

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 27 January 2010

Held at the
Council Conference and Reception Centre
City Hall, Little Malop Street, Geelong
commencing at 7.05 p.m.

COUNCIL:

Cr. J. Mitchell	(Communications / Sport and Recreation)
- Mayor	
Cr. B.H. Abley	(Arts and Culture)
Cr. J Doull	(Environment and Sustainability / Climate Change)
Cr. J. Farrell	(Democracy and Governance / Education and Youth / Community Safety)
Cr. K. Fisher	(Community Development)
Cr. C. Granger	(Rural and Regional Affairs / Heritage)
Cr. B. Harwood	(Tourism / Major Events / Strategic Development / Aboriginal Affairs)
Cr. A. Katos	(Planning / Finance / Multicultural Affairs)
Cr. Dr. S. Kontelj	(Major Projects)
Cr. R. Macdonald	(Economic Development)
Cr. A. Richards	(Transport and Infrastructure / Parks and Gardens)

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**MINUTES OF THE ORDINARY MEETING
OF THE GREATER GEELONG CITY COUNCIL
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL, LITTLE MALOP STREET, GEELONG
TUESDAY, 27 JANUARY 2010
COMMENCING AT 7.05P.M.**

PRESENT: Cr J Mitchell (Mayor)*8.10pm, Crs B Abley, J Doull, K Fisher, C Granger, B Harwood, A Katos, S Kontelj *7.11pm, R Macdonald

Also present: S Griffin (Chief Executive Officer)*8.10pm, J Wall (General Manager Corporate Services), J Van Slageren (Acting General Manager Development Sustainability), D Frost (General Manager City Services, Infrastructure and Recreation), I McGinnigle (General Manager Community Services), S Wright (General Manager Major Projects), J Brown (Acting Manager Marketing and Administration), J Bleazby (Governance Co ordinator), J Merlo (Senior Media Officer)

In the absence of the Mayor, Cr Bruce Harwood (Deputy Mayor) assumed the Chair.

OPENING: The Acting Chairperson declared the meeting open at 7.05pm

APOLOGIES: Crs J Farrell and A Richards

CONFIRMATION OF MINUTES:

Cr Abley moved, Cr Fisher seconded -

That the Minutes of the Ordinary Meeting held on 15 December 2009 be confirmed and signed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Cr Fisher advised Council of a conflicting personal interest in Agenda Item 1 – Ashby Heritage Study 2009, in that she has a close friendship with a person who runs a business in proximity to the Aldi proposal and asked she be exempt from voting on the matter.

Cr Macdonald moved, Cr Abley seconded –

That Council exempt Cr Fisher from voting on Agenda Item 1 – Ashby Heritage Study having regard to her conflicting personal interest.

Carried.

** Cr Kontelj entered the meeting room at 7.11pm.*

QUESTION TIME:

Peter Linaker asked the following questions:

- 1) Is Council aware of recent flooding of the gutters in The Parade (between Hodgson's and Eggleston Streets? Can the drains be cleared?

Dean Frost responded he was not aware of the problem and would arranged for the drains to be cleared.

- 2) I wish to thank Dean Frost for his courteous reply last year stating that the hydrology of the drainage catchments of the City can be assessed. Will the City now, in addition to the recent adopted Policy on Permits for Stormwater Harvesting, assess both existing and proposed drainage to supply water for non-potable municipal uses in the COGG, on a cost per Megalitre basis? This then is to be compared the Barwon Water supply. For example, the high areas of Newtown to supply Kardinia Park?

Dean Frost responded Council will be comparing areas of high potable water use to the available stormwater that can possibly service the area. The City has received Federal funding (The National Urban Water and Desalination Plan: Stormwater Harvesting and Reuse Project) announced late last year to divert stormwater from La Trobe Terrace to Kardinia Park for reuse in the precinct as well as stormwater diversion for use in the Botanic Gardens and Eastern Park to name two projects.

Sue McLean addressed Council as follows:

- 1) Are all Councillor's aware of the Panel's formation, membership, *Terms of Reference* and the real risk that the recommendation of the Panel may be to transfer all Planning Controls for the Geelong Port to the Minister?
- 2) Given the vital importance of the State Government's changed approach to planning control and provisions as identified in the *Terms of Reference* for the *Review of Planning Controls Port Environs Advisory Committee*, will Councillors agree to support an urgent reconvening of the COGG Port Advisory Committee asap (i.e. in the next two to three weeks)?

The Acting Mayor responded the questions would be taken on notice and a written response forwarded.

Pamela Edwards requested, on behalf of Common Bonds Chums Group, that Cr Fisher and housing persons attend a meeting at the centre on 10 February to discuss attacks in this estate by youth and vandalism?

Cr Fisher responded she would be more than happy to attend the meeting on 10 February.

QUESTION TIME (CONT'D)

Mary Wallace asked:

According to Council, is where pedestrians using the footpath on the south side of Waratah Street, Geelong West, while travelling in a straight line, cross First Street – in other words the footpath line, part of the Waratah Street/First Street intersection currently?

The Acting Mayor responded the question would be taken on notice and a written response forwarded.

Colin Wallace asked the following questions:

- 1) Would the Acting General Manager of Economic Development and Planning say from her memory if she was at the meeting on 1 April 2008, concerning Council's position on the panel recommendation for an entry/threshold treatment of the First Street approach to Waratah Street? Also, from her memory, was Aaron Garrett present?

The Acting Mayor advised the question would be taken on notice.

Joanne Van Slageren responded she could not recall if she was in attendance at the meeting or if Aaron Garrett was present.

- 2) Was the General Manager of Community Services, Irene McGinnigle, informed of the CEO's letter to my wife and me dated 8 January this year and was she provided a copy?

Irene McGinnigle responded "yes".

Daryl Blair asked what the City of Greater Geelong has actually done to solve the problem of a small private dirt road that is now one of the main access roads into an 800 house new development? What has been done since this issue was brought to your attention in 2006, four years ago?

Why is it that my reply from John Brumby's office was that McHarry's Road has some serious safety issues that Council must resolve? Why is it that the panel hearing suggested that McHarry's Road should be considered for treatment or possible closure and that the residents should be consulted for an outcome. Why has this never happened?

The Acting Mayor indicated the issue will again be discussed with Dean Frost and a written response outlining outcomes will be forwarded.

Jennifer Bantow asked the following question relation to the Ashby Heritage Study 2009:

Will Councillors implement their own Planning Scheme without fear or favour and allow submission in due course, and uphold due process of orderly planning by adopting all the recommendations of the Ashby Heritage Study 2009 as they stand?

The Acting Mayor responded the question would be taken on notice and a written response forwarded.

PETITIONS:

Cr Fisher presented a petition from residents strongly requesting the creation of footpaths from Bosbury Street, down through Bellnore Drive, and ending at Peacock Avenue.

1. ASHBY HERITAGE STUDY 2009

The Acting Mayor indicated that this item would be held over pending the arrival of the Mayor and Chief Executive Officer.

Refer page 41.

2. AMENDMENT C127 – APPLICATION OF FLOOD OVERLAYS IN ACCORDANCE WITH ADOPTED FLOODING AND DRAINAGE STUDIES

Portfolio: Planning – Cr Katos
Source: Economic Development & Planning – Strategic Implementation
General Manager: Kate Sullivan
Index Reference: Subject: Council Reports 2009
Project: C127 – Reports Council & Other

Summary

- The purpose of this report is to seek Council support for Amendment C127 which proposes to extend coverage of the Special Building Overlay (SBO) to reflect the findings of flood studies undertaken and adopted by Council over the past 10 years, and the Land Subject to Inundation Overlay (LSIO) to reflect recent flood mapping undertaken by Melbourne Water.
- These studies and the Melbourne Water flood mapping identify the nature and extent of flooding in a number of catchments across the city including: Rippleside Catchment (parts of Hamlyn Heights and North Geelong); Moolap Industrial Area; St Georges Road Main Drain (parts of Corio and Norlane); Barwon Heads; Bridge Street; Western Gully Main Drain (parts of Geelong West, Newtown and Geelong); and the Little River area.
- The use of the LSIO and the SBO to identify flood prone land will ensure that owners of affected properties are made aware of the nature and extent of any risk and that this is disclosed to prospective purchasers on planning certificates.
- The LSIO and SBO currently apply to many properties across the municipality, this amendment seeks to extend the coverage to additional areas that have been identified in a number of flood studies.
- The proposal is based on adopted flood and drainage studies and is considered to be consistent with State and local planning policies.
- It is recommended the amendment be exhibited in the normal manner subject to receipt of Ministerial authorisation.

Cr Katos moved, Cr Kontelj seconded -

That Council resolves to exhibit an amendment to the Greater Geelong Planning Scheme to apply the Special Building Overlay in the manner proposed in Appendices 2-1 – 2-5 to this report and the Land Subject to Inundation Overlay in the manner proposed in Appendix 2-6 to this report, subject to the Minister for Planning providing authorisation for the preparation of the amendment.

Carried.

2. **AMENDMENT C127 – APPLICATION OF FLOOD OVERLAYS IN ACCORDANCE WITH ADOPTED FLOODING AND DRAINAGE STUDIES (CONT'D)**

Report

Background

A number of flood / drainage studies have been undertaken over the past 10 years to identify the nature and extent of flooding in a number of catchments within the city.

There is a need to ensure that relevant planning controls are applied to identify flood prone land, in order to avoid owners and prospective purchasers being exposed to a known risk without it being appropriately disclosed on planning certificates.

This amendment will ensure that the planning scheme maps are updated to reflect the extent of the identified flood risk.

The following table identifies the drainage studies previously adopted by Council to which this Amendment applies, the date of adoption by Council of each study and the nature of the proposed planning overlay for each study area.

Study Title & Type	Catchment / Catchment No.	Date adopted	P. S. Maps	Proposed controls
Geelong Floodplain Management Study (Waterway)	C161 Barwon River & Wauron Ponds Creek	Pre-Amalgamation	SBO: 49,	SBO
Rippleside Catchment Main Drainage Augmentation Study (Drainage)	C152 – Rippleside Main Drain	25 March 2003	SBO: 32, 33, 36, 37	SBO
Moolap Industrial Area Flood Management Plan (Drainage) *	C20, C32, C33	27 April 2004	SBO: 55, 56	SBO
St Georges Road Main Drain Catchment Augmentation (Drainage)	C155 - St Georges Road Main Drain	22 July 2004	SBO: 25, 26	SBO
Barwon Heads Drainage / Flood Management Plan (Drainage)	C295, C296, C297, C299, C300, C301, C302, C304, C306, C307, C308, C310, C311 & C312	22 Nov 2005	SBO: 80, 81, 87, 88	SBO
Bridge Street & Western Gully Main Drain Catchments Drainage / Flood Study	C150, C151, C176, C215 & C245	8 July 2008	SBO: 37, 38, 49, 50	SBO
Little River flood mapping (Melbourne Water)	C218	Prepared by Melb Water 2009	LSIO-FO: 8, 14, 15, 20, 21, 22, 29	LSIO

* The southern extent of the SBO proposed to be applied in Moolap has been extended, based on the flood depth at the southern boundary of the site and the contours of the adjoining topography, as assessed by Council's Drainage Planning Engineer.

2. AMENDMENT C127 – APPLICATION OF FLOOD OVERLAYS IN ACCORDANCE WITH ADOPTED FLOODING AND DRAINAGE STUDIES (CONT'D)

Appendices 2-1 to 2-5 show the identified extent of the application of the SBO, consistent with the adopted Council flooding and drainage studies for the following areas:

1. Rippleside Catchment (affects parts of Hamlyn Heights and North Geelong);
2. Moolap Industrial Area;
3. St Georges Road Main Drain (affects parts of Corio and Norlane);
4. Barwon Heads;
5. Bridge Street and Western Gully Main Drain (affects parts of Geelong West, Newtown and Geelong).

Appendix 2-6 shows the proposed extent of the application of the LSIO for the Little River area, as identified by Melbourne Water.

Discussion

The SBO and LSIO identify the extent of land that may be covered by water when heavy rains cause overflowing of the underground drainage system, or watercourses to flow beyond their banks in the rare conditions that are estimated to occur on average once in every one hundred years.

The LSIO identifies land that may be affected by flooding from waterways in a “one in one hundred year” flood event and has been applied to the key waterways and adjoining land within the city.

The SBO identifies land that may be subject to flooding when heavy rains cause the capacity of the underground drainage system to be exceeded and overflow. This can be as a result of the drainage system having been constructed at a time when drains were only required to provide capacity for a “once in 5 year” event or, in the case of the oldest parts of the city, developed in the 19th Century when underground drainage was not required to be provided. In addition, in low-lying areas close to the coast, it may simply be impossible to obtain sufficient fall to provide a drain of adequate capacity to accommodate intense rainfall events.

The LSIO and SBO currently apply to many properties across the municipality, this amendment seeks to extend the coverage to additional areas that have been identified in a number of flood studies.

Application of the SBO and LSIO will ensure that flooding and drainage issues and the potential affects of new development are considered and addressed at an early stage in the development approvals process. The application of the SBO or LSIO means that a planning permit is required for most new buildings and works (including some fences) in the area covered by the SBO or LSIO. Circumstances where a planning permit is not required are specified in both Overlays.

The application of these overlays will also ensure that the flood risk is disclosed to potential purchasers of affected properties on any Planning Certificate issued by Council and through the provision of this information as part of the Section 32 Statement at the time of purchase.

2. AMENDMENT C127 – APPLICATION OF FLOOD OVERLAYS IN ACCORDANCE WITH ADOPTED FLOODING AND DRAINAGE STUDIES (CONT'D)

Since amalgamation Council has adopted a number of drainage studies which identify the extent of the potential impact of flooding on properties within specific drainage catchments, based on a 1% probability Annual Return Interval, the so-called 'once in one hundred years' flood event. This amendment will ensure that these adopted drainage and flood studies are identified in the planning scheme.

This Amendment proposes to apply the Special Building Overlay (SBO) to the land identified in the Council studies as being flood affected due to topographical drainage issues and related constraints in the provision of drainage infrastructure.

In addition Melbourne Water, as the drainage authority for the Little River, has recently prepared revised flood mapping for the lower reaches of the river, including part of the Little River Catchment located within the City of Greater Geelong. The Amendment also proposes to apply the Land Subject to Inundation Overlay (LSIO) to the land identified in the mapping provided by Melbourne Water as being affected by flooding from the Little River area.

Environmental Implications

The application of the SBO and the LSIO will have no environmental implications.

Financial Implications

The application of the SBO and the LSIO will have no financial implications for Council.

Policy/Legal/Statutory Implications

The application of flood mapping consistent with the adopted flood and drainage studies will limit the potential for affected property owners to seek redress against Council, in the event that their property is adversely affected by flooding or inundation.

The application of the overlays will result in an increase in the number of planning permit applications. It is likely that most of the increase in application numbers will relate to constructions of single dwellings where an existing dwelling has been demolished or additions to single dwellings. Such permits will primarily require the application of a minimum floor height relative to the identified flood risk, and an assessment of the potential for flooding to be displaced to surrounding properties.

In instances where a permit is already required, such as for multiple dwelling development, it will be necessary for the assessment to consider the above matters in addition to those which are already required to be considered.

Officer Direct or Indirect Interest

No Council officers have a direct or indirect interest, in accordance with Section 80(c) of the Local Government Act, to which this Amendment relates.

2. AMENDMENT C127 – APPLICATION OF FLOOD OVERLAYS IN ACCORDANCE WITH ADOPTED FLOODING AND DRAINAGE STUDIES (CONT'D)

Risk Assessment

There are no risks to Council associated with the application of the LSIO and SBO, as proposed.

Until such time as the extent of the mapped flood areas are identified in the planning scheme there is a risk that prospective purchasers of land may not be aware of the potential flood issues. The application of the SBO and LSIO to affected land will significantly reduce this risk.

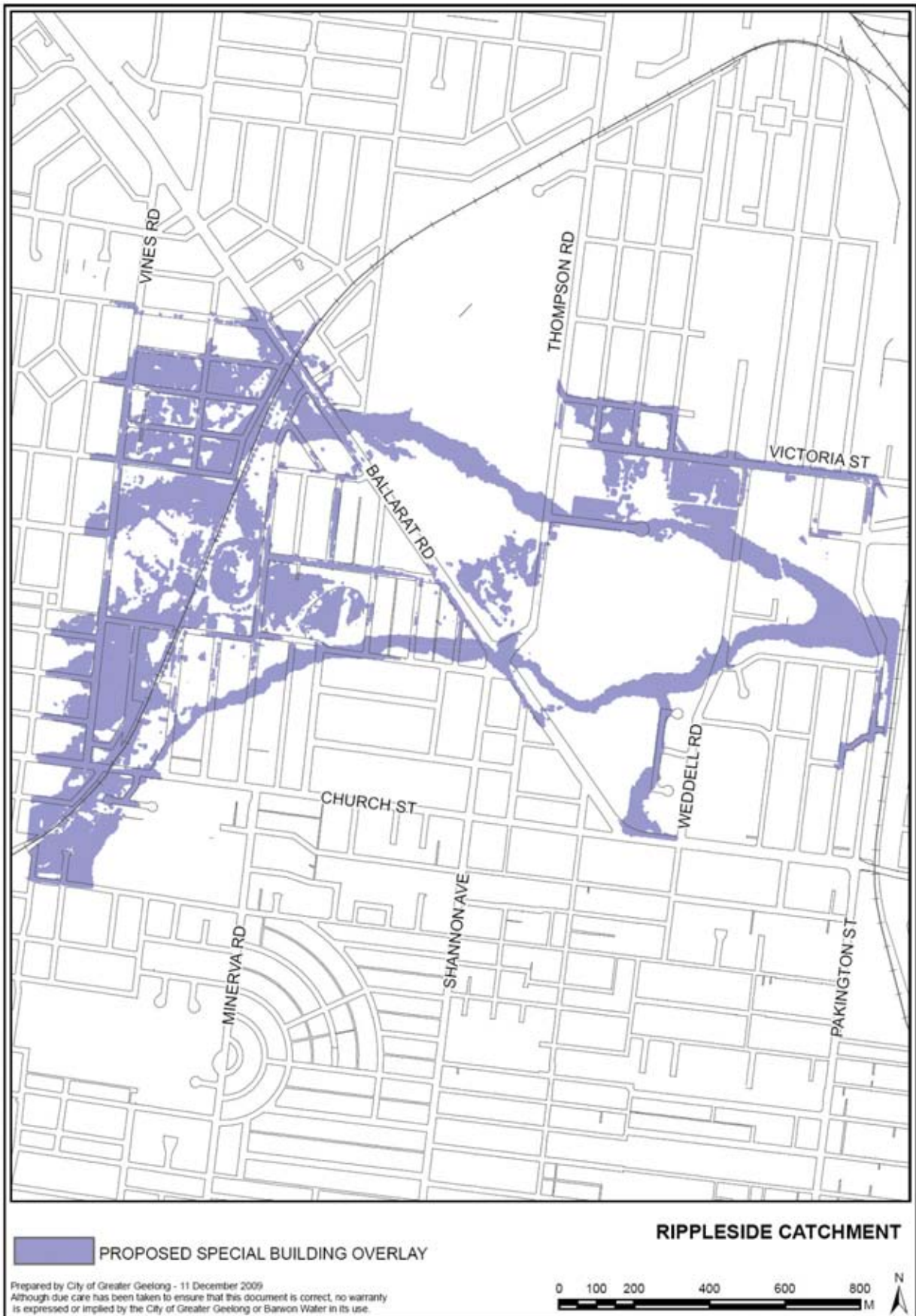
Social Considerations

The extension of the accurate identification of land affected by flooding through the application of the LSIO and SBO will reduce community exposure to damage and loss of property due to flooding.

Communication

It is proposed that this amendment be exhibited for public comment as required by the Planning & Environment Act.

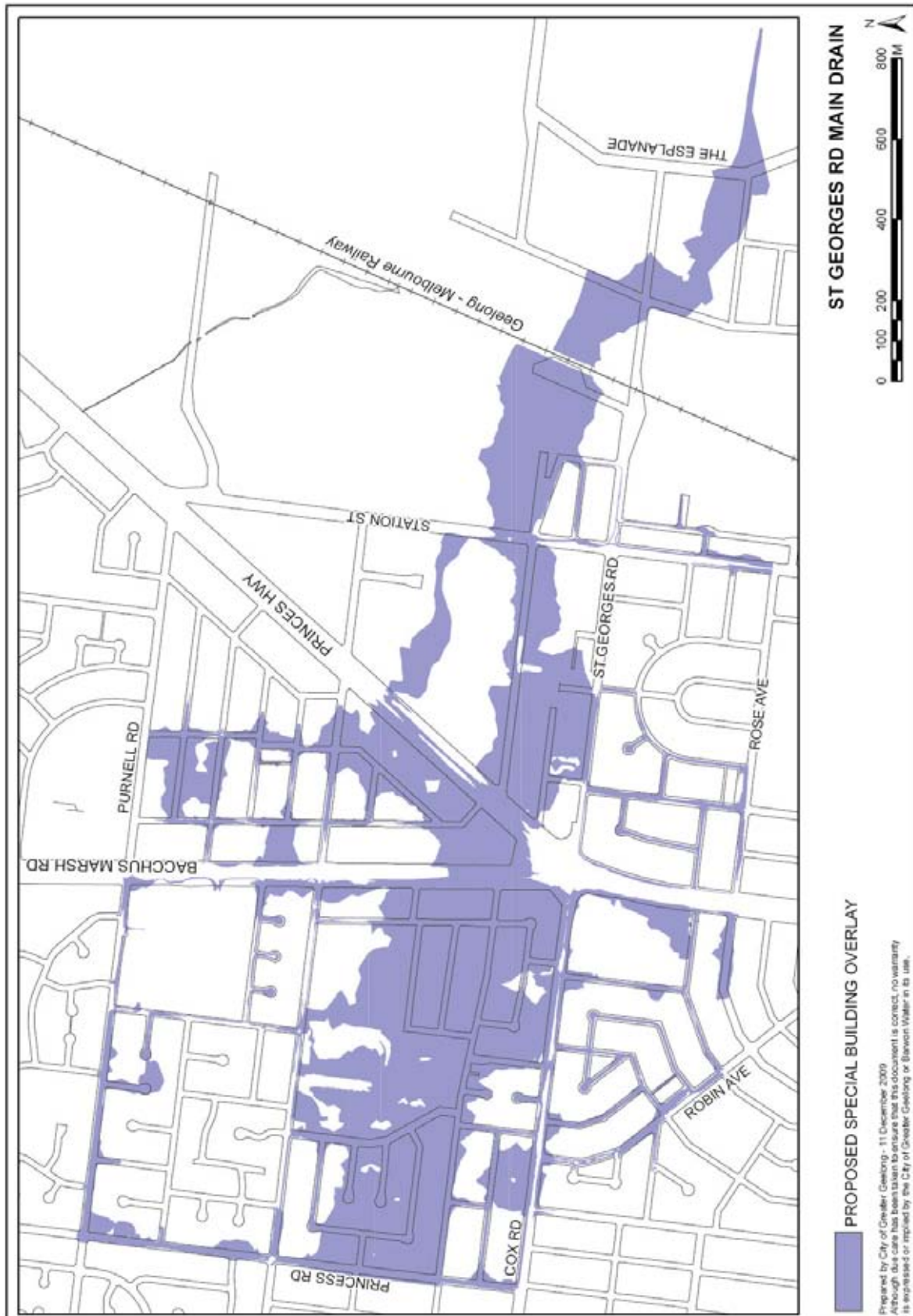
Appendix 2-1 – Rippleside Catchment Proposed SBO



Appendix 2-2 – Moolap Industrial Area Proposed SBO



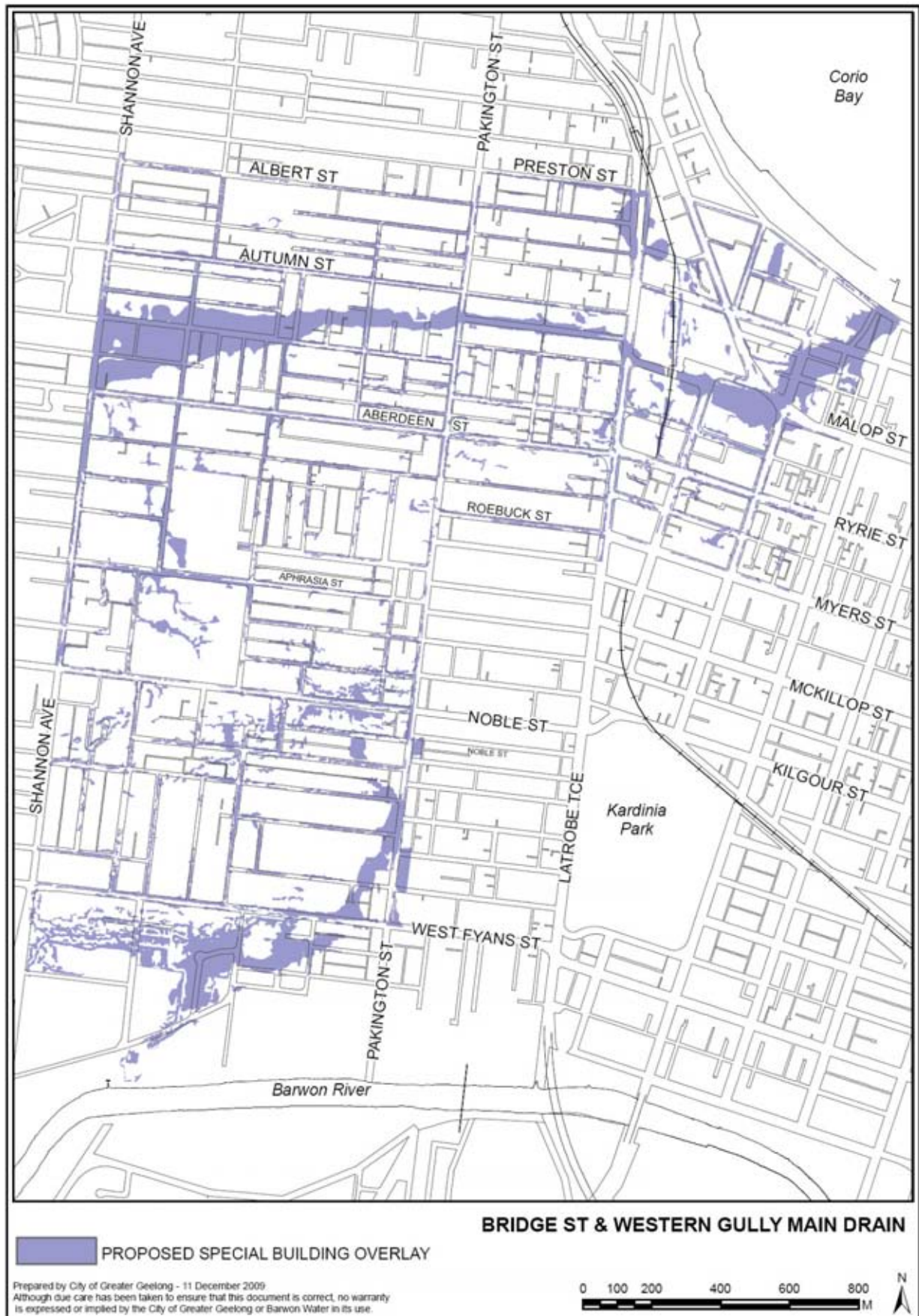
Appendix 2-3 - St Georges Road Main Drain Catchment – Proposed SBO



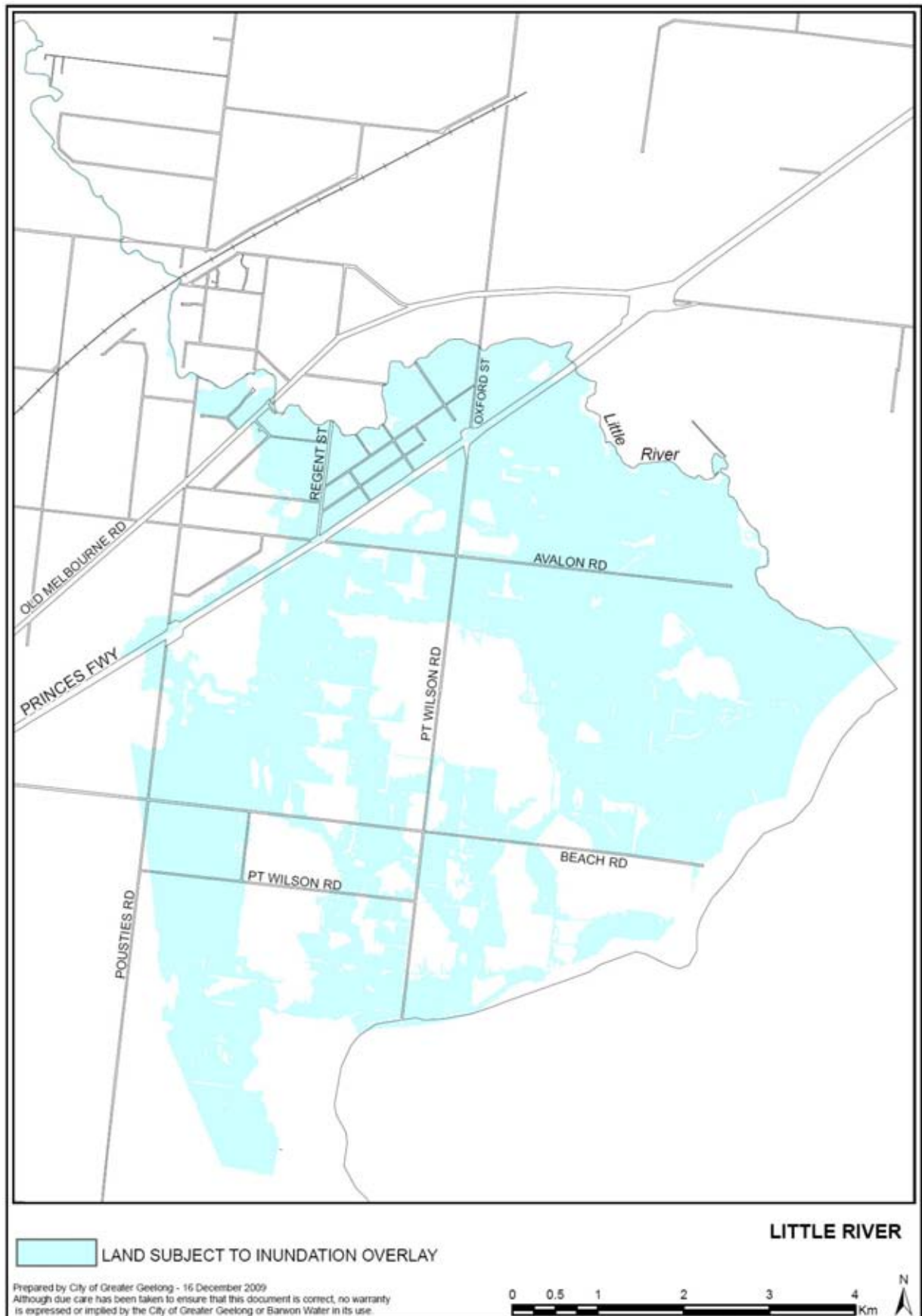
Appendix 2-4 – Barwon Heads Proposed SBO



Appendix 2-5 - Bridge Street and Western Gully Main Drain Proposed SBO



Appendix 2-6 Little River - Proposed extent of application of LSIO



3. STEAD PARK MASTER PLAN

Portfolio:	Infrastructure, Parks & Gardens - Cr Richards Sport & Recreation - Cr Mitchell
Source:	Community Infrastructure and Recreation / Sport & Recreation
General Manager:	Dean Frost
Index Reference:	Project: Project # T09095 Property: ID# 290839

Summary

- The purpose of this report is for Council to formally endorse the Stead Park Master Plan
- The aim of the Master Plan is to guide the future development of the reserve having regard to user and community aspirations, whilst enhancing the natural ambience and character of the park.
- Key objectives of the Master Plan include supporting existing multi-sport use of the reserve, reinforcing the reserve as the regional hockey and softball venue, increasing opportunities for informal public use and enhancing the appearance and appeal of the reserve.
- The research and community consultation undertaken confirmed a number of key development opportunities that will support the realisation of the master plans aim. These include;
 - Enhance the reserves appearance, appeal and usability of general open space; to create wider community use;
 - Reinforce Stead Park as the regional centre for hockey and softball;
 - Improve pedestrian access throughout the site;
 - Address the safety and appearance of the open drain that runs through the reserve;
 - Provide better traffic management, flow and safety
 - Consider access to recycled water sources.

Cr Kontelj moved, Cr Fisher seconded -

That Council endorse the Stead Park Master Plan.

Carried.

Report

Background

Stead Park currently includes a diverse range of active recreation facilities, including 2 soccer pitches, synthetic hockey pitch and warm up area, synthetic bowling green, indoor darts facility, softball diamonds (4 main, capacity to cater for up to 9), 1 baseball diamond, and associated pavilions for soccer, hockey and softball/baseball.

3. STEAD PARK MASTER PLAN (CONT'D)

The reserve is the regional centre for softball and hockey, and attracts a number of events to the municipality.

Stead Park also includes undeveloped open space areas, disused gravel hockey pitches, Visitor Information Centre, and two fast food outlets (McDonalds and Kentucky Fried Chicken). The open drain that runs through the centre of the reserve is an issue for both the appearance and functionality of Stead Park.

The City of Greater Geelong (CoGG) has had a number of requests for infrastructure improvements at Stead Park from a variety of users over an extended period of time. The City is keen to proactively seek opportunities to enhance the informal amenity of the reserve whilst improving the functionality of active uses of the reserve, including formal sports.

The aim of the Master Plan is to guide the future development of the reserve having regard to user and community aspirations, whilst enhancing the natural ambience and character of the park.

It is important to note that the Department of Human Services (DHS) has an interest in the development of the Master Plan for Stead Park due to the reserve being located within the Corio & Norlane Neighbourhood Renewal area. Therefore DHS agreed to contribute financially to the development of the Stead Park Master Plan and have been involved in the consultation process.

Discussion

The aim of the Master Plan is to guide the future development of the reserve having regard to user and community aspirations, whilst enhancing the appearance, amenity and character of the park.

Key objectives of the Master Plan include supporting existing multi-sport use of the reserve, reinforcing the reserve as the regional hockey and softball venue, increasing opportunities for informal public use, and enhancing the appearance and appeal of the reserve.

The planning process involved a comprehensive review of background material and the establishment of formal reference groups to guide the planning process. These included:

- Project Control Group (PCG) consisting of the Ward Councillor, key Council officers and a representative from DHS to provide high level strategic direction on key issues and opportunities.
- Project Working Group (PWG) consisting of Council officers from across CoGG departments and relevant external agencies to provide technical advice on the project.
- Project Reference Group (PRG) consisting of representatives from existing user groups and key stakeholders. The PRG provided input, direction and feedback into the project at key stages.

3. STEAD PARK MASTER PLAN (CONT'D)

The research and community consultation undertaken confirmed a number of consistent issues that need to be addressed at the reserve. These include;

- Enhance the reserves appearance, appeal and usability of general open space, to create wider community use;
- Reinforce Stead Park as the regional centre for hockey and softball;
- Improve pedestrian access throughout the site;
- Address the safety and appearance of the open drain that runs through the reserve;
- Provide better traffic management, flow and safety
- Consider access to recycled water sources.

Initial consultation with key stakeholders through the PCG, PWG and PRG has indicated support for the vision, objectives and resultant Master Plan.

Section 9 of the Master Plan outlines the recommended implementation schedule and indicative capital costs for the works identified in the Master Plan. The total cost of all works is estimated at \$8,035,800 and is represented by the following prioritised breakdown:

Mandatory	Nil
Critical	\$383,400
High	\$2,462,500
Medium	\$3,970,900
Low	\$1,219,000
Total	\$8,035,800

Key recommendations of the Stead Park Master Plan include;

- improving the form and function of the existing drain;
- establishing a path network to provide better pedestrian and cycle connections;
- establishing a Community Activity Precinct to encourage more informal community use of the park;
- improving signage and entry statements to lift the profile of the park;
- installing a second synthetic hockey pitch and additional warm up areas;
- development of a multi-purpose open space area that can cater for a range of sports;
- development of a multi-use pavilion to replace the current softball/baseball pavilion;
- extension and consolidation of the existing soccer pavilions to provide additional change and social amenities;
- reinstatement of the second bowling green; and
- reinstatement of the BMX track adjacent to the bowling club.

3. STEAD PARK MASTER PLAN (CONT'D)

Implementation of the Master Plan will improve the overall amenity and functionality of the reserve, including improved access to the wider community for informal use of open space, enhanced traffic management, safety and pedestrian circulation. The current and future needs of the sporting clubs have been considered whilst allowing for improved facilities and amenities.

The Stead Park Master Plan has been created to guide the future development and improvement of the reserve in order to more effectively address the contemporary needs of existing user groups and the general community. The plan addresses the key objectives for the project, in particular addressing the balance between formal sports club use and informal use by the wider community.

Environmental Implications

The Stead Park Master Plan seeks to support initiatives that facilitate long-term environmental sustainability within the park, including water use (including recycled water), vegetation management and ongoing maintenance.

The consultation process for the Master Plan has included discussions with Barwon Water regarding the Northern Water Treatment Plant (NWTP). The NWTP will be located at the Shell Refinery immediately adjacent to Eastern boundary of Stead Park. The City has negotiated an annual allocation of eleven megalitres of Class A recycled water from the NWTP for the use of irrigating playing fields and open space areas.

The Stead Park Master Plan recognises that the community values the reserves ability to cater for a wide range of uses. The Master Plan respects the initiatives of our forefathers in setting aside this space for public recreation. Future development will seek to enhance the landscape quality of the reserve, promote improvement of facilities, infrastructure and functioning for broad community use whilst retaining the natural ambiance of the precinct.

Financial Implications

The report provides a number of recommendations. The report provides indicative costings for recommended projects.

Where implementation of specific recommendations requires a new capital allocation from Council, these will be presented and considered as part of the overall annual budget process. Opportunities for co-contributions from State and Federal Governments, Clubs and other funding sources are listed against specific projects in the Master Plan.

The implementation plan provides a broad estimate of cost specific to each of the recommended actions. These actions are assessed as Mandatory, Critical, High, Medium and low to guide Council decision making in terms of development.

Whilst the adoption of this report does not have any direct financial implications, the listed actions within the plan will cost in the order of \$8,035,800. It is expected that the Master Plan will be implemented over a 15-20 year timeframe.

3. STEAD PARK MASTER PLAN (CONT'D)

Policy/Legal/Statutory Implications

The Equal Opportunity Act (1995) protects Victorians against discrimination based on a wide range of personal characteristics or associations. These include (but are not limited to) age, gender, ethnicity, disability, pregnancy, religion and employment status. The Stead Park Master Plan recognises that all community members have equal rights to participate in and enjoy the benefits of sport and physical activity. The development of the park will consider design solutions to help facilitate access for all.

Officer Direct or Indirect Interest

No Council staff has a direct or indirect interest in the development of the Stead Park Master Plan.

Risk Assessment

The Stead Park Master Plan provides guidance for the development of this important piece of open space over the next 15-20 years.

There are no immediate risks associated with this report. Appropriate risk management measures will be put in place when implementing the recommendations of the report.

Social Considerations

The Stead Park Master Plan will enhance recreational and social experiences within the park. Improvements in the design, layout and functioning of the reserve, together with improved signage and dedicated path network will increase safety for park visitors.

The Stead Park Master Plan recognises that participation in sport and physical activity brings about a range of personal, social, health and economic benefits for individuals and communities. Stead Park has a long established history of active recreational use, including formal sports. Future development of the reserve will support ongoing use of the area for a range of formal and informal sport and recreation activities.

The Stead Park Master Plan recognises that supporting formal sporting clubs is not just about participation in physical activity. Sporting clubs are recognised as providing a range of broader benefits to the community, including contributions to social capital, community cohesiveness, community connection and building local leaders.

Council, over the past decade, has been working in co-operation with the local community, agencies and state government in a range of programs and projects including Neighbourhood Renewal, Best Start, School Regeneration, Community Capacity Building and Community Infrastructure Renewal and Development. Provision of improved facilities is seen as fundamental to improving opportunities for health and wellbeing outcomes. Whilst Stead Park has regional sports facilities, the proposed plan also focuses on enhancing passive and local use of the park. This will have significant benefits in the Corio / Norlane area where there is an under-supply of open space.

3. STEAD PARK MASTER PLAN (CONT'D)

The Recreation and Open Space department, together with Community Development department, are eager to work with the community and park stakeholders to identify and create complimentary, innovative and sustainable play and leisure areas. Opportunities to engage the local community in activities to develop Stead Park will be investigated by an inter-departmental implementation group to be developed once the Master Plan is endorsed.

Communication

The Master Plan has been overseen by a three tiered management structure. These included:

- Project Control Group (PCG) consisting of the Ward Councillor, key Council officers and a representative from DHS to provide high level strategic direction on key issues, opportunities and approve reports,
- Project Working Group (PWG) consisting of Council officers from across CoGG departments and relevant external agencies to provide technical advice on the project, and
- Project Reference Group (PRG) consisting of representatives from existing user groups and key stakeholders.

The PRG consists of representatives from the following user groups: Geelong Hockey Association, Geelong Softball Association, Norlane Bowls Club, Corio Baseball Club, Geelong Darts Club and Geelong Soccer Club.

The planning process involved a comprehensive review of background material and the establishment of formal reference groups to guide the planning process. The project has involved extensive consultation with stakeholders, Council staff and the community.

The main consultation tasks have included:

- Individual on-site meetings with each of the existing user groups and stakeholders.
- Follow-up site visits, telephone interviews or meetings
- Establishment of the Project Control Group, Project Working Group and Project Reference Group. These groups have met on a minimum of two occasions each in the lead up to this report
- Consultation with the Corio & Norlane Development Advisory Board and Joint Neighbourhood Reference Committee
- Community on-line survey
- Resident survey
- Public submissions
- Drop-in session at Stead Park

In total, 48 individual surveys were completed. A summary of consultation results and key findings are included in the Master Plan. The consultation results have been used to inform the identification of critical issues and major themes for consideration in the Master Plan.

3. STEAD PARK MASTER PLAN (CONT'D)

All avenues of local media were utilised to highlight the development of the draft Master Plan. This included media releases, City News, Community Update, adverts in local papers, display boards on site and bulk mail out to neighbouring residents.

- 1 **Waterway**
Improve the function and form of the existing dam to create a meandering creek with lush steep banks and planting. The riprap-lined creek forms the spine of the pedestrian path network through the site.
- 2 **Path Network**
Establish a path network that connects all elements of the site and provides a pedestrian/bicycle route incorporating adult fitness equipment. Three loop-edges across the waterway have been incorporated into the path network to facilitate the pedestrian permeability of the park.
- 3 **Community Activity Precinct**
Establish a 'community zone' with facilities including a shelter (BIC), seating, a playground and basketball half-court. The precinct will act as a community hub that services both local residents and visitors to sporting events. The playground will replace the existing playground located west of the visitor centre.
- 4 **Road and Carpark Network**
The road network and parking areas will be consolidated. This includes breaking up existing large areas of parking with shade trees and garden beds, formulating existing paved informal parking areas and providing more formal vehicle access to the rear of the factory next to the darts club. The total increase in formal carpark is approximately 120 spaces.
- 5 **Traffic Calming and Pedestrian Crossing**
Traffic calming to be installed, including pedestrian separation barriers to Darts Club forecourt and pedestrian crossing and traffic calming that allows bus traffic (such as a trolley) in the Community Activity Precinct.
- 6 **Gateway**
Arrows will highlight the presence of Stead Park at the pedestrian footbridge and to cross users into the reserve to address the presence of the park and the facilities on offer.
- 7 **St Georges Mid Entry**
The St Georges Mid entry will be upgraded as a key reserve access point for most users, with associated upgrades in signage and landscaping.
- 8 **Major Intersection Entry**
A major entry statement will be established to address the presence of Stead Park to ongoing traffic on the Princes Highway and also to provide a major entry point for pedestrian visitors.
- 9 **Multi-use Open Space**
Shared space will be created that can be used for a variety of uses, including community recreation, soccer training and softball tournaments. Off-softball diamond retrofitted to maximize use of multi-use open space in this area.
- 10 **Regional Hockey Centre**
Additional formal hockey fields and facilities will be developed in order to establish Stead Park as the regional arena for Hockey in Geelong.
- 11 **Multi-Use Pavilion**
New pavilion to cater for softball, basketball, public toilets and maintenance 'shop' storage as repair or demolish existing structure. Pavilion design to incorporate spectator seating areas to facilitate viewing of playing fields in addition to providing access to external power, water and sewer to support users.
- 12 **Softball Shelter**
A shelter structure will be located in the middle of the softball precinct providing optimum viewing to the four main diamonds.
- 13 **Rejuvenated Bowling Green**
An additional synthetic turf bowling green to be established on the site of the former secondary turf green.
- 14 **Bowls Club Wall**
The large face protection walls to be formalised with GratiArt to clear 'bugging' and provide a point of visual interest opposite the Community Activity Precinct.
- 15 **Soccer Pavilion**
Extend the existing soccer pavilion to join the change room facility by adding additional social space, female change rooms, amenities and disabled facilities. Overall facility design to establish a single consolidated building to be determined by an architect.
- 16 **Redundant Fences**
Redundant fences such as those surrounding the former gravel hockey fields and the baseball fencing adjacent to the soccer pitches will be removed to improve pedestrian flows and reduce visual clutter.
- 17 **Fast Food Interface**
The interface between the fast food outlets and the community activity precinct is to be created in a way that does not restrict pedestrian movement or visual access but improves the aesthetics of the area.
- 18 **Youth Activity Precinct**
The area adjacent to the existing information centre has the potential to be developed into a Youth Activity Precinct including the repositioning and formalising of the former BMX track, the creation of a 'playable environment' and the incorporation of other youth facilities such as an amphitheatre.



Stead Park Masterplan

City of Greater Geelong

Scale @ A1: 1:1500



4. REALLOCATION OF FUNDS FROM BELMONT CRITERIUM CONSTRUCTION PROJECT TO SOUTH BARWON RESERVE IMPROVEMENTS – POWER UPGRADE

Portfolio: Sport & Recreation - Cr Mitchell
Source: Community Infrastructure & Recreation/Capital Projects
General Manager: Dean Frost
Index Reference: Property: Barwon Heads Road, Belmont

Summary

- The construction of the Belmont Criterium track is the first stage of development for the 'Home of Cycling' in Geelong at the site known as Belmont Island/McKay Fields, which came to fruition as a result of a strategic planning process for cycling in Geelong in 2006. The study resulted in the development of a concept design being adopted in February 2009. Council has committed \$1.015M towards this project and the State Government (via Sport and Recreation Victoria) have allocated \$500,000 - a total of \$1.515M.
- The planning process and detail design has commenced for this project and works are anticipated over the summer period with final landscape planting and environmental works expected in late autumn and winter of 2010.
- The ICU event to be held in Geelong commences on 29 September 2010. This criterium track is not part of the official event circuit; however the intention is to have it available as a training facility for participant teams. It will be a very visual demonstration of the event's permanent legacy to Geelong.
- The South Barwon Cricket Pavilion works have been funded in 2009/10 to the amount of \$215,000. Following the budget endorsement a detailed investigation of the utility requirements for the site was undertaken and found that the power consumption on the site was at its limits and further development would require a substantial power upgrade.
- It is proposed to transfer funds from the Belmont Criterium Track project to the South Barwon Cricket pavilion project to undertake urgent power upgrade works in South Barwon Reserve to the amount of \$70,000 and to refer the Belmont Criterium project in 2010/11 budget process to complete the landscaping component of works on this project.

Cr Katos moved, Cr Kontelj seconded -

That Council:

- 1) approve the reallocation of \$70,000 from the South Barwon Cycling Criterium Track Project (# C10804) to fund the required power upgrade in South Barwon Reserve.**
- 2) refer the allocation of \$70,000 to the Belmont Criterium Track project (# C010804) to the 2010/11 budget.**

Carried.

4. REALLOCATION OF FUNDS FROM BELMONT CRITERIUM CONSTRUCTION PROJECT TO SOUTH BARWON RESERVE IMPROVEMENTS – POWER UPGRADE (CONT'D)

Report

Background

The South Barwon Cricket Pavilion works have been funded in 2009/10 to the amount of \$215,000.

Following a detailed investigation of the utility requirements for the site it was found that the power consumption on the site was at its limits and further development would require a substantial power upgrade – the project cannot continue until the upgrade works have been undertaken.

The Belmont Criterium Track is an important project for the region. The completed project will become Geelong's "home of cycling" as a legacy of the event. The planning has commenced for this project and works are anticipated over the summer period with final landscape planting and environmental works expected in late autumn and winter of 2010. The project is co-funded by Sport & Recreation Victoria to the amount of \$500,000. The total budget is \$1,515,000. It is proposed to reallocate \$70,000 from this project in the current financial year to fund the Sth Barwon Reserve power upgrade and "refund" the amount via the 2010/11 budget.

Discussion

The South Barwon Cricket pavilion has been funded in 2009/10 for an upgrade to the value of \$215,000. Planning and design commenced at the start of this financial year which has also included an assessment of current and future infrastructure demands for the site. The budget allocation was set aside for design and construction of the improvements to the cricket pavilion. The Club will deliver this project under the "partnership projects" model.

The reserve where the Cricket Club is located has a number of tenants occupying separate buildings e.g. Marshall Cricket Club. Some capital works have been undertaken by the City of Greater Geelong over recent years and the clubs have also carried out their own works. These past projects have all increased the demand on the power supply into the reserve up to its current capacity limit.

The Belmont Criterium is a 'greenfield' project that has been jointly funded between the City of Greater Geelong and Sport & Recreation Victoria (SRV) and will be located on the Belmont Island/McKay Fields land as Geelong's "home for cycling" with an asphalted circuit with several loop tracks. Planning has commenced on this project and construction is planned to take place in the summer/autumn period (2009/10). The final landscape and environmental works will be at the end of the project (2010/11 financial year). The UCI event is programmed for 29 September 2010. It is possible that the criterium may be used for visiting and home team training in the lead up to the UCI event.

4. REALLOCATION OF FUNDS FROM BELMONT CRITERIUM CONSTRUCTION PROJECT TO SOUTH BARWON RESERVE IMPROVEMENTS – POWER UPGRADE (CONT'D)

Environmental Implications

It is the intention of the Department to develop standard clauses for insertion into the general specification of contracts to increase the Environmentally Sustainable Design (ESD) outcomes in capital projects where practicable. This will also include Part J audits to ensure that buildings meet the ESD criteria required in the Building Code of Australia.

Financial Implications

Sport & Recreation Victoria (SRV) are funding partners in the Belmont Criterium project.

The arrangement is SRV \$1:\$2 local. That is, \$500 from SRV and \$1m from the City. The tied funding as set out in the Funding Agreement with SRV will not be reallocated.

There are also additional funds of \$155,000 that were reallocated to this project from the Barwon River Land Use & Open Space project (C08585) through a previous council report. This will contribute to the environmental works elements in the Criterium project.

The proposed allocation of \$70,000 for the power upgrade works at the Sth Barwon Cricket club.

Policy/Legal/Statutory Implications

There are no policy, legal or statutory implications.

Officer Direct or Indirect Interest

No Council officers involved have a direct or indirect interest in this matter.

Risk Assessment

Powercor are the electricity suppliers for the South Barwon Reserve upgrade works and council officers have been advised that the lead time of approximately eight months should be expected. Powercor require payment up front before booking the work. The building additions can still proceed as planned but booking Powercor in as soon as possible will reduce any final delays to the overall building project.

Social Considerations

Nil.

Communication

Nil.

5. RECYLED WATER TANK LOCATION (TO SERVICE ARMSTRONG CREEK GROWTH AREA)

Portfolio:	Planning - Cr Katos Environment and Sustainability - Cr Doull Sport and Recreation - Cr Mitchell
Source:	Community Infrastructure & Recreation / Sport & Recreation
General Manager:	Dean Frost
Index Reference:	Property: 130 Russells Rd, Mt Duneed Project: Armstrong Creek Urban Growth Plan / Council Reports, Memo's, Briefings

Summary

- This report seeks preliminary council support for a recycled water storage tank that will store sufficient recycled water for distribution across the entire Armstrong Creek growth area.
- The proposed location for the storage tank is on Mt Duneed Recreation Reserve.
- The applicant for the proposal is Barwon Water.
- The land portfolio is Crown Land managed by The City of Greater Geelong. Currently the land is reserved for Public Recreation and has an Environmental Sensitivity Overlay.
- The tank has a capacity of 11Mega Litres which is capable of supplying the Armstrong Creek growth area with recycled water.

Cr Katos moved, Cr Doull seconded -

That Council provide in principle support to Barwon Water for the proposed location for a recycled water storage tank on the Mt Duneed Recreation Reserve site (referred to as Option 1), subject to the following:

- 1) Barwon Water undertake a community consultation process through the planning process.**
- 2) Barwon Water seek relevant authorisation and consent from the Department of Sustainability and Environment.**
- 3) Barwon Water manage and operate their asset with regard to current site uses.**
- 4) Barwon Water enter into a lease agreement with the relevant registered owner of the property.**
- 5) all costs associated with the project from inception to implementation and ongoing maintenance be met by Barwon Water.**

Carried.

5. RECYCLED WATER TANK LOCATION (TO SERVICE ARMSTRONG CREEK GROWTH AREA) (CONT'D)

Report

Background

The Armstrong Creek growth area is generally bounded to the east by Groves Road, Anglesea Road to the west, the Geelong-Warrnambool train line to the north and Stewarts Road to the south. Armstrong Creek is identified as Councils primary growth area for the next 20-30 years.

With the development of the Armstrong Creek growth area, Barwon Water are committed to providing recycled water to all households/businesses for primary use in toilets, gardens and irrigation to public spaces.

A recycled water storage tank is required to hold a quantity of water to meet the peak hourly and daily demands.

Discussion

Barwon Water has undertaken to guarantee recycled water to the Armstrong Creek development. The Black Rock Water Reclamation Plant has the potential to provide Class A recycled water to the Armstrong Creek development. In order to meet the maximum peak daily flows of recycled water, an 11 mega litre storage tank is required.

Operationally, a level of elevation is required to service Armstrong Creek with recycled water making the area around Mt Duneed the most suitable.

Barwon Water identified two possible options for a tank location in the Mt Duneed area. (see aerial view attached)

Option 1 – Mt Duneed Recreation Reserve, Crown Land under the Public Park and Recreation zone managed by the City of Greater Geelong.

Option 2 – Private Property near to Mt Duneed. The property is zoned farming and there is an existing residence on the property.

Both options were investigated with regard to flora and fauna, cultural heritage, planning, design and operational parameters.

Option 1 satisfied the water design parameters to supply water to the entire Armstrong Creek growth area while Option 2 would not provide sufficient elevation to meet this criteria.

Environmental Implications

Key environmental issues, including the protection of native grasslands is addressed for both options in the Flora & Fauna Desktop review. The assessment of both options suggests the risk to threatened species habitat is similar for each option. A field assessment is to be conducted on detailed design and used to confirm locations of habitat.

5. RECYLED WATER TANK LOCATION (TO SERVICE ARMSTRONG CREEK GROWTH AREA) (CONT'D)

The preferred location (Option 1) is in an area that is under an environmental significance overlay and it is likely that the project will result in loss of vegetation. Mapping predicts that 0.081 ha of vegetation will be impacted upon by Option 1 and 0.064ha of vegetation will be impacted by Option 2. The estimations do not include losses of vegetation associated with accessing the site and this is anticipated to be less for Option 1 due to the current access track to the proposed site. It is acknowledged that flora and fauna management strategies will need to be established by Barwon Water before proceeding with the proposal. The tank for Option 1 is sited in an open clearing and can be situated to avoid removal of existing trees.

Cultural Heritage Assessment of Armstrong creek identifies that there are 45 Registered Aboriginal Cultural heritage places within the Armstrong Creek region. Most of these places are distributed along water courses such as Armstrong Creek and Thomsons Creek; the remaining occur on hill rises or areas above the flood plain. There are two stone artefact scatters recorded at Mt Duneed reserve that are situated in close proximity to the two proposed tank site options however both scatters are located outside of these activity areas. Neither tank would be located within areas of cultural heritage sensitivity.

To detail the visual impact that the installation would impose Barwon Water have provided 3 photomontages indicating the tank as actual size from three perspectives. (Refer to attached). As indicated the proposal is recessive, blending with the existing vegetation (in terms of its height and indicated colour). The facility is no more intrusive on the landscape of Mt Duneed than that the current uses and does not significantly impede the vistas of the area.

Financial Implications

The cost of this project and the maintenance of the facility and associated infrastructure will be met by Barwon Water.

The cost of recycled water is anticipated to be more affordable than potable water.

A lease / sale arrangement would need to be negotiated for the land.

Policy/Legal/Statutory Implications

Planning approval is required for the following activities; remove, destroy or lop any vegetation pursuant to ESO1 (Environmental Sensitivity Overlay), ESO2, and VPO1 (Vegetation Protection Overlay), applying to the Mt Duneed Reserve. Planning approval is required for the use and development of the Mt Duneed reserve for a utility pursuant to the Farming Zone. The tank is located to minimize any potential impact on public open space and recreation values.

Option 2 has no overlays that effect it.

The proposal is in accordance with the COGG Water Management Policy – CLP215.8 to ensure that use of potable water for non drinking purposes is reduced or eliminated where possible.

The proposal is in accordance with the Council vision for Armstrong Creek as detailed in the Armstrong Creek Urban Growth Plan Volume 1 - "The Armstrong Creek urban growth area will be developed into a sustainable community that sets new benchmarks in best practice and urban development".

5. RECYLED WATER TANK LOCATION (TO SERVICE ARMSTRONG CREEK GROWTH AREA) (CONT'D)

Officer Direct or Indirect Interest

Officers involved in the development of this project to date and the council report have no direct or indirect interest in the outcome.

Risk Assessment

The preferred proposed location for the storage tank (Option 1) is congruent with the current uses of that site. The risk of a water storage facility is not expected to pose any risk above that of those current uses.

Social Considerations

The storage tank proposal addresses a range of social considerations for responsible water usage into the future. Recycled water provides opportunities to significantly reduce the reliance on potable water for recreation, business and household tasks that have historically been served by potable water.

Option 1 provides for the delivery of recycled water to the entire Armstrong Creek growth area and as such provides for the first 'third pipe' opportunity for Geelong householders, business and recreation sites.

Potential uses of high quality recycled water include:

- Existing irrigation and agricultural customers
- New irrigation and agricultural customers
- Private entities
- Open space irrigation in Armstrong Creek
- Recycled water (Third Pipe) connection to each household in the Armstrong Creek Growth area.

The use of a water storage tank of significant size enables the above uses to occur at peak times across the entire growth area.

The use of recycled water will :

- support recreational opportunities for the Armstrong Creek communities through ensuring sufficient water for playing field irrigation.
- provide viable options for residents and business in maintaining the surrounds of their premises.
- provide business an opportunity to replace the use of potable water with use recycled water as part of their business or manufacturing processes.
- support the communities change of behaviour for the betterment of future generations.

5. RECYLED WATER TANK LOCATION (TO SERVICE ARMSTRONG CREEK GROWTH AREA) (CONT'D)

Communication

Barwon Water have prepared a stakeholder consultation plan involving community bulletins and letter drops. The stakeholder consultation plan involves multiple council consultations, developer consultations, abutting landowner consultations and community consultation across Geelong / Mt Duneed / Surfcoast Shire as well as user groups and residents.

To date Barwon Water have contacted both the CFA and the Mt Duneed Pony Club for consultation with neither party objecting to the proposal.

The proposal will also be subject to the normal planning permit approvals requirements.

**6. ROAD NAMINGS - GEELONG BYPASS ROAD STAGE 3
NAMING OF PIGDONS BRIDGE & CITYVIEW DRIVE, WANDANA HEIGHTS**

Portfolio: Democracy and Governance - Cr Farrell
Source: Corporate Services - Financial Services
General Manager: Jeff Wall
Index Reference: Subject/Financial Management - Reporting
Subject/Roads, Footpaths & Streets

Summary

- Stage 3 of the Geelong Bypass Road has been completed creating two road naming issues.
- VicRoads have built a new bridge connecting Pigdons road with Thornhill road. This section of road requires a name.
- A section of the new Geelong Ring Road has truncated Wandana Drive in Wandana Heights, thereby necessitating a road renaming and renumbering of properties on the section of road south of Barrabool Road to the truncated point at the Geelong Ring Road.

Cr Katos moved, Cr Kontelj seconded -

That Council approve the following:

- 1) name the unnamed bridge in Highton as “Pigdons Bridge, Highton” (refer Appendix 6-1).**
- 2) rename truncated section of Wandana Drive to “Cityview Drive, Wandana Heights” (refer Appendix 6-2).**
- 3) renumber properties affected by the road renaming.**

Report

Background

A new bridge has been built joining Pigdons Road and Thornhill Road in Highton as a result of the Geelong Bypass Road project stage 3 by VicRoads (refer Attachment A). Council is responsible to name this bridge since it has now become a Council owned asset. A name is also required to comply with the Geographical Place Names Act 1989.

The Geelong Bypass Road Project Stage 3 has also resulted in a section of Wandana Drive, Wandana Heights being truncated from Barrabool Road down to the adjoining properties currently known as 284 & 295 Wandana Drive, Wandana Heights (refer Attachment B). This section of road requires renaming and properties on this section of roadway will also require renumbering.

**6. ROAD NAMINGS - GEELONG BYPASS ROAD STAGE 3
NAMING OF PIGDONS BRIDGE & CITYVIEW DRIVE, WANDANA HEIGHTS
(CONT'D)**

Discussion

As a Council asset, the newly built bridge in Highton requires naming and the proposed name chosen is "Pigdons Bridge, Highton", in keeping with the history of the area.

This proposal was advertised in the Geelong Advertiser on 1 August 2009 and no submissions were received either for or against this naming.

Council has also corresponded with property owners on the affected section of Wandana Road in Wandana Heights to advise that renumbering of their properties is required and to consult on a preferred name for this road.

Council officers originally proposed that the section of Wandana Drive north of the truncation point at the Geelong Ring Road up to properties currently known as 306 and 308 Wandana Drive be renamed as Sunderland Road, since this would appear to be a natural continuation of Sunderland Road. However, these property owners preferred to adopt a new name and numbering. There is flexibility to approve this request.

At a final stage of the consultation process Council presented two preferred road name options, namely, Cityview Drive and Brownhill Drive, Wandana Heights. A final letter was sent to property owners seeking their preference. Fifteen responses were received in favour of "Cityview Drive" and seven responses were received in favour of "Brownhill Drive".

The Emergency Services Telecommunications Authority was consulted and approved the use of either name.

Council advertised the proposed name "Cityview Drive" in the Geelong Advertiser newspaper on 19 September 2009 and no submissions were received either for or against this proposed name. "Cityview Drive" is the residents' preferred option.

Environmental Implications

There are no environmental implications arising from this report.

Financial Implications

Council is responsible for street signage and notification to relevant authorities.

Policy/Legal/Statutory Implications

All Geographical Place Names Act 1998 requirements and Council guidelines have been followed and met.

The proposals were advertised in the Geelong Advertiser newspaper and no submissions were received.

**6. ROAD NAMINGS - GEELONG BYPASS ROAD STAGE 3
NAMING OF PIGDONS BRIDGE & CITYVIEW DRIVE, WANDANA HEIGHTS
(CONT'D)**

Officer Direct or Indirect Interest

There is no officer direct or indirect interest involved in this report.

Risk Assessment

Council's proposal to name the unnamed bridge and rename the truncated section of Wandana Drive will minimise the risk of emergency services not being able to locate properties and property owners in an emergency.

Social Considerations

The naming of this bridge and the renaming of Wandana Drive will allow for easy identification to the public and utility services in case of an emergency.

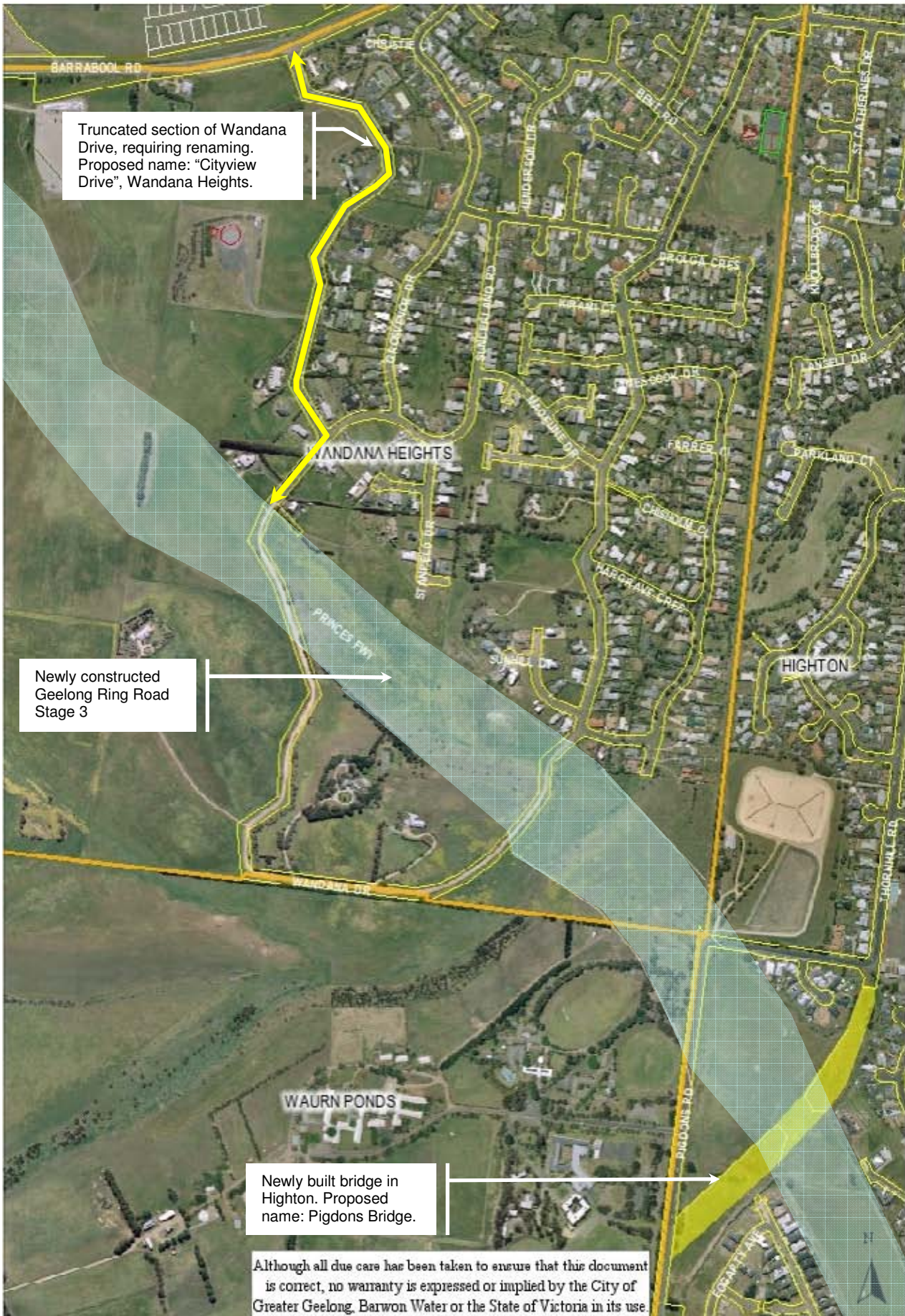
Communication

The proposed naming of the unnamed bridge was advertised in the Geelong Advertiser on 1 August 2009.

The proposed renaming of the truncated section of Wandana Drive was advertised in the Geelong Advertiser on 19 September 2009.

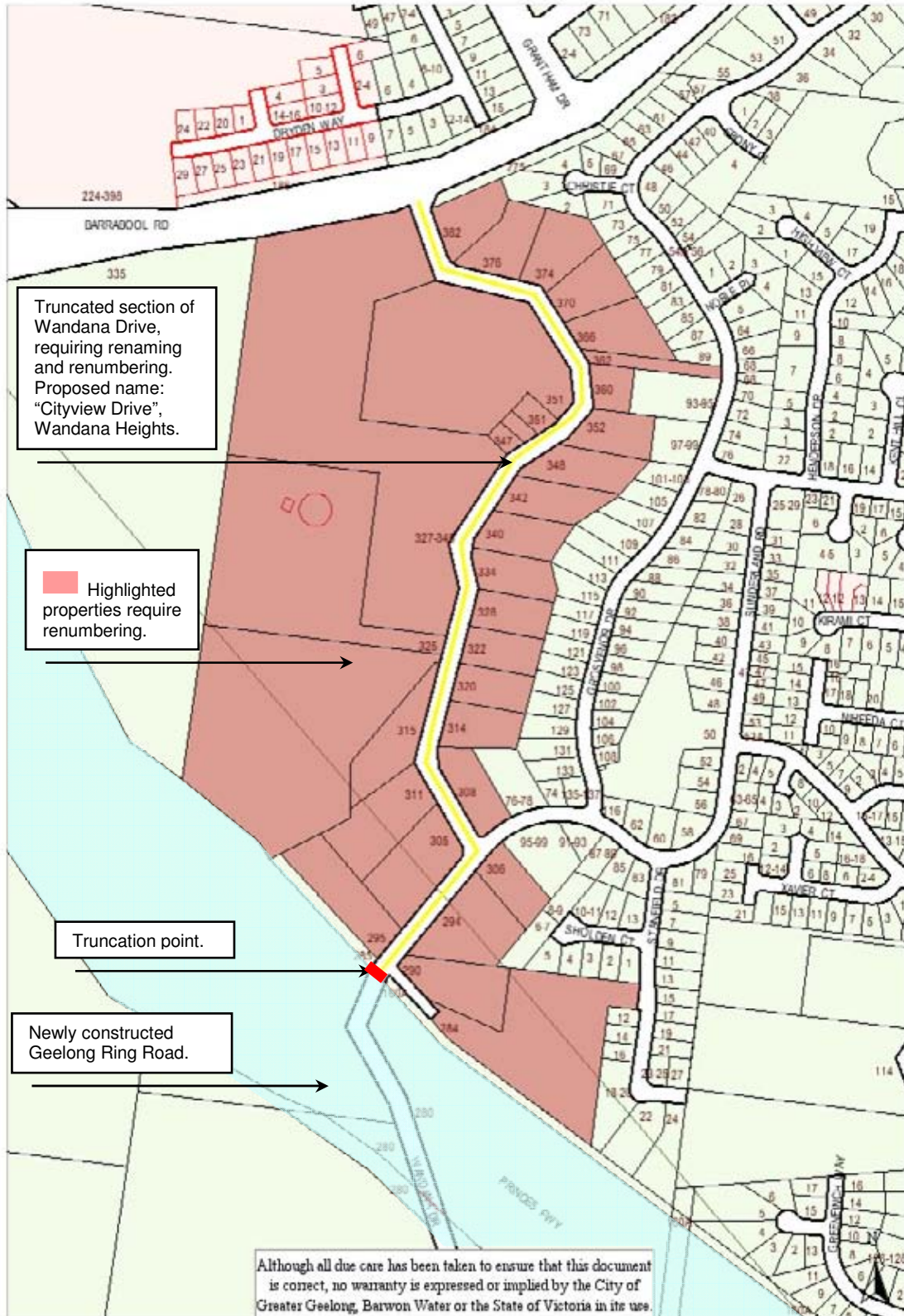
Subject to Council and Geographical Registrar approval, the relevant authorities and abutting owners will be notified of the official registration of these namings.

Appendix 6-1



Appendix 6-2

Proposed renaming and renumbering of truncated section of Wandana Drive to "Cityview Drive, Wandana Heights"



7. TENDER T10141 - PROVISION OF \$12.50 MILLION LOAN

Portfolio: Finance - Cr A Katos
Source: Corporate Services - Financial Services
General Manager: Jeff Wall
Index Reference: Financial Management \ Reporting

Summary

- The 2009-2010 Budget included provision to borrow \$12.50M to fund the net capital expenditure on the Leisurelink Facility Replacement. This includes \$6.50M deferred from the 2008-2009 Budget.
- Tight timeframes apply to acceptance of loan borrowing tenders. Financial institutions only hold quoted fixed rates for a short period of time, requiring draw down within one week in some cases. There will be no opportunity for Council to formally consider the tender prior to acceptance.
- In a departure from previous practice a flexible loan specification is proposed. In order to consider a 'best value loan', rates will be requested for flexible loan terms of 10, 7 and 5 years. In addition, combinations of fixed and variable rates will be considered such as 10 year fixed, 7 year fixed or 5 year fixed interest rates.
- It is proposed that Council delegate to the Chief Executive Officer and Mayor, its powers and functions to accept the tender and sign all necessary documentation to execute the \$12.50M loan (eg. documentation would include: Bank – Letter of Offer; Deed of Charge and Certificate in relation to Deed of Charge).
- An updated report will be presented to Council to notify the final rate settlement agreed for the loan.

Cr Katos moved, Cr Macdonald seconded -

That Council delegate to the Chief Executive Officer and Mayor its powers and functions to accept or reject a tender for the provision of a \$12.50M Loan and sign all necessary documentation to execute the loan, having consideration to:

- a) the interest rate being fixed for the whole or part of the loan term;**
- b) loan repayment terms of 5, 7 and 10 years (fixed) and**
- c) principal and interest repayments.**

Carried.

Report

Background

As adopted in the 2009-2010 Budget, Council resolved to borrow \$12.50 M to fund the net capital expenditure on the Leisurelink Facility Replacement.

The most recent loans that Council have taken out include: \$5M loan in 2007 to commence funding of the Leisurelink Facility Replacement; \$3.125M in June 2008 to commence funding for the construction of the Bellarine Aquatic Centre and \$12.675M in June 2009 to complete the funding of the Bellarine Aquatic Centre and to continue the funding of the Leisurelink Facility Replacement.

7. TENDER T10141 - PROVISION OF \$12.50 MILLION LOAN (CONT'D)

Tight timeframes apply to acceptance of this tender, since financial institutions only hold quoted fixed rates for a short period of time, requiring us to respond within one week.

There will be no opportunity for Council to formally consider the tender prior to acceptance.

Discussion

In order to respond quickly to tender submissions, authority is sought from Council to delegate the awarding of a \$12.50M loan to the Chief Executive Officer and Mayor, including delegation to sign and execute all related loan documentation.

Council has previously tendered for loans on the basis of fixed interest rate loans for a set term of 10 years. This approach successfully defines interest rates for a set term and minimises Council's interest exposure. Whilst this is the preferred approach, current circumstances within financial markets indicate, that Council should consider other flexible options to ensure a best value outcome. The tender specification will provide flexibility to tender on fixed and variable interest rates and loan terms of 10 years or for a shorter duration. The most suitable tenderer will be selected relative to the interest rate; loan repayment terms of 5, 7 and 10 years and principal and interest repayments.

The Reserve Bank has progressively increased the cash rate from historic lows to current rate of 3.75%. The cash rate is forecast to increase to 4.75% during 2010, and this may result in higher long term borrowing rates.

Current indicative market rates suggest tender responses for a 10 year fixed rate loan will be in the range of 8%. The budget interest rate assumption for 2009-2010 is 5.75% commencing from 31 December 2009. This budget rate was set prior to the June 2009 loan where there was a significant increase to the long term rates banks were prepared to tender. This loan is likely to represent an additional interest cost of approximately \$72,000 in 2009-2010.

It is envisaged that a tender will be issued in February, aiming to complete tender evaluation immediately following tender closure and for documentation to be executed.

Upon execution of the \$12.50M loan documentation, an updated confidential report will be provided to Councillors to confirm details and rates of the loan and how the final rates compare with budget assumptions.

Environmental Implications

There are no environmental implications associated with the acceptance of this tender.

Financial Implications

Funding for the repayment of this loan will be drawn from each annual budget over the period of the loan. The likely interest rate outcome could result in a budget variance in 2009-2010 of approximately \$72,000.

It is envisaged the new loan will require quarterly payments which will be budgeted for as part of the 2010-2011 Budget and included in the Long Term Financial plan.

The proposed borrowings have received Loan Council approval.

7. TENDER T10141 - PROVISION OF \$12.50 MILLION LOAN (CONT'D)

Council has the financial capacity under the prudential guidelines recommended by the State Government to accommodate the loan.

It is expected that the interest rate outcomes for this loan tender will be used as a budget assumption for any future loan borrowings.

Policy/Legal/Statutory Implications

Against the above background and timeframe to handle tender submissions, there will be inadequate time for Council to formally determine the outcome of the tender in the normal manner.

The awarding of the \$12.675M loan was similarly handled in June 2009 and the tender was accepted by the Chief Executive Officer and ratified at the next opportunity by Council.

Officer Direct or Indirect Interest

No officer has direct or indirect interest in the provision of this loan.

Risk Assessment

There are no risks associated with the acceptance of this tender.

Social Considerations

There are no social considerations associated with the acceptance of this tender.

Communication

There are no communication issues or requirements associated with the acceptance of this tender.

NOTICE OF MOTION – Cr Abley

Preamble

In July 2009 Geelong Performing Arts Centre and Courthouse Arts Project was allocated \$6,500 from the Budget to auspice the development of a new theatre project called “This Highway Home” under the guidance and direction of Mr Ross Mueller.

However, in July 2009 Ross Mueller successfully applied for the Position of Project Officer in Arts and Culture within COGG, and due to his new status of full time CoGG employee, the conflict of interest made it no longer appropriate that Council money be made available for the project.

In August 2009, GPAC applied to the COGG Arts and Festivals Funding Programme for the Geelong Advertiser Scholarship.

In a very competitive round, they were unsuccessful, but the application was of an exceptionally high quality.

It is now proposed that \$6,500, initially ear marked for the development of the new work This Highway Home, be reallocated to GPAC for the Geelong Advertiser Scholarship

Cr Abley moved, Cr Katos seconded -

**That the \$6,500, initially ear marked for the development of the new work “This Highway Home”, be reallocated to GPAC for the Geelong Advertiser Scholarship.
Carried.**

NOTICE OF MOTION – Cr Richards

Cr Granger moved, Cr Abley seconded -

That council officers prepare a report to Council on Barwon Heads airport including its past, present and future uses, with particular reference to its strategic location, current G21 policy in regard to airport planning and all other relevant matters. The report is to involve consultation with Connewarre residents, Airport Owners and Users.

Carried.

- * *The Mayor and Chief Executive Officer entered the meeting room at 8.10pm and the Mayor assumed the Chair.*

1. ASHBY HERITAGE STUDY 2009

Portfolio: Heritage - Cr Granger
Source: Economic Development and Planning – Planning Strategy
General Manager: Kate Sullivan
Index Reference: Sbj: Ashby Heritage Study

Cr Fisher advised Council of a conflicting personal interest in Agenda Item 1 – Ashby Heritage Study 2009, in that she has a close friendship with a person who runs a business in proximity to the Aldi proposal and having been exempted from voting on the matter left the meeting room at 8.10pm.

Summary

- A review of the heritage significance of Geelong West has been undertaken on Council's behalf by Dr David Rowe – Authentic Heritage Services. The review has assessed all buildings, landscaping and engineering infrastructure in the area generally bound by Latrobe Terrace, Aberdeen Street, Shannon Avenue and Mowat, Clarence and Waterloo Streets where lots are covered by a Design and Development Overlay Schedule 1 (DDO) in the Greater Geelong Planning Scheme.
- The report recommends that approximately 1714 properties be included within a heritage overlay, this includes the introduction of five heritage precincts and seven individually listed properties.
- A total of 36 submissions to the draft study were received. A total of 6 submissions were supportive of the introduction of heritage overlays, 3 identified errors in the study and 27 raised issues about the need for heritage controls, conflicts between urban consolidation and heritage, impacts on property values and specific issues about the heritage listing of their property. Where issues relating to the heritage significance of a property were questioned, the property was re-assessed.
- The proposed heritage areas are generally consistent with the location of the DDO1, with the exception of the edges of the five identified precincts and two sections of Geelong West between Villamanta and Spring Streets and between Searle and George Streets. It is recommended that the existing DDO1 be deleted in total.
- It is recommended that Council adopt the Study, including minor changes identified in the Appendix 1-4 to this report and that Council pursue a planning amendment including interim controls to protect the identified properties.

Cr Macdonald moved, Cr Granger seconded -

- 1) Adopt the Ashby Heritage Study 2009 (comprising volumes 1 and 2) subject to the changes outlined in the Appendix 1-4 to this report:**
- 2) Support the preparation and exhibition of an amendment to the Greater Geelong Planning Scheme applying a Heritage Overlay to the precincts and individual heritage places identified within the Ashby Heritage Study 2009, excluding 113-121 Albert Street, Newtown.**

1. ASHBY HERITAGE STUDY 2009 (CONT'D)

- 3) Seek authorisation from the Minister for Planning to prepare a Planning Scheme Amendment to implement the adopted Ashby Heritage Study 2009 and the deletion of DDO1;**
- 4) Request the Minister for Planning exercise powers under Section20(4) of the Planning and Environment Act 1987 by applying an Interim Heritage Overlay to the properties identified within the Adopted Ashby Heritage Study 2009, excluding 113-121 Albert Street, Newtown, whilst the formal Planning scheme Amendment is prepared and considered.**

Lost

Cr Abley moved, Cr Doull seconded -

That Council:

- 1) Adopt the Ashby Heritage Study 2009 (comprising volumes 1 and 2) subject to the changes outlined in the Appendix 1-4 to this report:**
- 2) Support the preparation and exhibition of an amendment to the Greater Geelong Planning Scheme applying a Heritage Overlay to the precincts and individual heritage places identified within the Ashby Heritage Study 2009, giving effect to the recommendations of the Study;**
- 3) Seek authorisation from the Minister for Planning to prepare a Planning Scheme Amendment to implement the adopted Ashby Heritage Study 2009 and the deletion of DDO1;**
- 4) Request the Minister for Planning exercise powers under Section20(4) of the Planning and Environment Act 1987 by applying an Interim Heritage Overlay to the properties identified within the Adopted Ashby Heritage Study 2009 whilst the formal Planning scheme Amendment is prepared and considered.**

Carried.

Report

Background

The Ashby Heritage Review 2009 has been prepared by Dr David Rowe – Authentic Heritage Services on behalf of Council. The review was undertaken as a result of the substantial changes that have occurred in respect to heritage assessment criteria and changes to heritage values within the community since the first study was undertaken. The review has also been undertaken in part, because of the recommendations made by the 1990 Panel Report, which recommended that Council review the heritage values of the area after a 15 year period.

The review area is bound by Latrobe Terrace, Aberdeen Street, Shannon Avenue and Ann, Waratah, Clarence and Waterloo Streets. The review area is also currently affected by the Ashby Design and Development Overlay Schedule 1.

The study comprises 10 volumes:

- Volume 1 – Ashby Heritage Study 2009 - which details the project methodology and precinct statements including details on the history and maps for each precinct and the citations for the 7 individually listed properties.

1. ASHBY HERITAGE STUDY 2009 (CONT'D)

- Volumes 2 to 10 – Ashby Heritage Study 2009 - which contains an individual data sheet for every property recommended for a Heritage Overlay, including details on the heritage status of each property (excluding the individual listed properties).

The study has identified 4 levels of heritage significance (threshold levels):

- Individual Significance (National, State or Local levels).
- Contributory Significance (contributes to the significance of the precinct). Places identified as having local significance, but without detailed heritage citations, should be considered as having contributory heritage status until resources allow for their further assessment and subsequent inclusion in the Greater Geelong Planning Scheme as part of a future amendment.
- Conservation Desirable (historically and/or architecturally relates to the precinct but the place has been noticeably altered).
- No Significance (does not contribute to the significance of the precinct by virtue of being an introduced building or a substantially altered building).

The review has identified five (5) heritage precinct areas (comprising approximately 1714 properties) together with seven (7) potential individual places of significance.

Heritage citations have been prepared for seven (7) of the properties identified as having potential individual significance. These include:

- 121 Albert Street – Former St John's Anglican Church Vicarage
- 230 Latrobe Terrace – Former Andrews Residence
- 236 Latrobe Terrace – Residence
- 238 Latrobe Terrace – Angarrack Flats.
- 240 Latrobe Terrace – Dr Piper's Residence.
- 242 Latrobe Terrace – Narbethong.
- 2 Waratah Street – Former Ropeworks substation and dining hall.

The identified five (5) heritage precincts are (see Appendix 1-1):

- Ballinasloe Heritage Area.
- Great Western Road heritage Area.
- Milton Heritage Area.
- Pineville Heritage Area.
- Waterloo heritage Area.

It is proposed that a heritage policy be applied to each of the heritage precincts identified above and be included as local planning policy at Clause 22 of the Greater Geelong Planning Scheme to provide guidelines for development in each precinct. It is also proposed that heritage overlays be applied over the individual places of significance and the heritage precincts.

Land within the study area is currently affected by Schedule 1 to the Design and Development Overlay. In this overlay a planning permit is required for the construction of a new dwelling and a front fence exceeding 1.2 metres in height. The general objectives of the Design and the Development Overlay are to ensure new dwellings are consistent with the existing character of the area. One of the outcomes of the Ashby Heritage Study will be to remove the Design and Development Overlay Schedule 1 from the Geelong Planning Scheme and replace it with a Heritage Overlay in locations where heritage values have been identified. A Heritage Overlay will provide additional permit requirements for the demolition of and additions to existing buildings. The introduction of a heritage overlay and subsequent local policy for each heritage precinct will protect existing significant dwellings, limiting opportunities for demolition and will ensure replacement dwellings are in keeping with the character of the area.

1. ASHBY HERITAGE STUDY 2009 (CONT'D)

This change will also result in the removal of the Design and Development Overlay Schedule 1 from a number of properties which will not have a heritage overlay applied (see Appendix 1-2).

Discussion

All property land owners affected by the recommendations of the report i.e. located within the five precinct and owners of individual buildings were forwarded a copy of the report in a CD form. Hard copies were available to be viewed at the Customer Service Centres and copies were also available on Council's web page.

Submissions

The study was placed on informal public exhibition from 3 August to the 11 September 2009. A total of 36 submissions were received (from approximately 1721 letters sent). A total of 6 submissions were supportive of the introduction of heritage overlays, 3 identified errors in the study and 27 raised issues about the need for heritage controls, conflicts between urban consolidation objectives and heritage, impacts on property values and specific issues about the heritage listing of their property. All submission are summarised in Appendix 1-4 including officer comments, discussion and recommendations.

Where issues relating to the heritage significance of a property were questioned, Council engaged Context Pty Ltd (heritage consultants) to independently 'peer review' those properties. The properties included 54 Wellington Street, 113-121 Albert Street, 230 Latrobe Terrace and 238 Latrobe Terrace (the findings of the review are contained in Appendix 1-3). Further discussion and justification for the inclusion of these properties have been provided within Appendix 1-4 to this report. The properties that were peer reviewed and the recommended outcomes are:

- 54 Wellington Street – level of significance changed to conservation desirable.
- 113-121 Albert Street – no changes proposed – retains local and contributory significance levels.
- 230 Latrobe Terrace – no change to heritage significance however additional comments added to citation
- 238 Latrobe Terrace – no change to heritage significance however additional comments added to citation

A number of meetings and telephone conversations with affected parties were also held to discuss the concerns raised within their submissions. Further justification for inclusion or exclusion of these properties from the Heritage Study has also been provided within Appendix 1-4 to this report. Further discussions were had with the following property owners:

- 237 Pakington Street - heritage status to be not significant and citation sheets to be prepared for all units.
- 11 Villamanta Street - no change retain contributory significance
- 1 Hope Street - Do not apply the heritage overlay and remove from Waterloo Precinct.
- 33 Yuille Street - change status to not significant.
- 34 Maitland Street - no change retain contributory significance.
- 11 O'Connell Street - no change retain contributory significance.
- 75 Hope Street - no change retain contributory significance.
- 135 Weller Street - no change retain contributory significance.
- 77 Albert Street - no change retain contributory significance

1. ASHBY HERITAGE STUDY 2009 (CONT'D)

A number of minor changes to the study have been made in response to considering other submissions i.e. correction of data and errors, inclusion of new information and photos. A detailed discussion and proposed response to each submission is provided in Appendix 1-4 to this report.

Interim Heritage Overlay

It is recommended that all heritage precincts and individual places be provided with statutory protection by inclusion within a Heritage Overlay (Clause 43.01) of the Greater Geelong Planning Scheme. This report recommends that Council prepare an amendment to the Greater Geelong Planning Scheme to give effect to the proposed controls. Until this is completed (gazetted), there is a risk that significant properties identified within the study may be at risk of demolition or alteration in the absence of any statutory controls.

As a means of avoiding this, the use of an interim controls are recommended as a means to provide for protection of the identified properties.

The use of interim controls is also consistent with Council's previous approach to implementing heritage studies, with interim controls being used during the consideration of planning scheme amendments to adopt the Belmont Heritage Study and the Newtown Heritage Study 2008. Section 20(4) of the Planning and Environment Act 1987 makes provision for the Minister to expedite an amendment to a Planning Scheme with exemptions from the usual notification process.

Amendment Process

In order to progress the Ashby Heritage Study 2009 to a formal planning scheme amendment stage the following course of action is proposed:

- Request the Minister apply interim Heritage Controls to protect significant properties from the risk of demolition or alteration while working through the formal amendment controls.
- Exhibit the amendment under the Planning and Environment Act 1987. This will enable further submissions to be made and consideration at a panel hearing;
- Adopt the Ashby Heritage Study amendment including possible changes identified through the panel process.

Environmental Implications

Implementation of the Study will not have any adverse effects on the environment. Providing a level of statutory protection for heritage places through a planning scheme amendment will provide for the retention of existing infrastructure and resources. The retention and re-use of places of significance will potentially reduce materials and energy consumption demanded by new development.

Financial Implications

The Ashby Heritage Study 2009 has been undertaken within budget including costs associated with historical research and peer review. Adoption of the Study will necessitate preparation of planning scheme amendment/s to introduce interim/permanent heritage control/s. The new heritage provisions are likely to generate a requirement for additional planning permits. Resource implications would be reviewed when the planning scheme provisions are formalised.

1. ASHBY HERITAGE STUDY 2009 (CONT'D)

Policy/Legal/Statutory Implications

The report recommends that the adopted Study be implemented via an amendment to the Greater Geelong Planning Scheme which would include overlay and policy changes. This process will enable further community and landowner input via the Planning Scheme Amendment public exhibition and panel process (if submissions are unable to be resolved).

Officer Direct or Indirect Interest

No City of Greater Geelong officers involved in the preparation of the Study or preparation of the council report have any direct or indirect interest in the matters contained therein.

Risk Assessment

There are no significant risks identified in pursuing this amendment.

Social Considerations

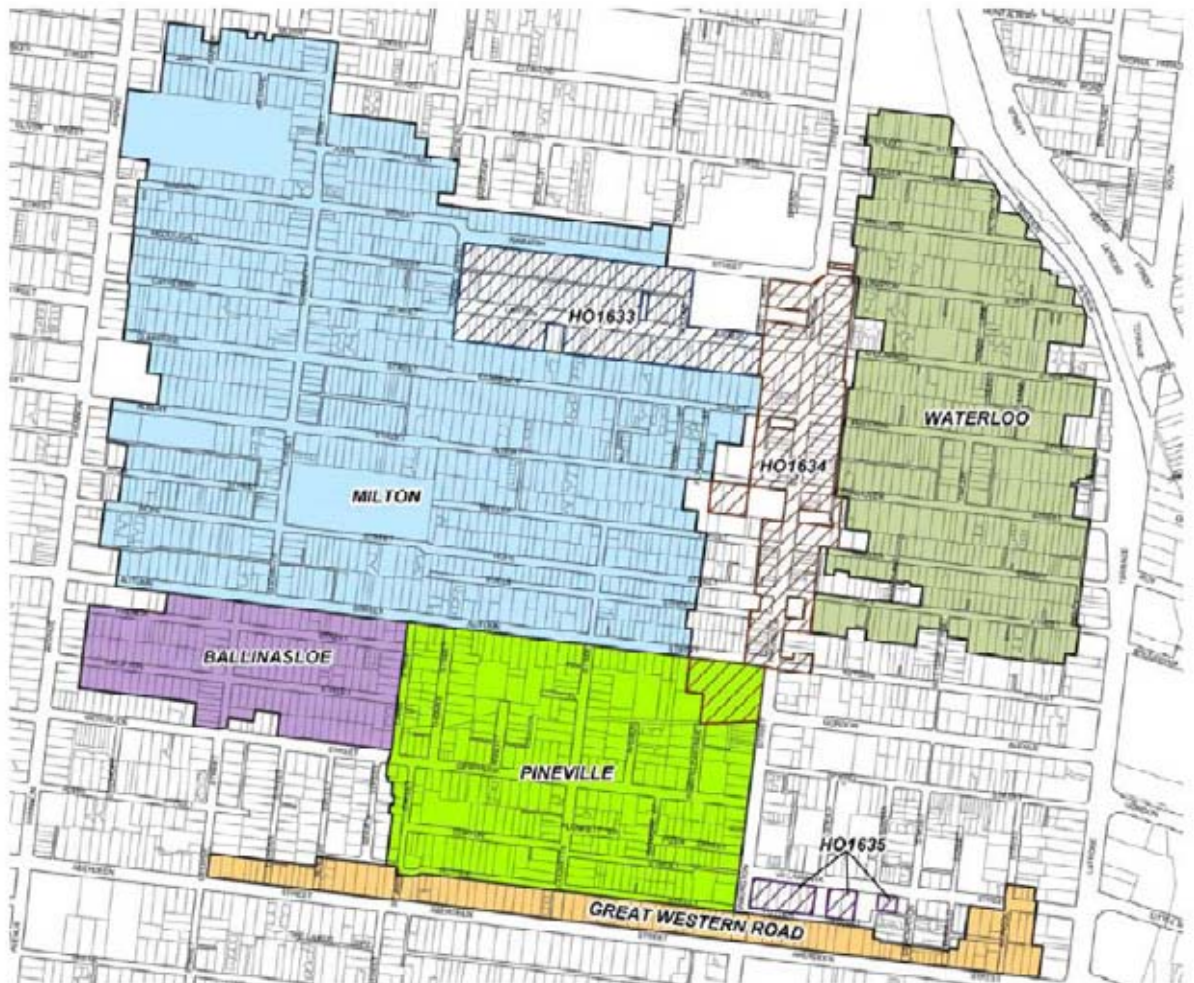
The amendment will have positive social effects through the protection of places of cultural heritage significance for the benefit of current and future generations.

Communication

The draft study underwent a public exhibition process for a period of six weeks from 3 August to 11 September 2009. All property owners were forwarded a CD together with a covering letter outlining the scope of the study and a frequently asked question brochure. Throughout and subsequent to the exhibition process Council received numerous telephone and counter enquiries, and has held a number of meetings with submitters to discuss their concerns.

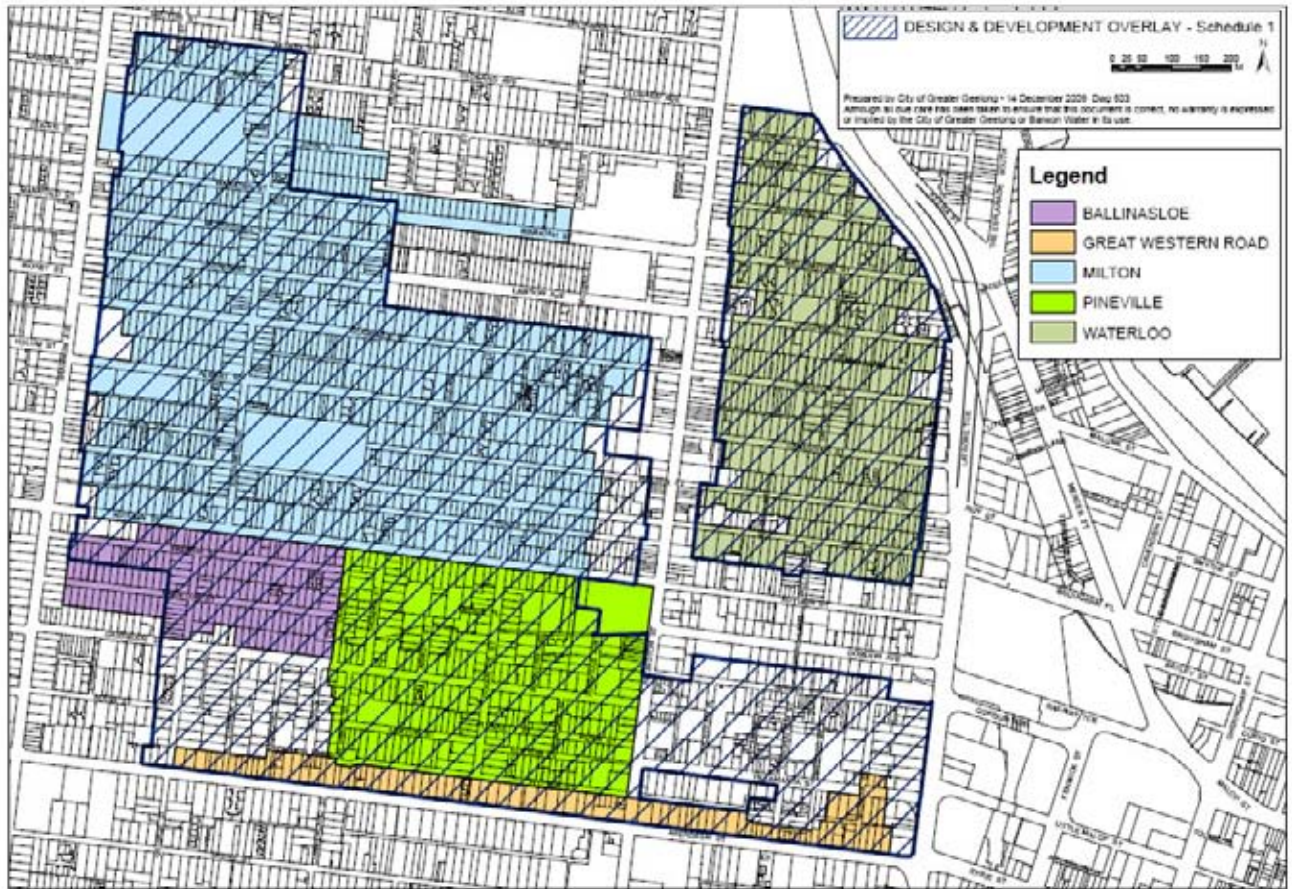
Further communication with affected property owners will be undertaken in accordance with the provisions of the Planning and Environment Act as part of a planning scheme amendment process.

Appendix 1 – Map Showing Existing and Proposed Heritage Areas in Geelong West



Note: Existing Heritage Areas are shown hatched, with proposed heritage areas coloured and their names given.

Appendix 2 - Map showing location of existing Design and Development Overlay and proposed Heritage Overlay



Ashby Heritage Review

Peer review of four properties

Draft
23 November, 2009

CONTEXT

Prepared for
City of Greater Geelong

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Louise Honman
Director, Context

Report Register

This report register documents the development and issue of the report entitled *Ashby Heritage Review, Peer Review of Four Properties*. undertaken by Context Pty Ltd in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue date	Issued to
1362	1	Peer review of four properties	23/11/09	Jacinta Rivette

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EXECUTIVE SUMMARY

Introduction

Context Pty Ltd was asked to undertake a peer review process for four places recommended for a Heritage Overlay as a result of the *Ashby Heritage Review* Stage 2 (The Ashby Review) This Study was undertaken by Dr David Rowe of Authentic Heritage Services Pty Ltd and Wendy Jacobs: Architect and Heritage Consultant.

In each of these four cases the owner of the subject property has objected to the proposed Heritage Overlay and has prepared a written submission outlining their reasons.

This peer review is limited to an assessment of the heritage significance of the properties and does not address detailed planning issues surrounding the proposed redevelopment of the site at 113-121 Albert Street.

Methodology

Prior to commencing the peer review, Context was provided with copies of all citations from the Ashby Review and the written comments from each submitter. Site inspections of each of the properties were undertaken on 23 October 2009 and phone conferences were held with all owners except for the owners of 54 Wellington Street between 27 and 29 October 2009. (A meeting had previously been held with a representative of the City of Geelong West and the submitter on behalf of the owners of 54 Wellington Street). Notes from the phone conferences are included in the comments for each property. Each citation in this Review is structured as follows. Firstly, the Submitter's comments are summarised, then the Statement of Significance included in the Ashby Review is assessed, then a response to the comments and statement is provided, and finally, a recommendation is made.

Findings

The documentation of the historic context, significance and the comparative analysis for each of the four sites considered by the Review is careful and comprehensive. Minor errors have occurred in some descriptions and these are noted.

In summary the recommendations are:

54 Wellington Street

Retain as part of Waterloo Precinct but downgrade the significance level and integrity.

230 Latrobe terrace

Endorse the recommendation for an individual Heritage Overlay, with some further definition of areas of primary secondary and limited significance.

113-121 Albert Street

Endorse the recommendation for a Heritage Overlay for 121 Albert Street (the Vicarage)

Endorse the recommendation for further assessment of the St John's Church in a future Heritage Study

Recommend a review of the boundary of the Milton Precinct to exclude 113-121 Albert Street.

238 Latrobe terrace

Endorse the recommendation for an individual Heritage Overlay, with some further definition of areas of primary secondary and limited significance.

54 WELLINGTON STREET

Level of Significance

54 Wellington Street is included in the Waterloo Precinct

Significance level: Contributory

Integrity: Moderately intact

Submitter & Address

Ronald K. Herbert

58 Graylea Avenue, Herne Hill, 3218

Summary of comments by submitter

The submitter provided written comments and spoke to a representative of Council regarding the proposed Heritage Overlay.

- The bungalow is of contrasting construction to most of the dwellings in the area and is therefore without significance to the precinct.
- The façade of the Victorian dwelling has been substantially altered by an extension in rendered brick.
- This has deteriorated owing to subsidence and is now subject to extensive cracking (as demonstrated by photos supplied by submitter).

Waterloo Precinct

Taken from *Ashby Heritage Review Stage 2*, p268

The Waterloo area is especially identified by typical Victorian, Late Victorian, Edwardian and interwar Bungalow designs, creating a number of streetscapes of mixed architectural styles and eras. Within this stylistic mix are a number of similar architectural characteristics including: modest scale, single storey height, detached or semi-detached composition, hipped and/or gabled roof forms, timber weatherboard wall cladding, corrugated sheet metal roof cladding, front and return verandahs, timber framed double hung windows, and brick chimneys. The dwellings are predominantly closely spaced with narrow or no side setbacks, and are largely of standard designs, reflect the working class population for which they were originally built.

Response

54 Wellington Street is situated right at the edge of the proposed Waterloo Precinct bounded by a right of way that separates the rear of the commercial buildings in Pakington Street from the residential areas to the east. A laneway separates the western boundary of the Waterloo Precinct from Pakington Street. The lane forms a natural break between the commercial area and the residential area characterized in the Waterloo Precinct. The boundary of the Waterloo Precinct has largely been drawn to this laneway except where there is recent development that is obviously contrasting with the urban form.

54 Wellington Street is of brick and timber construction like many of the other buildings in the proposed Waterloo Precinct and is of a period of construction and scale as to be consistent with other residences in the street and the Waterloo precinct. It is described on the citation sheet as Late Victorian with Interwar additions. The integrity of the property is noted as 'Altered' and most of the modifications are at the front facing Wellington Street. These modifications include:

- The projecting gable roofed room at the front that has intersected with the main roof
- A porch to the front door

- Alterations to the rear skillion (re-cladding and window alterations)
- Fencing
- Several windows have been changed in size and type of frames.

Some changes to the building are more reversible than others, such as replacing cladding or window frames where the size of the window has not altered. Other changes are more difficult to reverse such as returning the front of the dwelling to its previous appearance should this be desired.

54 Wellington Street is noted in the Schedule to the precinct as being of 'Contributory Significance'. According to the thresholds used in the Ashby Review:

Contributory Significance (contributes to the significance of the precinct). Places identified as having local significance, but without detailed heritage citations, should be considered as having contributory heritage status until resources allow for their further assessment and subsequent inclusion in the Greater Geelong Planning Scheme as part of a future amendment. (Rowe:2009:331)

The alterations to the building are quite substantial and it would seem that the proposed significance level is more accurately described as 'Conservation Desirable', with the integrity noted as 'Altered'. According to the thresholds used in the Ashby Review:

Conservation Desirable (historically and/or architecturally relates to the precinct but the place has been noticeably altered).

The structural condition of the building is not considered to be a contributing factor to significance or the ability of the property to "contribute" to the precinct. Poor structural condition does not lessen the heritage value of a place.

Recommendation

It is recommended that:

- 54 Wellington Street should be included within the proposed boundaries of the Waterloo Precinct.
- The proposed significance level within the precinct should be 'Conservation Desirable'
- The integrity should be noted as 'Altered'.

FORMER ST JOHN'S VICARAGE, CHURCH AND HALL, 113 - 121 ALBERT STREET

Level of Significance

Local – St John's Vicarage 121 Albert Street

Milton Precinct – 113 – 121 Albert Street

Submitter & Address

Kris Wilson

Senior Consultant, Urbis

(on behalf of ALDI Stores)

Level 12, 120 Collins Street, Melbourne 3000, Victoria

St John's Vicarage

Summary of comments by submitter

Urbis submitted a letter and supporting documentation from two heritage consultants to support their case. A summary of the submission is included below:

- Prior to the draft Ashby Heritage Review (2008) being informally advertised, Aldi was not aware of the study by the City of Greater Geelong. Aldi undertook due diligence and the vicarage was not raised by Council at any discussions.
- A panel report previously recommended a DDO control and not a HO.
- Other nearby houses, also affected by the development, are not covered by the proposed control.
- The proposal for a Heritage Overlay has the potential to restrict commercial development opportunities within Geelong West.
- The heritage value of the vicarage is limited to the very local level
- The c1950s church could be regarded as compromising the significance of the Milton precinct which is characterised by residential stock.
- While every local church can be seen to have some local level social heritage value, the sum of all the aspects of the heritage value of the former St. John's Church site is not of high value
- The exclusion of the church from the proposed Milton Heritage Overlay would not lessen the precinct to any substantial degree.
- The former vicarage differs from the early twentieth century dwellings in Geelong West only in its brick construction and attic design with front porch. More substantial and earlier examples of the same basic house design exist elsewhere in Geelong. The historical associations that the review has referred to are not of major significance.
- The proposal to individually list the vicarage on the Heritage Overlay Schedule seems to be based upon a desire to apply exterior paint controls to the building. Current technology allows the removal of paint from bricks without damage.
- There are better examples of Modernist Church design than St. John's
- The vicarage is a representative and externally intact example of bungalow design of the early 1920s. However, other examples have richer gable treatments and more complex and/or accomplished porch-balcony designs.

- The Vicarage is an example of the work of local architect, Howard Trigg, however, other examples of Trigg's residential work are more substantial and of far more distinction.
- The use of the building (as a vicarage) is not strongly reflected in its design or through its physical relationship with the Church or Church hall.

Statement of Significance St John's Vicarage (summary)

The Ashby Review assesses the Vicarage as being of architectural, historical and social significance at the local level:

The former St. John's Vicarage, 121 Albert Street, Geelong West, has significance as a predominantly intact example of a notable interwar Bungalow style. The elevated and steeply-pitched traversing gabled roof with central attic gable and projecting portico with open balcony, provide the broad design concept which was also used for a number of substantial interwar Bungalows in Geelong, particularly along The Esplanade, Drumcondra in the 1920s. Designed by the local architect, Harold Charles Trigg and built by J.C. Taylor and Sons in 1926 as a Vicarage, the dwelling also has significance for its longstanding associations with St. John's Anglican Church throughout the 20th century. The dwelling appears to be in good condition when viewed from the street.

It is associated with the early development of St. John's Anglican Church on the Albert Street site in the 1920s, and particularly from 1926 when it was built as the residence of the Vicar. The dwelling has associations with the local architect, Harold C. Trigg, who was responsible to the designs of a number of substantial interwar houses in Geelong in the 1920s. The dwelling also has associations with the prolific local building firm of J.C. Taylor and Sons. Although St. John's Church has recently closed, the Vicarage continues to be recognised by sections of the local community for its previous associations in the life and witness of the Anglican Church in Geelong West as the residence of the Vicar.

Response

The Ashby Review provides a comprehensive history, description and statement of significance for the Vicarage. It also has a highly relevant comparative analysis section. The purpose of a local heritage study is to include all of the places that have heritage values to a local community. The threshold for local significance is defined as:

... the heritage places are considered to have had a significant impact in shaping the cultural, architectural, historical and/or social identity of the local community of Geelong West, and where applicable, have been compared to other places of State or Local significance. They are considered to have sufficient significance to warrant a heritage overlay in the Greater Geelong Planning Scheme. (Rowe and Jacobs 2009:30)

The assessment of the Vicarage is thoroughly done in terms of comparative works of the architect, including many examples of private houses outside the Ashby Heritage Review study area. No examples of the architect's work are given within the Ashby Heritage Review area. As a Vicarage associated with a church, the property is also seen to have historical and social associations for the people of Geelong West and for those involved in the life of the parish. These associations are disputed as being of low value, however there is no evidence given to support this apart from the fact that the church is now closed and the site has passed from church ownership. Although the Anglican Church has sold the property, associations are not severed, and continue for groups of people once associated with the Church..

It is considered that sufficient evidence is provided for the Vicarage in the assessment to meet the threshold of significance at the Local level.

Milton Precinct

The Ashby Study incorporates St John's Church, the Church Hall and the Vicarage as part of the Milton Heritage Precinct. The Vicarage has been recommended for an individual heritage

overlay and St Johns Church is identified in the schedule attached to the Milton Precinct as being of 'Local' (individual) significance, with integrity 'moderately intact'. St John's Church is one of 14 places recommended for an additional heritage assessment when resources permit and is thought to have potential for an individual Heritage Overlay. The Church Hall is identified in the study as having being noticeably altered.

Summary of comments by submitter

Urbis submitted a letter and supporting documentation from two heritage consultants, David Bick and Lovell Chen to support their case. A summary of the submission is included below:

- The Vicarage and Church complex are isolated from the rest of the Milton precinct.
- The Church is more recent than the majority of buildings within the Milton precinct (which contains only three buildings of post World War II building stock).
- The Church Hall has been heavily altered and makes little or no contribution to the precinct. The Church Hall may also have been moved from another site, and as a result its connection to the Church is not established.

Statement of Significance for the Milton Precinct (summary)

The *Ashby Review* assesses the Milton Precinct is of architectural, aesthetic and historical significant at the Local level.

The significance of the Milton Precinct is contained in its diversity of building styles from the 1850s to the 1950s. It demonstrates a diverse range of largely conventional Victorian, Late Victorian, Federation, Edwardian, interwar Bungalow and early postwar architectural styles, reflecting the multiple subdivisions and subsequent building development between the 1850s and the 1950s. More broadly, the area has significance for its similar architectural characteristics in the surviving residential building stock (modest scale, detached composition, single storey height, timber weatherboard wall construction, corrugated sheet metal roof cladding, timber framed windows, hipped and/or gabled roof forms and front, side or return verandahs). The detailing to most of the dwellings is also conventional but directly associated to their stylistic eras. Of aesthetic significance to the area are the two public reserves: Baker's Oval (fronting Shannon Avenue) and Sparrow Park (with frontages to Elizabeth, Hope and Weller Streets).

Response

A previous Panel Report based on the *Geelong West Urban Conservation Study* (1986) recommended a Design and Development Overlay (DDO) for the Ashby area rather than a Heritage Overlay (HO). One of the purposes of the Ashby Review was to refine the scope of the DDO and to introduce appropriate Heritage Overlays.

The extent of vacant land of the whole St John's site is large in contrast to the Milton Precinct where buildings are in close proximity to one another. The St John's site contains former tennis courts, tennis clubhouse, toilets, a small contemporary residence and a church hall. The hall is of some interest as noted in the citation for St John's Church, however its location towards the rear of the site suggests that it may have been moved from another location. None of the other structures are mentioned in the citation. Without further research on the church hall it is unclear what association this building has for this particular site.

The extent of vacant land, and the location of the Church and Vicarage at the western end of the site away from their neighbours does tend to weaken the case for the inclusion of this parcel of land in the Milton Precinct. An alternative to this approach is to include St John's Church together with the Vicarage in a single Heritage Overlay. This would be subject to further research as identified in the *Ashby Review* to determine the significance of the Church.

Recommendations

- Endorse the recommendation for a Heritage Overlay for 121 Albert Street (the Vicarage)

- Endorse the recommendation for further assessment of St John's Church in a future Heritage Study, whereby the Church may be considered in relation to the Vicarage as a place linked by historical and social associations.
- Recommend a review of the boundary of the Milton Precinct to exclude 113-121 Albert Street.

230 LATROBE TERRACE

Level of Significance

Local

Precinct - No

Submitter & Address

Steve Rankine
230 Latrobe Terrace
Geelong West

Summary of comments by submitter

- Questions the value of various architectural features, beyond the acknowledged bay window. Various features incorrectly identified: ‘conical’ roof to bay window, ‘terracotta shingle roof cladding’ and ‘terracotta’ finial.
- Denies that roof was originally of terracotta tiles – states that current example replaced corrugated iron.
- Some omissions in description concerning 1940s segregation of the floor plan and subsequent additions to the residence
- Claims that even allowing for the listing of the building, there are no grounds on which to list the entire site – it is a very deep block.
- The site provides a development opportunity. A heritage overlay would restrict the site’s potential in this regard.
- The submitter does not dispute the historical significance of 230 Latrobe Terrace, but does question the architectural significance which he describes as unremarkable.

Statement of significance

The *Ashby Review* assesses 230 Latrobe Terrace is being architecturally and historically significant at a Local level:

The former Andrews residence at 230 Latrobe Terrace, Geelong West, has significance as a moderately intact and restrained example of a Federation Queen Anne style. While the composition of the broad hipped roof form with projecting gables reflects standard design traits for houses for the period, the projecting faceted bay window at the front with a conical roof is locally unusual. Built in 1909, the residence was the home of Arthur Tremayne Andrews on land previously owned by his father, Charles Andrews, founder of the family stove-making business.

Although partly altered, it demonstrates original design qualities of a restrained Federation Queen Anne style, with the projecting gable having a faceted bay window and conical roof being locally unusual. .

It is associated with prestigious residential development in this part of Latrobe Terrace during the Federation era. In particular, the residence has associations with Arthur Tremayne Andrews, civil engineer and surveyor, who contributed much to community life in the early 20th century as Municipal Surveyor to the Borough of Geelong West (1908-1920s) and Municipal Engineer to the Shire of South Barwon (1911-1915), as well as being a successful businessman as part of the Andrews family stove-making business that operated largely in Geelong West from the late 1870s until the mid 1950s.

Response

The main concern of the submitter was that a proposed Heritage Overlay over the whole site may inhibit the ability to redevelop in the future. This especially concerns the rear of the site

where there is a carpark and some outbuildings on a large portion of land that can be accessed from a lane off Spring Street. This area may provide development opportunities for a new building at the rear of 230 Latrobe Terrace. Although it was designed as a residence, 230 Latrobe Terrace has been functioning as commercial offices and medical rooms for many years.

Some minor points of accuracy in the description and statement of significance concerning building materials and the shape of the roof over the bow window need to be corrected. The interior was not inspected at the time that the Ashby citation was prepared so it would not have been known that the floor plan has been altered and now reflects two tenancies. This does not affect the integrity of the exterior of the building.

The architectural style is described as a locally derived Federation Queen Anne, which does feature prominently in Geelong in most of the inner suburbs. Four other dwellings are noted as comparative examples. In the context of Latrobe Terrace, no. 230 is one of a several key buildings between Gordon Avenue and Aberdeen Street and particularly similar in style to 236 Latrobe Terrace. It may be described as is representative rather than seminal.

The documentation on the architectural comparative analysis and the historical associations with the Andrews family are comprehensive and thoroughly prepared. 230 Latrobe Terrace is thought to meet the threshold for Local significance within the definitions of the Ashby Review.

The citation does not include any reference to the outbuildings or the rear part of the house apart from the fact that it has wings of buildings with hipped roofs. This would seem to indicate that there is an ability to undertake alterations or additions to the rear yard.

230 Latrobe Terrace has elements of the place that are of primary and secondary significance as well as some areas of limited significance and it would be helpful to provide general guidelines on managing changes to the place based on the levels of significance of elements.

Conservation guidelines for the place could be developed that identified not only which parts of the building and site should be conserved, but also which parts may be redeveloped without compromising the significance of the building.

Recommendation

- That 230 Latrobe Terrace be recommended for a Heritage Overlay.
- That the citation may include conservation guidelines for the building and the site.
- That corrections to the citation should be made that include:
 - That the roof above the bay window is described as faceted rather than conical.
 - The roof of the bay window has timber shingles and the finial is of sheet metal.
 - The original roof was constructed from corrugated iron and not terracotta tiles.

ANGARRACK FLATS, 238 LATROBE TERRACE

Submitter & Address

Unit 1- Robert Johnson, Deborah Johnson

Unit 2- Peter Wheeler, Vivienne Wheeler

Summary of comments by submitter (Robert and Deborah Johnson)

- The building is plain with no architectural features of note.
- The garage is in a deteriorating condition, cracked and possibly collapsing. It is also of a plain design and is largely screened from the street. An HO would hinder long-term plans to replace with more useable garages.
- It is unlikely that future owners would make physical alterations, especially given the necessary agreement of the body corporate.

Summary of comments by submitter (Peter Wheeler)

- The report is repetitive,
- the flats are plain in comparison to others and are not of heritage significance
- The past owners/owners have not played a significant role in the development of the area
- The garages are substantially cracked and there are significant structural problems. They need to be replaced. They are also too small for many modern cars; so no-one uses them as garages anymore.
- An additional apartment could be constructed above a new garage block.
- The building is out of character with the area.
- The imposition of a heritage overlay might interfere with the replacement of the roof

Summary of comments by submitter (Vivienne Wheeler)

- Parking outside the property will be eliminated, and it is important that an occupier can park two cars on site given the traffic conditions on Latrobe Terrace.
- There are only four owners, the imposition of a heritage overlay will place a heavy burden upon them
- One owner is absent (and presumably hasn't had a chance to respond)
- The flats have no architectural significance
- The flats are out of character with the rest of the street
- A Heritage Overlay might restrict repair and maintenance items including things like replacement of the roof, or the ability to have double glazed windows to increase the sound protection.
- The proximity of the area to the centre of town is likely to see an intensification of use of sites in this area for dwellings, and the residents want the ability to redevelop land where the existing garages stand.

Statement of Significance

The Ashby Review assesses the Angarrack flats as being architecturally and historically significant at a Local level:

'Angarrack Flats', 238 Latrobe Terrace, Geelong West, has significance as a predominantly intact and rare example of interwar Modernist Functionalist 'minimum flat' design in Geelong of the late 1930s. Built by N.T. Press in 1938-39 for Elizabeth Tremayne Andrews (widow of the late A. T. Andrews), the flats have associations with the Melbourne architectural firm of A.C. Leith and Bartlett. The progressive image afforded the design of 'Angarrack Flats' is especially celebrated in the strong geometry of the shallow-pitched gable roof with widely projecting eaves, corner 'sleep-out' openings (now glazed), cantilever balconies and rear parapeted north-west wing. 'Angarrack Flats' represents one of only few 1930s local designs based on European Modernist precedents and the 'minimum flat' concept widely espoused at the time by young Melbourne architects. Within this modernist image, 'Angarrack Flats' (which comprises four, two-bedroomed apartments) is also unusual for its outward appearance as a single dwelling.

The rear flat-roofed garage also contributes to the significance of the place.

The building epitomises contemporary Modern Functionalist 'minimum flat' design through its streamlined shallow-pitched gable roof form and wide eaves, corner sleep-out openings (now glazed), cantilever balcony with horizontal timber paling balustrade, rear parapeted north-east wing and banks of timber framed double hung windows. The horizontality of the design is juxtaposed by the verticality of the corner windows to the rear flats..

Other intact or appropriate qualities include the cream brick wall construction with clinker brick base, wide brick chimneys with terra cotta pots, corrugated asbestos sheet roof cladding, and the individual metal lettering on the front wall that reads "Angarrack". The rear flat-roofed garage also contributes to the significance of the place.

'Angarrack Flats' has particular associations with the Melbourne architectural firm of A.C. Leith and Bartlett. Harold Bartlett's return from gaining extensive overseas experience in 1934 brought about an emphasis on Modernist European precedents in flat design in the firm's work. 'Angarrack Flats' is a localised embodiment of these progressive international precedents as espoused by the Leith and Bartlett architectural practice.

Response

The Angarrack Flats are significant for their architectural significance as part of the modern movement, and as an example of the work of A.C. Leith Bartlett. They also have associations with the prominent Andrews family (as does 230 Latrobe Terrace). The modern design is chiefly of interest in that it was designed in 1938-39 pre war. The styling for that time is extremely progressive and therefore it could be seen as an early example of modern architecture. Angarrack Flats were also reported widely when they were first built and therefore there is considerable information on the intentions of the designers.

The citation contains much discussion on the promotion of flats by prominent modernist architects which sets a thematic context for the inclusion of the Angarrack Flats in a Heritage Overlay. Some of the discussion is wide ranging on the stylistic background to the design of flats in the 1930s. This discussion does extend some distance from the architects for Angarrack, Leith Bartlett and from the place itself, which may appear irrelevant but does set a comprehensive background to the design of flats.

In the context of Latrobe Terrace, Angarrack Flats are in a different architectural style from a number of the other neighbouring buildings that include examples of Federation Queen Anne or Revival styles.. Latrobe Terrace does, however, contain several pre and post war blocks of flats between Gordon Avenue and Virginia Street and these feature prominently in the comparative analysis.

The garages have been designed contemporaneously with the flats and are in matching brick with a flat roof. Of themselves they are not significant, although their existence contributes to the integrity of the whole site.

The inclusion of modern buildings in Heritage Overlays is a relatively recent change and may well bring some problems for owners that are not well covered in existing notions of conservation guidelines. This includes the need to replace materials and building elements that

are not performing adequately. Some materials and building elements should not or cannot be replaced like for like, therefore decisions not encountered before often have to be made in respect of replacement materials. The life span of building materials on modern buildings is well understood than those of traditional nineteenth century buildings.

It would therefore be of a distinct benefit to include some conservation policy and/or guidelines for modern buildings, based on reasonable expectations that change may need to occur in order that they remain viable and functional buildings. As with 230 Latrobe Terrace there would be an advantage for conservation guidelines for this site in order to establish the elements of primary, secondary and limited significance.

Recommendation

- That 238 Latrobe Terrace be recommended for a Heritage Overlay.
- That the citation include conservation guidelines for the place
- That the conservation guidelines establish levels of significance i.e. primary, secondary and limited significance

REFERENCES

Honman L, Huddle L Aitken R, *City of Geelong West Urban Conservation Study*, 1986. Vols 1 and 2

Dr D. Rowe Authentic Heritage Services Pty Ltd & Wendy Jacobs, Architect and Heritage Consultant *Ashby Heritage Review*, 2009

Appendix 4 – Summary and Response to Submissions

	Submitter	Summary	Discussion and proposed response
1	4 Pizer Street Contributory Significance Pineville Precinct	Raised some concerns with the potential impact on the selling price of their property however stated the report was very comprehensive and an interesting read.	Heritage Victoria (<u>Heritage Listing & Property Valuations in Victoria</u> , March 2001) reviewed a number of studies that investigated the effect of heritage listings on property values and development potential. As a result of a property being in a heritage overlay property prices have been found to both increase and decrease. Property price impacts are not considered in this instance to be a significant factor in terms of identifying levels of significance. Recommendation: Retain contributory significance level
2	49 Catherine Street Contributory Significance Milton Precinct	In support of protecting the cultural significance of the area, but raised concern about a heritage overlay having overly stringent restrictions for paint controls, additions, carports, first floor extensions etc. Also raised concern over a loss in property prices. Has also requested more detailed information on controls.	A planning policy has been developed for the Milton Heritage Precinct. The policy provides development guidelines for owners. The policy takes into account the scale and appearance of existing dwellings and encourages new development to be sympathetic to existing built form. As detailed above studies have shown that the sale price of properties within a heritage overlay can both increase and decrease in price. Recommendation: Retain contributory significance level
3	113-121 Albert Street Local Significance – Vicarage Contributory Significance - Church Milton Precinct	ALDI supermarkets have recently purchased this site and sought to develop it as a supermarket subject to Council approval. A detailed submission was received in relation to this site from heritage consultants Lovell Chen and Mr David Bick. The submission suggests that the former Anglican Church and Vicarage is considered to have limited heritage significance and therefore the boundaries of the recommended Milton Heritage Precinct should be amended and the former	The submission made on behalf of Aldi raised a number of issues in relation to the local significance of the Vicarage and the inclusion of the Church building and surrounding site within the Milton Heritage Precinct. Council engaged an independent Heritage Consultant Context Pty Ltd to peer review the original findings contained within the Ashby Heritage Study 2009 (see appendix 3). Context recommended the following :

		Vicarage should be removed from the proposed site-specific Heritage Overlay	<ul style="list-style-type: none"> • Endorse the recommendation for a Heritage Overlay for 121 Albert Street (the vicarage). • Endorse the recommendation for further assessment of St John's Church in a future Heritage Study, whereby the Church may be considered in relation to the Vicarage as a place linked by historical and social associations. • Recommend a review of the boundary of the Milton Precinct to exclude 113-121 Albert Street. <p>Recommendation: In considering the recommendations made by Context Pty Ltd and within the Ashby Study it is recommended that Council retain the individual heritage listing of the Vicarage and retain the Church within the Milton Heritage Precinct. The church is considered to have a social and historical association with the Milton Heritage Precinct.</p>
4	Unit 1/237 Pakington Street Great Western Road Precinct	This property was constructed 11 years ago and therefore has no heritage significance. The submitter is requesting this site be taken out of the heritage overlay.	<p>As a result of this submission it was brought to Council's attention that an individual citation sheet had not been prepared for this property. A site inspection confirmed this site forms part of a unit development and that individual citation sheets have not been prepared for any of these properties.</p> <p>The site is located centrally within the Great Western Road Heritage Precinct. The properties either side of this more recent unit development are considered to have contributory heritage values and therefore to ensure the precinct retains its scale and appearance it is recommended that the property remain within the heritage precinct.</p> <p>Recommendation: Prepare a citation sheet for all the properties at 237 Pakington Street and retain the buildings within the Great Western Road Precinct but with the status noted as 'not significant'.</p>
5	National Trust	The Geelong Regional Branch of the National Trust supports the review recommendations that have been	Noted. No changes are required to be made to document

		made to apply heritage overlays to conserve and enhance the buildings and precincts of heritage significance.	
6	8 Clarence Street Contributory Significance Milton Precinct	Supportive of heritage controls in Geelong West. Raised concern that Council has allowed too many properties to be demolished and replaced with unsympathetic buildings that have detracted from the period character of Geelong West. Their house has been renovated both inside and out and Council has been provided with more recent photos of the property to illustrate this. It is requested that one of these photos replace the current photo on the datasheet relating to their property.	The photo will be included within the citation sheet for 8 Clarence Street. Recommendation: Retain the site as having contributory significance.
7	230 Latrobe Terrace Individual Significance	Questioning the need to protect a further 1700 properties in Geelong and whether the community is really interested in much of the detail mentioned in the Ashby Report. Has also queried the accuracy of some of the detail within the citation prepared for the property. Some additional information was also provided in relation to the history of the property. Concern is raised over the need to have the whole property covered by a heritage overlay given the rear of the site is currently a car park and the potential redevelopment opportunities available. The heritage overlay should be applied only to the building.	After initial discussions with the owner of this property it was recommended that Council engage an independent heritage advisor (Context Pty Ltd) to peer review the recommendations of the Ashby Heritage Study (see appendix 3). A teleconference was held with the owner of the property, a Council officer and a representative from Context. Context made the following recommendation in relation to this property: <ul style="list-style-type: none"> • That 230 Latrobe terrace be recommended for a Heritage Overlay. • That the citation may include conservation guidelines for the building and the site. • That corrections to the citation should be made that include: <ul style="list-style-type: none"> • That the roof above the bay window is described as faceted rather than conical. • The roof of the bay window has timber shingles and the finial is of sheet metal. • The original roof was constructed from corrugated iron and not terracotta tiles. In this instance it is not recommended that conservation guidelines

			<p>be developed for this property for a number of reasons, including:</p> <ul style="list-style-type: none"> • Not within the project budget • Conservation guidelines for have not been undertaken for other individual listed properties in this and other heritage studies. • Capacity within current controls for proposals to be considered on there merits and respond to development guidelines <p>Recommendation: The site retains the proposed individual listing and the study is amended to reflect the correct detailing of the elements of the property. It is also recommended that the citation for the property note that there is a large vacant car park at the rear that could be developed subject to a planning permit and appropriate design response.</p>
8	<p>238 Latrobe Terrace (4 apartments) Individual Significance</p>	<p>1/238 Latrobe Terrace</p> <p>Does not support a heritage overlay being placed on this property. The building is a 'plain' building with no architectural features. The garages currently on the site are too small to park a modern day car and are in a poor condition. The owners of this property have plans to rebuild these garages and the heritage overlay would prevent this from occurring. Given there are 4 owners of this property it is unlikely that the building will undergo significant change and therefore there is no need for a heritage overlay.</p> <p>2/238 Latrobe Terrace</p> <p>Disagrees that the buildings are worthy of heritage significance given that they are not attractive and in an area which has been compromised by commercial and industrial buildings. A main concern is</p>	<p>After initial discussions with the two owners of this property it was recommended that Council engage an independent heritage advisor (Context Pty Ltd) to peer review the recommendations of the Ashby Heritage Study (see appendix 3). A teleconference was held with the owners of the property, a Council officer and a representative from Context. Context made the following recommendation in relation to this property:</p> <ul style="list-style-type: none"> • That 238 Latrobe Terrace be recommended for a heritage overlay. • That the citation include conservation guidelines for the place. • That the conservation guidelines establish levels of significance i.e. primary, secondary and limited significance. <p>Recommendation: That the site retain the proposed individual listing however it is not considered necessary at this stage to prepare conservation guidelines for this property given the ability to work through issues relating to repairs and maintenance at a</p>

		commentary regarding the significance of the garaging. The owners of this complex would like to be able to demolish the garages and replace them with garages with a modern day dimension.	planning permit stage. It is recommended that the citation be amended to include detail around the constraints currently imposed by the size and condition of the existing garages and the need for possible future re-development subject to a planning permit.
9	11 Villamanta Street Contributory Significance Great Western Road Precinct	The site is currently used as a health centre. Alterations have been made to the building to accommodate this use and the only original feature of the building is the verandah. The site is located within close proximity to the City and Geelong station. The owner would like to be able to redevelop the site potentially with units in the future and does not think this would be allowed if the heritage overlay was implemented.	A meeting was held with owner of the property and a Council officer to discuss the issues raised within their submission. The main issue related to the ability to re-develop this large site in the future. Whilst the Ashby Study recommends a heritage overlay be applied across the whole site this does not prevent the rear of the site from being re-developed in the future subject to meeting heritage policy and obtaining a planning permit. It is considered that the site still meets the 'contributory significance' criteria in terms of existing building elements, level of intactness and appearance in the streetscape. Recommendation: retain the site as having contributory significance
10	3/77 Albert Street Not Significant Milton Precinct	Would like to see the St John's Anglican Church in Albert Street Geelong west retained. Supports the heritage listing of public buildings where they have significant cultural value to an area. More consultation with residents over the listing of their properties should be undertaken. Does not agree that the asphalt footpaths should be retained given they need repairs and the fact that most footpaths are concrete.	Issues regarding the site at 113-121 Albert Street are noted and a response to this site has been provided above. Consultation with residents will continue to occur in the coming months in relation to the heritage listing of properties within Geelong West. The Ashby Heritage Study recommends the retention of asphalt footpaths in several streets in Geelong West. These footpaths were an original part of the subdivision and therefore the development of those streets. The recommendations of the Ashby Heritage Study does not preclude the need to maintain these footpaths to a suitable standard, it simply recommends that the use of asphalt be maintained.

			Recommendation: Retain the site as Not Significant
11	1 Hope Street Contributory Significance Waterloo Precinct	2 submission received from children of the owner An objection to the heritage listing of the property has been made. This site is located within a Business 4 Zone and the inclusion of this property in a heritage overlay would prevent the demolition of the dwelling and its redevelopment potential. The owners would prefer the property to keep its Business 4 Zone and be excluded from the heritage overlay.	A telephone conference was held with the children of the owner of this property. The issues raised related to the possible redevelopment potential of this property given the site is located within a Business 4 Zone. A dwelling in a Business 4 Zone is a prohibited use and if a heritage overlay was applied to the site it would make the ability to demolish and redevelop the site for commercial purposes more difficult. Strategically it is considered that the retention of the Heritage Overlay conflicts with the Business 4 Zone objectives. Recommendation: Do not apply the heritage overlay controls to this property and remove the property from the Waterloo Precinct.
12	106 Autumn Street Contributory Significance Milton Precinct	Does not think the house is very old and therefore does not have any heritage significance. The owner would like to be able to make changes to the property without the need for a planning permit.	The citation sheet prepared for this property as part of the Ashby Heritage Study identifies this site as having contributory significance. It is suggested that the house was constructed between 1912-13 and that the building is a moderately intact example of an Edwardian dwelling. Given the significance of this site it is considered important that any future changes made to this property are in keeping with the heritage characteristic of the site and surrounding area. The planning permit process is a way of managing any proposed changes. Recommendation: Retain the site as having contributory significance.
13	25 Ann Street Contributory Significance Milton Precinct	Welcomes the introduction of heritage controls in Geelong West. Too many properties have been demolished.	Noted, No changes are required to be made to document
14	15 Catherine Street Contributory Significance	Opposes the introduction of heritage controls. Would like to be able to do an extension to their property	The citation sheet prepared for this property as part of the Ashby Heritage Study identifies this site as having contributory

	Milton Precinct	without the restrictions of the heritage control. It is unfair to place these restriction on land owners.	significance. It is suggested that the house was constructed between 1916-17 and that the building is a predominately intact example of an Edwardian dwelling. Given the significance of this site it is considered important that any future changes made to this property are in keeping with the heritage characteristic of the site and surrounding area. The planning permit process is a way of managing any proposed changes. Recommendation: Retain the site as having contributory significance.
15	46 Waratah Street Contributory Significance Milton Precinct	Commends the public consultation process prior to proceeding to a formal amendment process. Would like to see the unique character of Geelong West maintained. Would like to see new development that is of a high quality, innovative and respectful of the existing character of the area. Believes there is strong community support for heritage controls and considers that the increases in housing prices in Geelong West have been attributed to the number of character and period homes in the area.	Noted, No changes are required to be made to document
16	72 Waratah Street Not Significant Milton Precinct	Objects to the heritage overlay and considers the introduction to be a removal of basic democratic rights as a home owner/rate payer.	The building at 72 Waratah Street is not considered to have any heritage value however the site is located centrally within the larger Milton Heritage Precinct and the building should remain part of this precinct to ensure any further development is of appropriate scale and design. Recommendation: Retain the site as being not significant.
17	54 Wellington Street Contributory Significance Waterloo Precinct	Having reviewed the information within the study request that the heritage significance of the dwelling be revisited given the acknowledgement of the alterations particularly at the front of the dwelling. Photos have also been submitted which shows cracks on both the outside and inside of the dwelling.	After initial discussions with the owner of this property it was recommended that Council engage an independent heritage advisor (Context Pty Ltd) to peer review the recommendations of the Ashby Heritage Study (see appendix 3). A teleconference was held with the owner of the property, a Council officer and a representative from Context. Context made the following

			<p>recommendation in relation to this property:</p> <ul style="list-style-type: none"> • 54 Wellington Street should be included within the proposed boundaries of the Waterloo Precinct. • The proposed significance level within the precinct should be conservation desirable. • The integrity should be noted as 'Altered' <p>Recommendation: Retain the site within the Waterloo Heritage Precinct and alter the proposed level of significance to conservation desirable. The citation sheet for this property already lists the integrity of the property as altered.</p>
18	101 Elizabeth Street Contributory Significance Milton Precinct	The introduction of heritage controls over Geelong West was tried many years ago and failed. People should be able to paint their houses any colour they choose as well as replace windows etc. There is concern that the heritage listing of properties will affect house prices.	<p>The heritage overlay no longer requires a planning permit to carry out maintenance to properties. A planning permit is typically not required to paint a weatherboard building or to replace windows with the same style, size and materials.</p> <p>Heritage Victoria (<u>Heritage Listing & Property Valuations in Victoria</u>, March 2001) reviewed a number of studies that investigated the effect of heritage listings on property values and development potential. As a result of a property being in a heritage overlay property prices have been found to both increase and decrease. This is not considered to impact upon the heritage significance level for the site.</p> <p>Recommendation: Retain the site as having contributory significance.</p>
19	45 Ann Street Contributory Significance Milton Precinct	The Heritage Study has been a waste of time and rate payer money. Not enough time was provided for the public to make comment. The public should have been consulted before the study had progressed this far. There has been a significant amount of change in Geelong West in the last 15 years and the	<p>The draft study was placed on informal public exhibition for a 6 week period from the 3 August to the 11 September 2009. Letters and a CD containing the study were sent to the owners of every affected property.</p> <p>Geelong West has undergone a significant amount of change in</p>

		introduction of heritage controls is too late.	<p>the past 15 years however the Ashby Heritage Study has found that there is still a sufficient number of properties within the study area to consider applying heritage overlays to parts of Geelong West.</p> <p>Recommendation: Retain the site as having contributory significance.</p>
20	22 Coquette Street Contributory Significance Pineville Precinct	Supports the introduction of heritage controls.	Noted. No changes are required to be made to the document.
21	15 McDougall Street Contributory Significance Milton Precinct	Is requesting that further information be provided for this property to support the contributory significance to the Milton Heritage Precinct.	<p>There is a significant amount of information contained within the Ashby Heritage Study which looks at how properties were heritage listed. The Study also provides a large amount of detail on the Milton Heritage Precinct.</p> <p>Recommendation: Retain the site as having contributory significance.</p>
22	39 Catherine Street Contributory Significance Milton Precinct	Strongly objects to the heritage listing of this property. Does not want Council telling them what they can and can't do with their property.	<p>The building at 39 Catherine Street is considered to have contributory heritage value therefore the building should remain part of the Milton Precinct. A heritage policy has been developed for the Milton Precinct which will provide guidance to landowners on how to further develop there property.</p> <p>Recommendation: Retain the site as having contributory significance.</p>
23	85 Weller Street Contributory Significance Milton Precinct	Strongly objects to the heritage listing of properties in Geelong West. Council should not be interfering with the rights of property owners. Rate payer's money should not be going towards these sorts of controls.	<p>The building at 85 Weller Street is considered to have contributory heritage value therefore the building should remain part of the Milton Precinct. A heritage policy has been developed for the Milton Precinct which will provide guidance to landowners on how to further develop there property.</p> <p>Recommendation: Retain the site as having contributory</p>

			significance.
24	22 Candover Street Contributory Significance Waterloo Precinct	Has identified an error in the study in relation to the name given to this property.	Noted, the study will be amended.
25	33 Yuille Street Not Significant Milton Precinct	Has raised an issue about the accuracy of the study in relation to their property. It is suggested that the house has been on the site for a long time and more information should be provided regarding the history of this house. Photos have been submitted showing the newly renovated property.	<p>Having reviewed the submission made by the owner of 33 Yuille Street, further clarification was sought from Authentic Heritage Services to clarify why this property has a status of 'not significant.'</p> <p>A Rate Book search has revealed that the dwelling appears to have been constructed at 33 Yuille Street in 1896-97. The Rate Book results being as follows:</p> <ul style="list-style-type: none"> • 1894-1895 not listed • 1895-1896 Charles BATSON (occupier) / Maria BATSON (Owner) Fenced land 66', NAV 3pounds • 1896-1897 to at least 1917-1918 • as above (occupiers change) but WB 3 rms & land 66' NAV 10 pounds. <p>The single storey gabled front portion of the existing dwelling therefore appears to represent the building on the site in 1896-97. From the photographs provided, the Late Victorian design would suggest that it was built on the site, and not relocated from Ballarat, but this might be confirmed if the owner had any photographs of any previous chimneys (i.e. were the chimneys internal or external?). The alterations and additions that have occurred in recent times have continued the design detailing, although they dominate the dwelling today. Furthermore, the changes have substantially compromised the integrity of the original single storey Late Victorian design.</p> <p>Recommendations It is recommended that:</p>

			<ul style="list-style-type: none"> • The heritage status of “not significant” remain. • The Rate Book & GWST Field book Plan details about the property be included in the Ashby Review heritage citation. • The pre-alteration photograph of the dwelling provided by the owner be included in the Ashby Review heritage citation.
26	32 Crofton Street Contributory Significance Ballinasloe Precinct	Has identified an error in the study.	Noted, the study will be amended to correct the error
27	229 Pakington Street Contributory Significance Pineville Precinct	Has identified an error in the study in relation this property.	Noted, the study will be amended to correct the error
28	34 Maitland Street Contributory Significance Waterloo Precinct	Supports the preservation of the character of Geelong West, however suggests that the study focus on the style of buildings or previous owners/individuals who constructed them, to gauge the heritage significance is flawed and has not investigated the real relevance of preserving the dwellings in Geelong West. The attraction of Geelong West can be based on people’s taste or what people prefer to see. Opportunity exists through this process to review what is important to the community. It is suggested that this may be the presence of timber housing more so than the age or style of buildings. Through other planning provisions i.e. a review of the DDO rather than the implementation of the heritage overlay, there may be opportunity to allow demolition of buildings where controls for replacement houses require a replacement timber dwelling, limiting the use of masonry/brickwork. This would allow for medium density housing and improved environmentally sensitive design that would allow Geelong West to maintain its character in both a traditional and contemporary way.	<p>The methodology of the Ashby Heritage Study is based on the Burra Charter (Nov 1999). Page 5 of the report states:</p> <p>The overriding basis to understanding the significance of the historic evolution (and therefore diversity) of the Ashby area is the Australia ICOMOS Burra Charter, and particularly Article 15.4 which states:</p> <p>The contributions of all aspects of cultural significance of a place should be respected. If a place includes fabric, uses, associations or meanings of different periods, or different aspect of cultural significance, emphasizing or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance....</p> <p>Again page 13 of the report states:</p> <p>The identification and documentation of potential post-contact places of cultural significance has been interpreted using the definitions provided in the <i>Burra Charter</i>....</p>

			<p>The heritage study itself has not been required to look at factors outside the scope of the Burra Charter. Council, however when considering to undertake the process of a planning scheme amendment will need to consider competing factors or other 'planning tools' including local policy which could be used to ultimately achieve their objectives for a particular area.</p> <p>The heritage study has found that a significant part of Geelong West meets the criteria for inclusion within a heritage overlay. It is acknowledged that if a heritage overlay is applied to a place it does not prevent the development of medium density housing, but does place a series of constraints on development in relation to building design and siting, perhaps resulting in fewer opportunities for the development of medium density housing.</p> <p>It is acknowledged that the DDO1 provides guidelines in relation to the development of new dwellings to ensure that their design is in keeping with the character of the area and this goes some way to protecting the character of Geelong West. However this overlay does not prevent the demolition of dwellings or provide guidance when designing an extension to a dwelling.</p> <p>Recommendation: Support the removal of the DDO1 and apply a heritage overlay to the areas identified within the Ashby Heritage Review.</p>
29	11 O'Connell Street Contributory Significance Waterloo Precinct	Has objected to the heritage listing of the property. There have been several changes made to the building over time which should be taken into consideration before heritage listing the property. Also	The Ashby Heritage Study has identified the property as a predominately intact interwar bungalow constructed in 1927-28. It appears that additions to the dwelling exist at the rear of the site. A building with a contributory level of significance is considered to

		<p>a planning permit was granted for the development of a two bedroom dwelling at the rear of the site. Even though this permit was never acted on, it is the intention of the owner to potentially do something similar in the future.</p>	<p>contribute to the heritage area at a streetscape level. So even if there have been some modifications to a building provided they do not impact significantly on the streetscape a site can still be considered to have some heritage significance.</p> <p>The heritage overlay does not prevent the development of medium density housing; however heritage policies do place constraints on the scale, siting and built form of new development which may impact on the ability of a site to be developed for that purpose.</p> <p>Recommendation: Retain the site as having contributory significance.</p>
30	75 Hope Street Not Significant Milton Precinct	<p>Would like the boundaries of the Milton Precinct extended to include this property as well as other properties on the edge of the precinct. This property and other properties have been developed in accordance with the Special Area Control (now DDO1) resulting in building design that is in keeping with the character of the area. If the control is not applied to properties at the start of some streets then there could be inappropriate development which detracts from the appearance of the street. There have been some properties such as 100 Autumn and 7 Yuille Streets which were included in the original Geelong West Study and have been omitted from the current study.</p>	<p>Having reviewed the submission made by the owner of 75 Hope Street, further clarification was sought from Authentic Heritage Services to clarify why this property was excluded from the heritage overlay.</p> <p><i>None of these dwellings have heritage value (according to the Geelong West Urban Conservation Study) and a view of the street on Google Maps and site visits. The streetscape of this portion of Hope Street does not have sufficient integrity to be included, given the postwar and recent dwellings, and car parking areas resulting from the demolition of earlier houses. There is one isolated Victorian dwelling at 90 Hope Street that may have individual heritage value. It is from 79 Hope Street where both sides of the street begin to feature dwellings of the eras and styles identified in the Statement of Significance for the precinct.</i></p> <p>The property at 7 Yuille Street is already covered by an individual heritage overlay.</p> <p>Again the properties surrounding 100 Autumn Street are not considered to have heritage significance and therefore the boundary of the Milton Precinct in Autumn Street begins at number</p>

			106. Recommendation It is recommended that the eastern boundary of this part of the Milton precinct remain unchanged.
31	135 Weller Street Contributory Significance Milton Precinct	By placing heritage controls on properties it has an impact on the opportunity to install rainwater tanks and solar panels for hot water in the most appropriate locations because it may not meet the heritage objectives. Disagrees with paying further planning fees to install these types of facilities. Acknowledges that there are many original features of the house still in place however states that several parts of the building have also been replaced. The submitter is also querying the accuracy of the construction date mentioned in the study. It is suggested that the house was on the site before 1914.	A planning permit is required to place a rainwater tank or solar panel on a property affected by a heritage overlay, if these structures are visible from the street. In deciding on an application for a water tank or solar panel consideration must be given to whether these structure have an adverse impact on the heritage significance of a dwelling. Each case would need to be considered based on its own merits and therefore it is difficult to say definitively that a permit for a solar panel or rainwater tank would be refused if it were to be located within the frontage of the site. The Ashby Heritage Study has identified this property as being a moderately intact example of an Edwardian Dwelling constructed between 1914-15. The citation acknowledges that some alterations have been made to the dwelling but that on the whole the building is still recognisable as an Edwardian dwelling. The construction dates have been based on a review of Council rate books (which indicate when the property was sold and whether there was a dwelling present) and the Geelong Water and Sewerage Trust Plans which show when buildings were connected to services. Recommendation: Retain the site as having contributory significance.
32	49 Candover Street Contributory Significance Waterloo Precinct	Is supportive of heritage controls being applied over Geelong West. Has raised several points regarding the number of inappropriate dwellings that have been built in Geelong West in the past and the loss of buildings that were in keeping with the character of Geelong West. Council has allowed the further subdivision of land and unit development in Geelong	These comments have been noted. No changes to the document are required.

		West which has impacted on the character of Geelong West. A number of photos were included with the submission as examples of in appropriate development.	
33	82 Waratah Street Local Significance Milton Precinct	Concern with the heritage listing of this property. The building has been substantially altered and developed over the years. The dwelling does not lend itself to be restored to its original condition. Concerns was also raised about the impacts a heritage listing would have on property values and the ability to redevelop the site in the future.	<p>A site visit was conducted with the owner of the property, Authentic Heritage Services and a Council officer. The following comments were offered by Authentic Heritage Services:</p> <p>This site visit revealed that there have been numerous changes to the fabric of the dwelling – changes that are not immediately visible from the street. These changes include:</p> <ul style="list-style-type: none"> • Vinyl weatherboards to all walls. • Alterations to front verandah, with concrete block bathroom addition infill. • Removed chimneys. • Removal of timber floors being replaced with concrete slabs. • Removal of all except one original timber framed double hung window, with replacement windows being unsympathetic aluminium framed windows. • Side additions (west side), including porch • Covering of both underground water tanks and also cellar on west side of dwelling. <p>The dwelling therefore presents very little surviving fabric of the Baker family era (it was the historical associations with the Baker family that have significance, but given the little surviving fabric, the historical significance has been greatly diminished).</p> <p>Recommendations</p> <p>It is recommended that:</p> <ul style="list-style-type: none"> • The integrity category for the dwelling to be changed to “altered”. • The heritage significance for the dwelling be changed to “not significant”. • A photograph taken on 19 November be included in the Ashby Review heritage citation.

34	178A Autumn Street Contributory Significance Milton Precinct	Does not want their property heritage listed. The building was constructed in 1951 and is a plain brick dwelling with no notable character. The heritage listing of this property will devalue our property and make re-development in the future more complicated.	<p>The property at 178A Autumn Street is located in the Milton precinct. The Milton Precinct was developed over a 100 year period including the development of some 40 dwellings post world war 2. The dwelling at 178A Autumn Street is considered to form part of the development era of the Milton Precinct and is a rare example of a predominately intact Postwar Old English Style dwelling of which there are only 3 dwellings of this style within the Milton Precinct.</p> <p>As discussed previously in this report, studies have shown that the sale price of properties within a heritage overlay can both increase and decrease in price.</p> <p>Recommendation: Retain the site as having contributory significance.</p>
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Cr Fisher re-entered the meeting room at 8.38pm.

COMMON SEAL REGISTER

Cr Harwood moved, Cr Katos seconded -

That the following documents be signed and sealed by Council.

Carried.

1. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND PETER SCHOLER FOR 267 CHURCH STREET, HERNE HILL

Portfolio:	Planning – Cr Katos
Source:	Economic Development and Planning
General Manager:	Kate Sullivan
Property:	267 Church Street, Herne Hill
Application No:	643/2009

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 is to register that all future development of the land must accord with the endorsed plans forming part of planning permit 643/2009 or any subsequent amendments.

The Agreement was required by Condition 15 of Planning Permit No. 643/2009 issued on 30 October 2009 which allowed the construction of two double storey dwellings and a two lot subdivision.

The purpose of the Agreement is to register that all future development of the land must accord with the endorsed plans forming part of planning permit 643/2009 or any subsequent amendments. Prior to the issue of a Statement of Compliance, application must be made to the Registrar of Titles to register the Section 173 Agreement on Title to the land under Section 181 of the Act.

2. CREATION OF EASEMENT – 27 WYNFIELD DRIVE, HIGHTON

Portfolio:	Finance – Cr Katos
Location/Context:	Creation of Easement at 27 Wynfield Drive, Highton
Source:	Corporate Services – Property Services
General Manager:	Jeff Wall
Index Reference:	Subject: Council Meetings

Officers' Comments

SPI Networks (Gas) Pty Ltd, which trades as SP AusNet, is the authorised gas distribution business in the Geelong area pursuant to the Gas Industry Act 2001. JP Kenny assist SP AusNet in land access matters and have received instructions to secure access rights over a portion of a Council owned Reserve. The Reserve is situated at 27 Wynfield Drive, Highton.

2. CREATION OF EASEMENT – 27 WYNFIELD DRIVE, HIGHTON (CONT'D)

To ensure a safe and reliable gas supply remains available in the Montpellier Park, Highton area, it is necessary to reinforce supply from a gas main in Challambra Crescent. The most economical and logical way of achieving this is to link the Challambra Crescent main in Wynfield Drive via the Municipal Reserve as referred to above.

All costs associated with the creation of the easement are being met by JP Kenny Pty Ltd. If the easement is not created by agreement then it could be compulsorily acquired under the Gas Industry Act with little input by Council as landowner as to its final location. The arrangement reached with SP AusNet allows for the easement to be run along the existing boundaries of the Reserve as shown on the attached Plan of Creation of Easement.

3. SECTION 163 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND VICTORIA CAROLINE WINSHIP FOR THE PROPERTY AT 9-11 CLIFTON STREET, CLIFTON SPRINGS

Portfolio:	Transport & Infrastructure – Cr Richards
Source:	City Services – Engineering Services
General Manager:	Dean Frost
Index Reference:	Property: 9-11 Clifton St, Clifton Springs

Officers' Comments

This Agreement pursuant to Section 163 of the Building Act 1987 is entered into under the requirements of a determination by the Building Appeals Board on 9 April, 2009.

The purpose of the agreement is to protect the City's infrastructure assets. It provides for clear and free access to the subject property by the City for maintenance or repair of Drainage Assets within the easement on the property at 9-11 Clifton Street.

Before construction commences on site for the garage, application must be made to the Registrar of Titles to register the Section 163 Agreement on Title to the land.

1. PLANNING DELEGATIONS – DECEMBER 2009

Portfolio: Planning – Cr Katos
Source: Economic Development & Planning – City Development
General Manager: Kate Sullivan
Index Reference: Subject: Delegation

Summary

Section 98 of the Local Government Act 1989 and section 188 of the Planning and Environment Act 1987 empower Council to delegate its powers, duties and functions under relevant legislation to members of Council staff.

Council may also delegate to committees comprising Councillors and staff or a combination of both, pursuant to sections 86 and 87 of the Local Government Act and section 188 of the Planning and Environment Act.

At its meeting on 13 March 2007 Council established a Planning Committee and a Development Hearings Panel with delegated powers to determine upon any development applications which have been the subject of an objection or in circumstances where officers have recommended refusal of the application.

At its meeting on 23 September 2008 Council adopted a recommendation to allow Officers (restricted to Manager, Coordinator and Team Leader level) the ability to consider and approve applications with five or less objections.

The appendix to this report contains a schedule of all applications determined under these delegations.

Cr Katos moved, Cr Macdonald seconded -

That the information be received.

Carried.

Planning Permit Decision Report - December 2009

App Number	Location	Description	Decision Date	Decision Type Description	Authority Description
748/2009	7 McKillop Street, Geelong	Change of Use to Medical Centre (Dental Centre), Waiver of Car Parking Requirements, Part Demolition of Existing Building, Associated Buildings and Works and Alteration to the Existing Crossover to the Road Zone Category 1.	4/12/2009	Notice of Decision to Grant a Planning Permit	Development Hearings Panel
657/2009	2-22 Balcombe Road, Newtown	Construction of New Building Associated with a Place of Assembly, Associated Waiver of Car Parking Requirements and Two (2) Lot Subdivision	18/12/2009	Notice of Decision to Grant a Planning Permit	Development Hearings Panel
497/2009	6 Brown Street, Portarlinton	Development of a supermarket, reduction of associated car parking requirement, provision of bicycle facilities and alteration of access to a road in a Road Zone	18/12/2009	Notice of Decision to Grant a Planning Permit	Development Hearings Panel
93/2003/B	632-650 Lake Road, Connewarre	Amendment to endorsed plans forming part of planning permit 93/2003 including through relocation of buildings/kennels and provision of 'sound mounds'	18/12/2009	Refusal to Grant an Amended Planning Permit	Development Hearings Panel
941/2009	670 Barrabool Road, Ceres	Two (2) Lot Subdivision	18/12/2009	Refusal to Grant a Planning Permit	Development Hearings Panel

Planning Permit Decision Report - December 2009

App Number	Location	Description	Decision Date	Decision Type Description	Authority Description
217/2008/B	48 Mercer Street, Geelong	Alterations to existing building involving creation of two (2) offices at ground floor together with eight (8) floors containing forty (40) dwellings and part waiver of car parking and display of signage in accordance with the endorsed plans	4/12/2009	Grant a Amended Planning Permit/Plans	Permit Issued - Development Hearings Panel
1571/2006	711-729 Portarlington Road, Leopold	Use and Development of Camping and Caravan Park, including caretakers dwelling and alteration to vehicle access	16/12/2009	Planning Permit Extended	Planning Committee
100/2006/A	53 Clarke Street, Portarlington	Construct Three (3) Double Storey Dwellings	30/12/2009	Notice of Decision - Amended Permit/Plans	Delegated Authority - 1 objector
1483/2008/A	221-229 Swan Bay Road, Wallington	Use of Land for a Restaurant and On-Premises Liquor Licence	22/12/2009	Notice of Decision - Amended Permit/Plans	Delegated Authority - 1 objector
247/2009	19 Wingarra Drive, Grovedale	Use of Land for a Restricted Recreation Facility (Gym) in Association with an Existing Education Centre (Secondary School)	01/12/2009	Notice of Decision to Grant a Planning Permit	Delegated Authority - 2 objectors

Planning Permit Decision Report - December 2009

App Number	Location	Description	Decision Date	Decision Type Description	Authority Description
546/2008/A	39 Virginia Street, Newtown	Partial Demolition of the Dwelling including the Front Belvedere and Rear Skillion, the Demolition of the Front Fence, Outbuildings and Garage, Buildings & Works (Alterations and Extension to the Existing Dwelling) and the construction of an Inground Swimming Pool and Front Fence	02/12/2009	Notice of Decision - Amended Permit/Plans	Delegated Authority - 1 objector
797/2009	29-30 Lilly Pilly Mews, Ocean Grove	Construction of Two (2) Single Storey Dwellings and Two (2) Lot Subdivision	03/12/2009	Notice of Decision to Grant a Planning Permit	Delegated Authority - 1 objector
877/2009	59 O'Connell Street, Geelong West	Construction of a Double Storey Dwelling	08/12/2009	Notice of Decision to Grant a Planning Permit	Delegated Authority - 2 objectors
880/2009	8 Mernda Parade, Belmont	Two Lot subdivision and construct one dwelling and carport	23/12/2009	Notice of Decision to Grant a Planning Permit	Delegated Authority - 1 objector
890/2009	23 Kestrel Place, Ocean Grove	Two (2) Lot Subdivision	08/12/2009	Notice of Decision to Grant a Planning Permit	Delegated Authority - 3 objectors

CLOSE OF MEETING

The Mayor acknowledged the service of Stephen Wright, General Manager Major Projects, who retired this week and on behalf of Council expressed appreciation for his service to this Council and Local Government.

As there was no further business the meeting closed at 8.40 p.m. Wednesday, 27 January 2010.

Signed: _____
Chairperson

Date of Confirmation: _____