligns with the Council Plan 2025-29 strategic priority:
Core and Critical Infrastructure
20. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
A fast, reliable and connected transport network.

Conflict of Interest

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

Risk Assessment and Risk Appetite Statement

22. Council has a cautious appetite for risks that compromise statutory and governance obligations throughout the full lifecycle of a Special Rate and Charge Scheme, from the Intention to Declare stage through to Declaration and Finalisation, ensuring strict adherence to notice, benefit ratio and transparency requirements under the Local Government Act 1989 and the broader governance principles of the Local Government Act 2020.

Environmental Sustainability

23. The new sealed road provides improved sealed access and amenity as dust, mud and stormwater concerns are mitigated.
24. No significant vegetation removal was required to complete the project. No natural habitats were affected.

Attachments

1. Attachment 1 Plan Newcombe Street Drysdale SRC373 Finalisation of scheme D26 196153 [2.7.1 - 1 page]
2. Attachment 2 Schedule C Special charge Newcombe Street Drysdale SRC373 Finalisation of (1) [2.7.2 - 1 page]
3. Attachment 3 Photos Special Charge scheme Newcombe Street Drysdale SRC373 Finalisation of [2.7.3 - 1 page]
4. Attachment 4 Schedule A Cost Estimate Newcombe Street Drysdale SRC373 Finalisation of (1) [2.7.4 - 1 page]
5. Attachment 5 Scheme Process Newcombe Street Drysdale SRC373 Finalisation of scheme D26 19 [2.7.5 - 1 page]

2.8. Declaration of Public Road pathway s204(1) (2), Mindil Street, Armstrong Creek

Source: City Life
Executive Director: Amie Higgs

Purpose

1. To seek Council endorsement to declare as a public highway, pursuant to section 204(1) of the *Local Government Act 1989*, the constructed section of road forming part of Mindil Street, Armstrong Creek, comprising approximately 2,628 m² and shown by blue hatching in **Attachment 1 – Land area**.

Background

2. Development Victoria is delivering the State Government funded project of constructing the RSIP Tarratarra Stadium on the City's land at 7 Stadium Street, Armstrong Creek (Project).
3. The Project includes the construction of part of Mindil Street to provide access to the Stadium.
4. The construction and vesting of Mindil Street are conditions of a Planning Permit for an adjoining development. Due to a misalignment in the sequencing of the developer's works and the completion of the Stadium Project, vesting of the section of Mindil Street fronting the Stadium will not be completed in time for the Stadium Project's delivery.
5. Public road access is critical to the issue of a Certificate of Occupancy (CoO) for the Stadium Project.
6. Declaring the relevant section of Mindil Street as a public highway under section 204(1) of the *Local Government Act 1989* is the preferred statutory process to support the issue of the CoO for Tarratarra Stadium. This process is required to align road access with key project milestones, including practical completion and asset handover to the City.

Key Matters

7. This report presents the outcomes of the required community consultation, undertaken in July in alignment to the requirements of section 204(1), for Council to formally adopt the declaration and gazettal of the required section of Mindil Street to secure the CoO.
8. Temporary access to the stadium has been granted using the existing construction haul road, enabling occupancy and operational readiness activities to proceed whilst the statutory process associated with section 204(1) is undertaken and finalised. This access arrangement also enables the CoO to be issued in advance of the asset being handed over to the City on 1 September 2026.
9. The remaining section of Mindil Street will be constructed and vested in the City by the adjoining developer upon development of that land, in accordance with the approved Planning Permit. The section of Mindil Street which has been constructed as part of the Project has been constructed as an urban standard road.

10. Council has the authority to declare the section of Mindil Street constructed as part of the Project as a public highway under section 204(1) of the *Local Government Act 1989*. Under clause 1(5) of Schedule 5 of the *Road Management Act 2004*, public highways within the municipality vest in Council.
11. Public notice was issued and community engagement undertaken on the proposed declaration and submissions invited in accordance with section 223 of the *Local Government Act 1989*, commencing on Friday, 26 June 2026, submissions closed on Friday, 24 July 2026.
12. Two submissions were received during the consultation period, both supporting the proposal. No objections or requests to be heard by a submissions panel were received. The engagement report and submissions are included as attachments to this report.

RESOLUTION - Item 2.8

Cr E Sinclair moved, Cr R Nelson seconded -

That Council:

1. **Notes the outcomes of the public notice and community engagement; and thanks the community for their involvement in the engagement.**
2. **Adopts the declaration and gazettal of the constructed part of Mindil Street, Armstrong Creek (approximately 2,628m²), as a public highway under section 204(1) of the *Local Government Act 1989*, and shown by blue hatching in Attachment 1 – Land area.**

Carried

Financial Sustainability

13. Development Victoria constructed this section of Mindil Street as part of the project representing at no cost to the City.
14. Ongoing management costs associated with this road are an accepted part of council operations and can be addressed through asset revaluations and renewal allocations within the normal budget process.
15. The declaration of the Road as a public highway will enable the Stadium to be opened for public use. Without this declaration, there is a risk of not meeting the contractual completion date, potential lost revenue, continued staffing and supplier costs, and claims associated with the delayed commencement of operations.

Community Engagement

16. Community engagement was undertaken through the Have Your Say page from Friday, 26 June 2026 to Friday, 24 July 2026, supported by public notice in local newspapers.
17. The Have Your Say page received 144 views and 2 contributions during the engagement period.
18. Both submissions supported the proposed declaration and gazettal, and no requests to be heard by a submissions review panel were received.
19. The consultation report and submissions are provided as attachments to this report.

Social Equity and Sustainability

20. Declaring the constructed section of Mindil Street as a public highway will support equitable access to the Tarratarra Stadium precinct by providing safe and formalised public access for pedestrians, cyclists and vehicles. Vesting the road in Council will also clarify maintenance and safety responsibilities and support a consistent, inclusive public realm.
21. Declaring the constructed section of Mindil Street as a public highway will enable timely use of existing infrastructure and support its integration into the broader transport network. Vesting the road in Council will support ongoing maintenance, lifecycle management and coordinated planning outcomes consistent with long-term infrastructure sustainability objectives for the Armstrong Creek growth area.

Gender Equality – Gender+ Impact Assessment

22. An assessment was not completed on the proposed public highway declaration as it does not relate to the criteria of when an assessment is required, being an existing or developing service, program or policy.

Relevant Law/Policy/Legal Implications

23. Section 204(1) of the *Local Government Act 1989* gives the Council the power to declare a road to be a public highway.
24. Section 207(a) of the *Local Government Act 1989* provides the right for any person to make a submission in accordance with section 223 on the proposed exercise of the power under section 204.

25. The Council is required to authorise the issue of public notice in accordance with section 223 of the *Local Government Act 1989*.
26. Declaration of the constructed road as a public highway vests the road in Council under section 1(5) of Schedule 5 of the *Road Management Act 2004* and provides Council with a pathway to manage, maintain and regulate the road in accordance with its powers, duties and functions under relevant legislation.

Alignment to Council Plan and Vision

27. This report aligns with the Council Plan 2025-29 strategic priority:
Core and Critical Infrastructure
28. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
A fast, reliable and connected transport network.
An inclusive, diverse, healthy and socially connected community.

Conflict of Interest

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

Risk Assessment and Risk Appetite Statement

30. Council's risk assessment has determined that the temporary access arrangement represents an acceptable and managed level of risk.
31. Temporary access to the stadium has been granted via the existing construction haul road, enabling occupancy and operational readiness activities to proceed while the statutory process associated with Section 204(1) is completed and finalised.
32. This approach supports project continuity and operational preparedness, while maintaining appropriate risk controls and governance oversight. Importantly, the arrangement also enables the CoO to be issued ahead of the planned asset handover to the City on 1 September 2026, reducing the risk of delays to planned operational activation on 12 October 2026.
33. The proposal to declare part of Mindil Street a public highway aligns with Council's Risk Appetite by applying a compliant and transparent statutory process, while maintaining low financial, operational and community risk, and strong governance controls.

Environmental Sustainability

34. Declaring the relevant section of Mindil Street as a public highway is not expected to result in significant adverse environmental impacts. Opening the road for public use will support safe and efficient vehicle, pedestrian and cyclist movement associated with the Stadium Project, and may assist traffic management and reduce congestion in the surrounding area.
35. Future works to complete the remaining section of Mindil Street by the adjoining developer must comply with relevant planning permit conditions and applicable environmental standards.

Attachments

1. Mindil Street - Land Area [**2.8.1** - 1 page]
2. Mindil Street - Community Engagement Report [**2.8.2** - 7 pages]

2.9. Planning Committee Terms of Reference

Source: Growth & Place
Interim Executive Director: Jacqueline Randles

Purpose

1. For Council to endorse the minor amendment to the Planning Committee Terms of Reference.

Background

2. The Planning Committee Terms of Reference requires a minor amendment to allow for matters to be called in by other Councillors in circumstances where a ward Councillor, Committee Chairperson or the Mayor have a Conflict of Interest.
3. Previously, this has not been an issue with multi-councillor wards.

Key Matters

4. The following changes to section 30 of the Planning Committee terms of reference (**Attachment 1**) are recommended:
 - 4.1 A new iii) "where the ward Councillor has a Conflict of Interest, another Councillor can call an application in with the support of the Committee Chairperson and the Mayor".
 - 4.2 A new section iv) "where the Committee Chairperson has a Conflict of Interest, the Mayor needs to agree to the call-in of an application".
 - 4.3 A new section v) "where the Mayor has a Conflict of Interest, the Deputy Mayor needs to agree to the call-in referred to in iii) and iv) as required".
 - 4.4 Subsequent renumbering of the remaining section 30.
 - 4.5 Adding "Note: except where there is a Conflict of Interest" to the Call-in process flowchart.

RESOLUTION - Item 2.9

Cr A Katos moved, Cr T Sullivan seconded -

That Council adopts the updated Planning Committee Terms of Reference (Attachment 1).

Carried

Financial Sustainability

4. There are no financial implications with the proposed amendments to the Planning Committee terms of reference.

Community Engagement

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

Social Equity and Sustainability

6. Including this change to the Terms of Reference allows other Councillors the ability to call in applications when the ward Councillor/Committee Chairperson or Mayor has a Conflict of Interest.

Gender Equality – Gender+ Impact Assessment

7. A Gender Impact Assessment was not undertaken for this report as it does not meet the requirements of the Gender Equality Act 2020. The report does not involve new or reviewed policies, programs or services, and it does not have a direct or significant impact on the public.

Relevant Law/Policy/Legal Implications

8. There are no policy/legal/statutory implications.

Alignment to Council Plan and Vision

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

Conflict of Interest

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

Risk Assessment and Risk Appetite Statement

11. There are no risks implications.

Environmental Sustainability

12. There are no relevant environmental implications.

Attachments

1. Draft Planning Committee Terms of Reference [2.9.1 - 10 pages]

2.10. MAV State Council Meeting Motions

Source: Corporate Services
Executive Director: Troy Edwards

Purpose

1. To seek Council's endorsement of three motions to be tabled at the Municipal Association of Victoria (MAV) State Council Meeting to be held on 23 October 2026.

Background

2. The MAV is a peak body for Victorian councils, and its bi-annual State Council Meeting provides a means for member councils to enlist support for advocacy. Motions passed at MAV State Council Meetings effectively have the endorsement of the local government sector at a state-level.

Key Matters

3. The motions proposed through this report aligns with several of the MAV's stated strategic priorities, namely:
 - 3.1 Health and Wellbeing
 - 3.2 Connected Places
 - 3.3 Intergenerational Infrastructure
4. The motions align with Council's strategic priorities including the Council Plan 2025 - 2029 and Council's adopted advocacy priorities.
5. Motions to the October MAV State Council Meeting need to be submitted by 21 August 2026. Councils holding Meetings in the final week of August can submit Council endorsed motions post this deadline.
6. There are no cost implications for Council in adopting the motions.

RESOLUTION - Item 2.10

Cr M Cadwell moved, Cr E Sinclair seconded -

That Council:

1. Approves the motions for submission to the October 2026 State Council of the Municipal Association of Victoria, as shown in Attachment 1 of this report; and
2. Authorises the Chief Executive Officer to make minor amendments to the motions in Attachment 1 of this report if requested by the Municipal Association of Victoria.

Carried

Financial Sustainability

7. There are no immediate cost implications for Council in endorsing the MAV motions.
8. The MAV motions seek an increase in state government investment in pound services and community sporting infrastructure, together with better planning and infrastructure coordination for data centre development, to help address increasing financial and service delivery pressures on local government.
9. Without improved funding and coordinated planning, councils may be required to absorb a growing proportion of infrastructure and service delivery costs, potentially limiting their capacity to invest in other community priorities and maintain long-term financial sustainability.

Community Engagement

10. Community engagement undertaken for the current Council Plan 2025-2029 has informed Council's advocacy priorities.

Social Equity and Sustainability

11. The MAV motions support equitable, accessible and sustainable communities by advocating for investment in essential community infrastructure and services and ensuring future development is planned in a manner that balances economic growth with community needs.
12. Improved planning and coordination of data centre development will assist in protecting opportunities for housing, employment and infrastructure delivery, while increased investment in pound services and community sporting infrastructure will help councils continue to provide services and facilities that support community wellbeing, participation and social connection.
13. Collectively, the motions seek to improve long-term community outcomes by supporting access to essential services, responsible growth, and infrastructure that meets the needs of current and future generations.

Gender Equality – Gender+ Impact Assessment

14. A Gender Impact Assessment was not undertaken for this report as it does not meet the requirements of the Gender Equality Act 2020. The report does not involve the endorsement of new or reviewed policies, programs or services, and it does not have a direct or significant impact on the public.

Relevant Law/Policy/Legal Implications

15. Under Section 8 of the *Local Government Act 2020*, Council has a role in advocating and promoting proposals which are in the best interests of the municipal community. Endorsement of the proposed motions is consistent with Council's advocacy role and strategic objectives.
16. As the level of government responsible for strategic land use planning, infrastructure planning and community development at the local level, councils have a critical role in ensuring emerging land uses, such as data centres, are appropriately planned and integrated with broader community needs.

17. Councils have statutory responsibilities under the *Domestic Animals Act 1994* in relation to the management of lost, stray and surrendered animals.

Alignment to Council Plan and Vision

18. This report aligns with the Council Plan 2025-29 strategic priorities
 - 18.1 Core and Critical Infrastructure
 - 18.2 Economic Development
 - 18.3 Governance and Integrity
19. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:

Conflict of Interest

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

Risk Assessment and Risk Appetite Statement

21. The recommendation seeks to mitigate strategic risks associated with inadequate planning and investment in essential community infrastructure and services. Without coordinated State Government action, councils may face increasing financial pressure to fund animal management and community sporting infrastructure, while unplanned data centre development may create competing demands on land, water, energy and other critical infrastructure. This may reduce Council’s ability to sustainably deliver services and support future community growth.
22. Council has a Balanced appetite for Community, Environment & Waste, and Operations & Service Delivery risks where decisions support long-term community outcomes, sustainable service delivery and strategic planning. The proposed MAV motions align with this appetite by advocating for improved planning frameworks, infrastructure coordination and government investment that support sustainable growth, community wellbeing and reliable service delivery.
23. The recommendation also aligns with Council’s Cautious appetite for Financial risk by seeking to reduce future cost pressures on local government and advocating for greater State and Federal Government investment in services and infrastructure.

Environmental Sustainability

24. The proposed MAV motions support sustainable growth outcomes by way of improved planning and infrastructure coordination to help manage impacts on electricity, water and other essential infrastructure needs for growing communities.

Attachments

1. Proposed Motions for Municipal Association of Victoria State Council (D26-296877)
[2.10.1 - 3 pages]

Cr E Kontelj declared a conflict of interest in relation to item 2.11 and left the meeting at 8.23pm.

2.11. T2600059 - Limeburners Boat Ramp Redevelopment Stage 2

Source: Corporate Services
Executive Director: Troy Edwards

Purpose

1. To award a contract for Limeburners Boat Ramp Redevelopment Stage 2 project, to the preferred tenderers, as detailed in Clause 3 of the Confidential Procurement Evaluation Report provided at **Attachment 1**.

Background

2. The City of Greater Geelong (**City**) invited respondents to submit a tender for the Limeburners Boat Ramp Redevelopment Stage 2 project.
3. The project comprises:
 - 3.1. Eastern breakwater works, including extension of the breakwater, installation of new solar lighting, and construction of a new asphalt path;
 - 3.2. Navigation and offshore demolition work, including removal of the existing offshore navigation aids, relocation of the breakwater navigation aid, and demolition and disposal of the detached offshore breakwater;
 - 3.3. Construction of a new car park; and
 - 3.4. Pontoon works, including removal and retention of selected existing pontoons at the Limeburners boat ramp, installation of replacement pontoons, and provision of additional pontoons at the proposed new boat ramps.
4. The project was released as four separable portions, with tenderers able to submit a response for all four portions, a single portion, or any combination of portions.

CONFIDENTIALITY

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

Key Matters

6. The Procurement and Contracts team administered an open tender process on behalf of the Parks and Natural Assets team.

7. Details of the procurement process, including the evaluation methodology and the preferred tenderers, are outlined in the Confidential Procurement Evaluation Report at **Attachment 1**.

RESOLUTION - Item 2.11

Cr R Nelson moved, Cr C Burson seconded -

That Council:

1. **Awards the contracts for T2600059 - Limeburners Boat Ramp Redevelopment Stage 2 to the preferred tenderers as detailed in Clause 3 of the Confidential Procurement Evaluation Report, for the contract sums and otherwise in accordance with the negotiated terms and conditions of the contracts;**
2. **Authorises the Chief Executive Officer to execute the Contracts for T2600059 and any other documents required by or to give effect to the terms of the Contracts on behalf of Council;**
3. **Authorises the Chief Executive Officer to release the names of the preferred tenderers following the execution of the Contracts by the relevant parties; and**
4. **Resolves that the information contained in Attachment 1 of the report from management is to remain confidential pursuant to section 3(1) of the *Local Government Act 2020* because it contains Council business information being information that would prejudice the Council's position in commercial negotiations. This section is applicable because of the ongoing contract negotiations with the preferred tenderers.**

Carried

Financial Sustainability

8. The preferred tenderers submissions are within the approved project budget.

Community Engagement

9. Recreational boaters, fishers and members of the broader community provided feedback on the original concept via the Better Boating Victoria website in August 2021.
10. As part of the Planning Permit process for the Breakwater extension, Council advertised for public submissions on Friday 26 June 2026. Public submissions closed on 10 July 2026.

Collaboration Opportunities

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

Social Equity and Sustainability

12. It is expected that the construction of the Limeburners Boat Ramp Redevelopment Stage 2 will generate positive employment outcomes while delivering the infrastructure and services that address the growing needs of the Geelong community.

Gender Equality – Gender+ Impact Assessment

13. A Gender Impact Assessment was not required for this report.

Relevant Law/Policy/Legal Implications

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

Alignment to Community Plan and Vision

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

Conflict of Interest

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

Risk Assessment and Risk Appetite Statement

18. Council has a balanced appetite for asset-related risk, supporting decisions that provide safe and compliant infrastructure, improve service outcomes and deliver demonstrable long-term value. Council has an adverse appetite for health, safety and wellbeing risk, requiring safety risks to be eliminated or reduced to the lowest practicable level and high-risk activities to be formally managed.

19. The Limeburners Boat Ramp Redevelopment Stage 2 project aligns with these appetites by renewing and enhancing key marine and public infrastructure through the breakwater, navigation, car park and pontoon works. The project will improve the safety, functionality, resilience and capacity of the facility while delivering long-term value for the community.

Environmental Sustainability

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

Attachments

1. CONFIDENTIAL REDACTED - T 2600059 - Limeburners Boat Ramp Redevelopment Stage 2 - Council Report [2.11.1 - 56 pages]

Cr E Kontelj returned to the meeting at 8.28pm.

2.12. T2600014 - Enterprise Asset Management Services Integrator

Source: Corporate Services
Executive Director: Troy Edwards

Purpose

1. To award a contract for the implementation and ongoing support of the Enterprise Asset Management (**EAM**) System to the preferred tenderer, as detailed in Clause 3 of the Confidential Procurement Evaluation Report provided at **Attachment 1**.

Background

2. The City of Greater Geelong (**City**) invited respondents to submit a tender for the implementation and ongoing support of a new EAM platform.
3. The project comprises:
 - 3.1. Replacement of the City's existing legacy asset management systems;
 - 3.2. Implementation of integrated asset lifecycle management capabilities;
 - 3.3. Implementation of field work management and reporting capabilities; and
 - 3.4. Provision of ongoing platform support and maintenance.
4. The new platform will improve data quality, operational efficiency and decision-making, supporting the effective management of the City's asset portfolio.

CONFIDENTIALITY

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

Key Matters

6. The Procurement & Contracts Team administered an open tender process on behalf of the Digital Information & Technology Team.
7. Details of the Procurement process, including the evaluation methodology and the preferred tenderer, are outlined in the Confidential Procurement Evaluation Report at **Attachment 1**.

RESOLUTION - Item 2.12

Cr C Burson moved, Cr A Aitken seconded -

That Council:

- 1. Awards the contract for T2600014 - Enterprise Asset Management Services Integrator to the preferred tenderer as detailed in Clause 3 of the Confidential Procurement Evaluation Report, for the contract sum and otherwise in accordance with the negotiated terms and conditions of the contract;**
- 2. Approves the contract term and contingency amount as detailed in Clause 3 of the Confidential Procurement Evaluation Report;**
- 3. Authorises the Chief Executive Officer to execute the Contract for T2600014 and any other documents required by or to give effect to the terms of the Contract on behalf of Council;**
- 4. Authorises the Chief Executive Officer to release the name of the awarded tenderer following the execution of the Contract by the relevant parties; and**
- 5. Resolves that the information contained in Attachments 1, 2 and 3 of the report from management is to remain confidential pursuant to section 3(1) of the *Local Government Act 2020* because it contains Council business information being information that would prejudice the Council's position in commercial negotiations. This section is applicable because of the ongoing contract negotiations with the preferred tenderer.**

Carried

Financial Sustainability

8. The total contract value, including any extension options, will be accommodated within existing and future approved budgets.

Community Engagement

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

Collaboration Opportunities

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

Social Equity and Sustainability

11. The EAM platform will support the sustainable management of Council assets through improved data quality, asset planning, and lifecycle management. This will assist the City to make informed investment decisions and support the equitable delivery of services and infrastructure across the municipality.

Gender Equality – Gender+ Impact Assessment

12. A Gender Impact Assessment was not required for this report.

Relevant Law/Policy/Legal Implications

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

Alignment to Community Plan and Vision

14. This report aligns with Our Community Plan 2021-2025 strategic priority: Core and Critical Infrastructure.
15. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration: A leader in developing and adopting technology.

Conflict of Interest

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

Risk Assessment and Risk Appetite Statement

17. The City has a balanced appetite for innovative asset management, service delivery and controlled technology adoption where these improve asset performance, operational efficiency, customer experience, maintenance planning and decision-making within affordability and compliance requirements. However, the City has no appetite for critical IT failures, cybersecurity or privacy breaches, poor backup systems, or risks that compromise data integrity, availability or confidentiality. The City has a cautious appetite for financial, regulatory, legal and governance risks, and an adverse appetite for health, safety and wellbeing risks.

18. This recommendation supports the City's asset management and service delivery objectives by enabling EAM to improve asset data, maintenance planning, lifecycle decision-making, compliance oversight and operational efficiency. It aligns with the City's risk appetite by supporting innovation while maintaining controls for cybersecurity, privacy, data quality, business continuity, user adoption, financial management, supplier performance and health and safety.

Environmental Sustainability

19. The EAM platform will support more efficient management of Council assets by improving asset planning, maintenance, and lifecycle decision-making. This will assist the City to optimise resource use and support the long-term sustainability of its infrastructure assets.

Attachments

1. CONFIDENTIAL REDACTED - T2600014 - Tender Evaluation Report - Council [2.12.1 - 13 pages]
2. CONFIDENTIAL REDACTED - T2600014 - Tender Evaluation Report - Council - Appendix 1 [2.12.2 - 20 pages]
3. CONFIDENTIAL REDACTED - T2600014 - Tender Evaluation Report - Council - Appendix 2 [2.12.3 - 14 pages]

3. RECORD OF INFORMAL MEETINGS OF COUNCILLORS

Corporate Services

Source:

Executive Director: **Troy Edwards**

Summary

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

RESOLUTION - Item 3.1

Cr E Kontelj moved, Cr E Wilkinson seconded -

That Council receive the summary of the informal meetings of Councillors for the period to 25 August 2026.

Carried

4. CONFIDENTIAL

Council will close the meeting to the public in accordance with the provision of section 66(2) of the *Local Government Act 2020* to consider the following list of items.

4.1. Land Acquisition Program Implementation - Delegations (Confidential)

CONFIDENTIAL

RESOLUTION - Item 4.1

Cr R Nelson moved, Cr E Sinclair seconded -

That Council consider this report at the conclusion of the meeting as it is designated confidential by the Chief Executive Officer pursuant to sections 3(1) and 66 of the Local Government Act 2020, the information contained in this report is confidential because it contains Council business information being information that would prejudice the Council's position in commercial negotiations. This section is applicable because the agenda item contains a level of detail which if released would diminish the organisation's capacity to compete in a commercial environment.

Carried

4.2. T2600077 - Operation & Management of the Interim Geelong Resource Recovery Centre (Confidential)

CONFIDENTIAL

RESOLUTION - Item 4.2

Cr A Katos moved, Cr E Wilkinson seconded -

That Council consider this report at the conclusion of the meeting as it is designated confidential by the Chief Executive Officer pursuant to sections 3(1) and 66 of the Local Government Act 2020, the information contained in this report is confidential because it contains Council business information being information that would prejudice the Council's position in commercial negotiations. This section is applicable because it seeks to award a contract.

Carried

4.3. T2600069 - Microsoft Licensing Services (Confidential)

CONFIDENTIAL

RESOLUTION - Item 4.3

Cr A Aitken moved, Cr M Cadwell seconded -

That Council consider this report at the conclusion of the meeting as it is designated confidential by the Chief Executive Officer pursuant to sections 3(1) and 66 of the Local Government Act 2020, the information contained in this report is confidential because it contains Council business information being information that would prejudice the Council's position in commercial negotiations. This section is applicable because it seeks to award a contract.

Carried

5. CLOSE OF MEETING

The meeting was closed to the public at 8.32pm.

RESOLUTION –

Cr A Aitken moved, Cr M Cadwell seconded –

That the meeting be re-opened to the public.

Carried.

As there was no further business the meeting closed at 8.36pm on Tuesday 25 August 2026.

Signed: _____

Cr Stretch Kontelj (Mayor)

Date: _____