



Colac Otway
SHIRE

AGENDA

ORDINARY COUNCIL MEETING
OF THE
COLAC-OTWAY SHIRE
COUNCIL

22 AUGUST 2012

at 3:00 PM

COPACC, Gellibrand Street Colac

An audio recording of this meeting is being made for the purpose of verifying the accuracy of the minutes of the meeting. In some circumstances the recording may be disclosed, such as where Council is compelled to do so by court order, warrant, subpoena or by any other law, such as the Freedom of Information Act 1982.

COLAC-OTWAY SHIRE COUNCIL MEETING

22 AUGUST 2012

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NOTICE is hereby given that the next *ORDINARY COUNCIL MEETING OF THE COLAC-OTWAY SHIRE COUNCIL* will be held in COPACC, Gellibrand Street Colac on 22 August 2012 at 3.00 pm.

AGENDA

1. OPENING PRAYER

Almighty God, we seek your blessing and guidance in our deliberations on behalf of the people of the Colac Otway Shire. Enable this Council's decisions to be those that contribute to the true welfare and betterment of our community.
AMEN

2. PRESENT

3. APOLOGIES

4. MAYORAL STATEMENT

Colac Otway Shire acknowledges the original custodians and law makers of this land, their elders past and present and welcomes any descendents here today.

Colac Otway Shire encourages community input and participation in Council decisions. Council meetings provide an opportunity for the community to ask Council questions, either verbally at the meeting or in writing.

Please note that Council may not be able to answer some questions at the meeting. These will be answered later.

Council meetings enable Councillors to debate matters prior to decisions being made. I ask that we all behave in a courteous manner.

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Thank you. Now 30 minutes is allowed for question time. Please remember, you must ask a question. If you do not ask a question you will be asked to sit down and the next person will be invited to ask a question. This is not a forum for public debate or statements.

1. Questions received in writing prior to the meeting (subject to attendance and time),
2. Questions from the floor.

5. QUESTION TIME

6. DECLARATION OF INTEREST

7. CONFIRMATION OF MINUTES

- Ordinary Council Meeting held on the 25/07/12.

Recommendation

That Council confirm the above minutes.

OFFICERS' REPORTS

Chief Executive Officer

OM122208-1 CEO'S REPORT
OM122208-2 MEN'S SHED FORREST

Corporate and Community Services

OM122208-3 S86 COMMITTEES OF MANAGEMENT - RE-ELECTION OF MEMBERSHIP
OM122208-4 HEATHFIELD ESTATE RESERVE COMMUNITY REFERENCE GROUP UPDATE
OM122208-5 ADOPTION OF 2012 GENERAL REVALUATION

Infrastructure and Services

OM122208-6 COLAC BOTANIC GARDENS MASTERPLAN
OM122208-7 LARPENT HALL TOILETS

Sustainable Planning and Development

OM122208-8 MEMORANDUM OF UNDERSTANDING GEELONG OTWAY TOURISM
OM122208-9 BIRREGURRA AND FORREST COMMUNITY INFRASTRUCTURE PLANS
OM122208-10 AMENDMENT C68 - UPDATE TO EROSION MANAGEMENT OVERLAY SCHEDULE AND MAPPING
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General Business

OM122208-12 OTHER COMMITTEE MINUTES - COLAC YOUTH COUNCIL
OM122208-13 ASSEMBLY OF COUNCILLORS
OM122208-14 MINUTES OF THE OLD BEECHY RAIL TRAIL COMMITTEE MEETING JUNE 2012

Rob Small
Chief Executive Officer

CONSENT CALENDAR

OFFICERS' REPORT

D = Discussion
W = Withdrawal

ITEM	D	W
<p><u>CHIEF EXECUTIVE OFFICER</u></p> <p><u>OM122208-1 CEO'S REPORT</u></p> <p>Department: Executive</p> <p><u>Recommendation(s)</u></p> <p><i>That Council notes the CEO's Progress Report to Council.</i></p>		
<p><u>OM122208-2 MEN'S SHED FORREST</u></p> <p>Department: Executive</p> <p><u>Recommendation(s)</u></p> <p><i>That Council:</i></p> <ol style="list-style-type: none"> <i>1. Approves, in principle, the Licence for the use of the section of the Forrest depot fronting 6 Blundy Street and the two sheds located there for use by the Forrest Men's Shed group for a period of seven years with two rights of renewal at a rental of \$1 a year.</i> <i>2. Advertises its intention to enter into such a licence.</i> <i>3. Assists the Forrest Men's Shed group in pursuing grant funding for a permanent facility on the same site. with a right to extend that use for a further two periods of seven years in accordance with the licence to occupy.</i> 		

Recommendation

That recommendations to items listed in the Consent Calendar, with the exception of items, be adopted.

MOVED

SECONDED

OM122208-1**CEO'S REPORT**

AUTHOR:	Rhonda Deigan	ENDORSED:	Rob Small
DEPARTMENT:	Executive	FILE REF:	F11/3291

EXECUTIVE**G21 Regional Alliance****G21 Board Meeting**

The G21 Board held its monthly meeting in Geelong on 27 July 2012. The Mayor and CEO attended this meeting which included:

- Barwon Health Presentation
- G21 Regional Growth Plan Presentation
- Review of G21 Constitution
- Proposed G21 Office Relocation
- Finance Report – June 2012
- G21 Pillar updates.

A Special Meeting of the G21 Board was held on 20 August 2012 to further discuss proposed changes to the G21 Constitution. Councillors present at the briefing session on 8 September 2012 were briefed on this matter.

G21 Sport & Recreation Pillar

As Chair of the G21 Sport & Recreation Pillar, the CEO has participated in workshops to review the strategic direction of the group. These workshops have been particularly useful in determining the priorities of the Pillar and how it might encourage increased participation of the community in both structured and unstructured recreational activities.

Organisation for Economic Co-Operation and Development Delegation

Leaders of the G21 Pillars met to discuss a visit by a delegation of the Organisation for Economic Co-Operation and Development (OECD) to the region between 27 – 29 August 2012. The Organisation for Economic Cooperation and Development (OECD) is sending a team of senior representatives from its Directorate for Public Governance and Territorial Development. This region is one of only 10 case studies the OECD is undertaking, and the only one outside of Europe. The study will assess urban-rural linkages and the role these partnerships can and should play in regional development.

G21 is of particular interest to the group because the region covers five municipalities spanning a diverse range of urban and rural settings and socio-economic backgrounds. G21 is working with the state government and Regional Development Victoria who are hosting the OECD visit.

Great South Coast Group

The Great South Coast CEOs Forum met in Warrnambool on 10 August 2012. Agenda items included:

- Great Ocean Road Destination Management Plan
- Community Satisfaction Survey results
- Maternal and Child Health Services review
- Visit by the Building Commission to Corangamite
- Proposed National Broadband Network tower locations in the Great South Coast
- VicRoads Freedom Of Information update

- Landfill levies.

The Great South Coast Board held its monthly meeting in Hamilton with agenda items including:

- NBN Update Presentation
- Defined Benefits Superannuation
- Great South Coast Group Agribusiness Forum
- Great South Coast Forums
- Great Ocean Road Destination Management Plan
- Regional Growth Plan Presentation

Meeting with Sustainability Victoria and the Environment Protection Authority

The CEO met with representatives from Sustainability Victoria (SV) and the Environment Protection Authority (EPA) on 2 August 2012. The meeting was convened to discuss the impost placed on Councils by the EPA with respect to the disposal of certain materials at landfill sites, sanitary landfill monitoring, LivCom and Bio-Energy Plant options. Changes to recent regulations have resulted in significant increases to the cost of waste disposal to Council and the EPA undertook to clarify its policy and to give better guidance with respect to landfill monitoring and green waste disposal.

Barwon Region Integrated Water Cycle Management Network

The Barwon Region Integrated Water Cycle Management (BRIWCM) Network has recently been formed to facilitate collaboration and innovation in urban water cycle planning. The Network, which consists of Barwon Water, City of Greater Geelong, Borough of Queenscliffe, Colac Otway Shire, Golden Plains Shire, Surf Coast Shire, Corangamite CMA and Southern Rural Water, was launched on 7 August 2012 with the signing of the Memorandum of Understanding.

The objectives of the BRIWCM Network are to:

- Reaffirm each organisation's commitment to improving the region's liveability, productivity and sustainability through application of Integrated Water Cycle Management (IWCM).
- Strengthen the existing relationships between the region's urban and water planners via a shared commitment to enhancing organisational capacity and knowledge to apply to IWCM.
- Work collaboratively to promote better integration of water and urban planning and IWCM.
- Work cooperatively to raise awareness of IWCM in the region's liveability, sustainability and productivity.

Strategic Vision for Colac Otway Shire

The Council must produce a Council Plan by 30 June 2013. Work has started to frame a much longer range vision with staff workshopping this as a first step. The Youth Council has also been asked to provide their views. Once the new Council is invested, they will be engaged in the process before consulting more widely with residents and ratepayers.

This broader strategic vision should then be used to inform our four year Council Plan. This in turn is used to guide each year's annual plan.

Confirmation of Dual Princes Highway Funding

Following comments made recently by the Mayor of the Corangamite Shire Council in relation to the duplication of the Princes Highway between Colac and Camperdown, Council has sought reassurance from both the State and Federal Governments with respect to their commitment to the funding of this project. Council has received written confirmation from the Federal Member for Corangamite, Darren Cheeseman, MP, and from the Federal Liberal candidate for Corangamite, Sarah Henderson, of their party's support for this project (letters

to be tabled at this meeting). We remain confident of State Government support for this project.

CORPORATE & COMMUNITY SERVICES

Municipal Elections – Community and Candidate Information Sessions

There will be a *Community and Candidate Information Session* in Colac as part of the preparations for the 2012 round of Municipal Elections.

The Municipal Association of Victoria (MAV) is coordinating the preparation for this session. The Information Session will be held at COPACC on Thursday 6 September 2012 from 6:30pm to 9:00pm.

Participation in these sessions includes:

- A two hour Community and Candidate Information Session conducted by the MAV.
- Presentations from MAV, a visiting CEO, the host council CEO and a visiting councillor from a neighbouring council.
- Presentation from a representative from the Victorian Electoral Commission.
- A copy provided to attendees of "From Citizen to Councillor".

The MAV will also provide marketing material to assist Council in promoting the event locally; including draft press releases, posters, link to website etc.

Victorian Electoral Commission (VEC) Candidate Information Session

In addition to the information session coordinated by the MAV there will also be a VEC Candidate Information Session.

The VEC returning officer for Colac Otway Shire's election will conduct a short information session for candidates prior to the close of nominations. The information session will cover the election timeline, the procedures and rules that are relevant to candidates with particular emphasis on the rules regarding election advertising that are often the subject of complaints. The returning officer will ensure that prospective candidates are aware that the VEC is responsible for the conduct of the election and that election enquiries should be directed to the returning officer and not to council staff.

The returning officer will provide prospective candidates with a kit containing a handbook and all the forms relevant to their candidature.

The session will be held on Wednesday 19 September 2012 commencing at 7pm at COPACC.

HEALTH & COMMUNITY SERVICES

Environmental Health

Health Education Activities

Of a total of 367 food premises, 39 inspections were carried out in June 2012.

- 19 inspections of selling points for tobacco were carried out to ensure legislative requirements are being met
- 30 hairdressing premises inspections
- 26 prescribed accommodation premises were inspected
- 10 septic tank inspections were carried out with 1 permit to install and 3 permits to use being issued
- 5 food recalls were received
- 2 complaints were investigated in relation to falsely describing food and smoke from a wood heater

Water Sampling

Two samples of potable water were submitted for analysis.

Maternal & Child Health

The rush of new babies is over and we are back to average birth notifications this month. Maternal & Child Health team leaders have been busy correlating annual reports and data for the Department of Education & Early Childhood Development which showed that birth notifications were up by 7% in 2011/12. There were also significant increases in counselling with regard to children's growth, nutrition and development. Referrals were up significantly for audiology, nutrition and maternal emotional health. The staff have participated in a planning session to identify areas of improvement for 2012/13 and professional in-service training.

Statistics – July 2012

Number of infants enrolled from birth notifications	16
First Time mothers	5

Key Ages and Stages Consultations

Home visits	15	8mths	21
2wks	15	12mths	26
4wks	16	18mths	20
8wks	20	2yrs	16
4mths	28	3.5yrs	15

Other services provided include:

- 126 Additional consultations
- 45 Phone consultations
- 8 Opportunistic immunisations
- 27 Referrals
- 84 Counselling sessions provided
- New Parents Groups - 4 sessions in Colac
- 37 Families are currently enrolled under our Enhanced Home Visiting service (Vulnerable and at risk families). 4 new families were enrolled this month and 17 cases were closed.

CHILDREN & FAMILY SERVICES**Family Day Care Accreditation**

Our Family Day Care (FDC) service has participated in the first round of the National Quality Standards Accreditation process. Our Quality Improvement Plan was submitted to the Department of Education & Early Childhood Development by 26 June 2012. The visit to our scheme was conducted over two days, on 7 and 8 of August 2012. The FDC Unit was pleased to showcase our commitment to the care and education of our children in the community.

On 20 September 2012 the educators will be taking part in training called "Managing Risk Family Day Care - Excursions and Outings". The presenter will be Kay Hevey from GSLS Pty Ltd. This is a practical program designed to provide educators involved in FDC with practical skills and information on the requirements to ensure all outings and excursions with the children are adequately risk assessed and all potential hazards have been identified and addressed. The program also covers the issues to be considered for general risk management including children's safety, safety inspections, transport safety and reporting/communication requirements.

The FDC unit has been working with the City of Greater Geelong Family Day Care Scheme and the Surf Coast Shire Family Day Care Service to enable the speaker, Assistant Professor Carolyn Fewster, to undertake a training session with the educators around Program Planning. This will be conducted on 10 October 2012. The Training is called "A Collaborative Approach to Professional Learning in Family Day Care" and includes:

- Challenging children to extend their skills in the context of several relationships.
- Explaining ideas and requests clearly for children
- Imagining creation of an environment, where children are encouraged to use imagination and creativity to investigate and express themselves.

OLDER PERSONS & ABILITY SUPPORT SERVICES (OPASS)

Brain Gym

On 24 July 2012 a group of Community Care Workers attended 'Brain Gym' training organised by the Health and Community Care (HACC) Training Advisory Committee. 'Brain Gym' is a series of exercises which are designed to improve memory, concentration, cognitive functioning and communication skills, and reduce mental confusion, anxiety and stress levels.

The Brain Gym movements are easily and readily adapted to individual needs and situations. This practical workshop focused on using Brain Gym movements for the aged to enhance their quality of life.

Community Based Respite

Community Based Respite continues to provide services to 28 families in the Colac Otway area, with two more families currently considering their options. Our respite service flexibility will be increased to provide more out of hours and weekend availability due to the upcoming recruitment of Community Care Workers. The funding for Community Based Respite is provided through Government grants.

Working partnerships between our Community Based Respite service and some relevant local organisations continues, with a focus on self directed approaches and the impact this has on service provision. The Barwon South West '*Leadership in Reorientation of Day Services*' (LIRDS) group is conducting a series of forums for local agencies as a follow up to a project completed in 2011. Colac Otway Shire is represented at these forums and continues to be actively involved in the Colac Disability Network. Community Based Respite staff have also attended the monthly Autism Community of Practice gatherings.

The HACC and Barwon South West Disability Services Client Pathways Working Group have also completed a draft framework to streamline service provision for people who access both services. This framework focuses upon the referral pathways and care co-ordination responsibilities. It will undergo a three month trial starting September 2012. This process has been extremely valuable for all organisations that participated, facilitating an understanding of the differing practices and funding guidelines that direct HACC and Disability Services for service assessment, provision, review and co-ordination for people of all abilities.

Community Aged Care Packages

The Community Aged Care Packages (CACP) program continues to be in demand. The 16 packages that are allocated to OPASS have increased the workload for the staff member who is assigned to case-manage the service users.

The complex management of care and coordination to families, medical practitioners and other allied health professionals is both time consuming and demanding with regard to immediate response to client needs.

A review of the Community Aged Care Program will be undertaken.

Colac Otway Improving Liveability for Older People (ILOP) - Positive Ageing Ambassador Program

Council has been funded by the Department of Health and the Office for Seniors Victoria with a sum of up to \$80,000 to develop ways of ILOP in small communities.

This funding has enabled us to develop a Positive Ageing Ambassador Program which has recruited twelve older residents from throughout the Colac Otway Shire whose skills and experiences are as diverse as the townships and communities that they represent.

The program began with an overnight retreat at the Cape Otway Lighthouse Station in mid July where participants explored the themes of Positive Ageing and reviewed the Action Plan of Council's Positive Ageing Strategy. Discussion and debate was lively among the participants and resulted in the identification of projects from the action plan that the Ambassadors would like to see occur and participate in.

The attendance of staff from Council's OPASS team provided an opportunity for fantastic informal discussion and greater understanding of the role of Council in contributing to Positive Ageing within our community.

The Ambassadors are now partway through a series of workshops being held at the Colac Community Library and Learning Centre; designing community engagement strategies and tools, project plans and having input into Senior's Week planning with OPASS staff.

IPads have been introduced as a tool for project communication, documentation and to encourage the use of technology by older adults. The Ambassadors are currently developing their project plans for initiatives that improve the liveability of older people within their communities. The launching of these projects and the results of their community consultations will be a highlight of Senior's Week activities to be held in October.

RECREATION ARTS AND CULTURE

EVENTS

Upcoming Events

Events which will be held through the Colac Otway Shire in September will be:

- The Hunt for the Golden Gumboot on the Old Beechy Rail Trail. This begins in the last week of September and continues into the first week of October 2012
- FReeZA Battle of the Bands at COPACC – 7 September 2012
- Amy Gran Fondo – 16 September 2012
- Colac Garden and Lifestyle Expo at the Colac Showgrounds – 22 September 2012.

RECREATION

Active Transport Strategy & Plan

Tenders have been invited to develop an Active Transport Strategy and Action Plan to assist with Council's strategic co-ordination of facilities which support active transport. Active transport includes those forms of transport that have a component of physical activity such as cycling, jogging, skateboarding and walking. The development of this strategy will position Council to encourage residents and visitors to use active transport more often for travel, health and enjoyment. Tenders closed Wednesday 15 August 2012 with assessments taking

place soon after this date. It is anticipated that the successful consultant will be appointed and commence in September 2012.

Elliminyt Playspace

Council has sought submissions for the design and construction of a new accessible playspace incorporating active and passive areas at the South Colac Recreation Reserve in Elliminyt. The scope of the project will include the supply and installation of playground equipment and picnic furniture, sofffall, fencing, signage, landscaping and pathways. It is expected that the successful tenderer will be appointed in September and works completed by December 2012. This project has been included in the 2012/2013 Council budget.

G21 Tennis Strategy

The Borough of Queenscliffe, of behalf of the G21 municipalities, has received funding from Sport and Recreation Victoria and Tennis Victoria to develop the G21 Tennis Strategy. The purpose of the strategy is to guide the development of tennis within the G21 region. The plan will address infrastructure and sports development aspects, as well as establishing a clear structure for the relevant stakeholders within the region. The project will be managed by the City of Greater Geelong and Council officers, from the G21 Councils, will form part of the Project Steering Committee. Council's input into the strategy will be strongly guided by our recently completed Colac Otway Tennis Facility Audit and Development Plan.

COPACC

Season update

COPACC hosted a very busy programme during August 2012.

Melbourne Ballet Company's program *Infinite Space* performed a matinee and evening performance on Saturday 4 August. More than 100 students from a local dance school participated in workshops offered by COPACC and the Melbourne Ballet Company.

More than 300 children from schools and kindergartens in Colac, Apollo Bay, Beeac and Deans Marsh were thrilled by the adventures of *Bugalugs Bum Thief*. The performance is based on a story by Tim Winton and children, parents and teachers gave the performance a huge thumbs-up.

COPACC is also hosting a comedy theatre work *Boy Girl Wall* along with a workshop for 30 theatre studies and drama students from Trinity College.

Melbourne Piano Trio is to perform a programme of classical music in COPACC's Civic Hall on 25 August 2012. A high tea will be served at interval. COPACC hosted a similar event in late July, featuring a pianist and a cellist. The performance is sold out.

Saturdays at COPACC resumed in August with workshops offered in creative dance, singing, ukulele, art and drama. The program has attracted more than 50 primary school students, and some seniors as well.

Business Events

COPACC hosted a successful networking event in partnership with Otway Business Inc recently. The event was planned to increase COPACC's profile as a business events venue for hire to local and regional businesses.

BLUEWATER FITNESS CENTRE

Patronage

Casual aquatic entry has started off well for the financial year with close to 1,100 casual entries for July 2012. This is a great result for this time of year.

Crèche patronage was the highest it has ever been for July with 150 bookings. July is usually a quieter month due to school holidays and reduced opening hours.

Programming

Term 3 Learn to Swim is underway with 249 enrolments in the program. Term 3 is usually the lowest term for the year. Term 4 will be extremely busy with school bookings for 9 of the 10 weeks of the term.

The Centre has completed the annual *Tour de Bluewater* competition which consists of Crank classes that run during the time that the international cycling race Tour de France is on. This year 27 competitors participated and the feedback received has been fantastic.

A new group fitness program *Core Worx* has been implemented into the Group Fitness timetable. The new 30 minute classes have been a great success so far averaging nearly 12 participants per class.

Equipment

Bluewater has recently purchased a defibrillator with the Centre's senior staff having undertaken an in-service training session.

Bluewater Fitness Centre has also received new Star Trac cardio equipment as part of the equipment renewal program. The replaced equipment includes 4 Treadmills, 2 Cross Trainers and 1 Stepper which will be great for gym users.

INFRASTRUCTURE & SERVICES **CAPITAL WORKS UNIT**

Capital Works Update

The indicative final end of year position with relation to total capital works project completion is 86%. This meets Council's target of completing 85% of programmed Capital Works projects. This is a great result across Council and is reflective of the improvements that have been made to project monitoring and reporting systems.

Cressy Shelford Road Internal Training

A consultant has been appointed to undertake training with Cosworks operational staff on Biodiversity on Roadsides. This training will assist in finalising the Internal Awareness Raising component of the Cressy Shelford Road Agreement between Council and the State and Federal Governments.

Parking Management - Morley Avenue, Wye River

Property owners in the vicinity of Morley Avenue, Wye River and other key stakeholders, are to be surveyed as to their preference for treatment options to better manage parking along Morley Avenue. A survey form inviting respondents to provide comment on three (3) alternatives, these being: leave the parking arrangements as is; restrict parking on the ocean side of Morley Avenue; or restrict on-street parking on both sides of Morley Avenue. Property owners will have until 31 August 2012 to return their survey following which a determination will be made. This will also bear some relationship to the current waste collection review that Council is undertaking with the community.

Wye River Television Digital Switchover

TX Australia is proposing to replace existing aerials and install new aerials on the existing tower at Wye River to enable broadcasting of Digital television signals. TX Australia is also procuring the equipment necessary to facilitate the conversion of the television transmission to digital. Unfortunately TX Australia are unable to confirm the planned switch over date, but

anticipate it will be later this calendar year. The cost of the works and installation of necessary equipment is being covered by TX Australia.

Project Development and Planning

Project planning has commenced for the 2012/13 Capital Works and Major Projects program, with some significant projects to be undertaken, including the redevelopment of the Bluewater Fitness Centre, and redevelopment of Central Reserve within this year's works program.

Cost estimates and preliminary designs for road reconstruction works at Murray Street, McLaren Parade and Seymour Crescent in Apollo Bay have been developed, as well as for Weering School Road in Weering. An internal project review meeting was held in early August to finalise the design proposals prior to determining the timing of carrying out the construction works.

Apollo Bay Drainage Strategy

As part of the public consultation process associated with the draft Apollo Bay Drainage Study, Council held a public meeting on Friday 3 August 2012 at the Senior Citizens Centre in Apollo Bay. Apart from Council offices, the public consultation session was attended by only one (1) person, that being a representative of the Otway Coast Committee who were identified as a key stakeholder in the review of the draft strategy. This was a disappointing turn out given the importance of this issue and the significant promotion of the event to the Apollo Bay community. The public submission period for comments on the draft Study is open until 5 September 2012.

SUSTAINABLE ASSETS

Routine Road and Footpath Inspections

The following is a summary of the routine road and footpath network inspections completed during the month of July 2012:

<i>Footpath Inspections Level 1 Colac</i>	This includes lengths of Council's footpath network in the CBD and in the vicinity of schools and churches. Only minor instances of displacement or cracking were noted which will be responded to by Cosworks. Instances of private vegetation encroaching over footpaths were recorded and will be responded to by Local laws.
<i>Rail Crossings</i>	Rail Crossing signage and line marking was inspected with some minor defects noted and reported to Cosworks for rectification.
<i>Kerb & Channel and Footpath Reconstruction Program</i>	Packages of works are currently being identified prior to allocation to Council's contractors.

Building Maintenance and Renewal

<i>Rae Street Office Redevelopment</i>	Tender submissions were received from nine contractors. The evaluation panel has short listed three (3) tenders for further consideration. A Council report has been prepared for consideration at the August 2012 Council meeting for award of Contract.
<i>Apollo Bay Library Redevelopment</i>	Tenders for the redevelopment of the existing Apollo Bay Library and Otway Health Community House opened on 22 July 2012 and will close on 28 August 2012.

<i>Old Civic Hardware Site</i>	<p>Quotations are presently being sought to clean the inside of the building and to paint the East, North and West facades. This will entail the removal of all signage to the windows and walls, surface preparation and painting of walls in a colour yet to be determined.</p> <p>A scope of works is being prepared for the proposed future short term use of this building, comprising division of the building into 2 or 3 separate areas. The scope recognises required upgrade works to comply with planning requirements due to some of the changes of use (car parking). A change of use of the building may also require other works under Building Regulations including essential safety measures (eg. access and egress, exit and emergency lighting and fire service requirements).</p>
<i>Beeac Toilets</i>	<p>Following reports of problems with the septic system at the Beeac Public toilets. Council's contractor has renewed the systems effluent lines.</p>
<i>COPACC</i>	<p>Early in the month Colac Police reported instances of unauthorised access to the COPACC and Rae Street roofs. Inspections indicated that no damage had been done however works have been undertaken to further restrict unauthorised access to the roofs.</p> <p>Council's contractor completed the fire detection systems upgrade in COPACC on 1 August 2012. The works have been independently certified as complying with the requirements of AS1670.1 2004.</p>

COSWORKS

Works undertaken by Cosworks during the past month are as follows:

Minor Patching

Minor patching works were undertaken in Apollo Bay streets, Colac streets and other rural sections of the Shire including Forrest, Carlisle River, Gellibrand, Kawarren and Johanna areas. An increased effort in repairing gravel shoulders on narrow seals in all areas has been undertaken.

Storm Damage

A landslip on Barham River Road was cleared. Repairs were undertaken on roads in the Barwon Downs area due to flooding. Forrest, Gellibrand, Carlisle River, Beech Forest, Barramunga and coastal townships required increased maintenance to the road network in surrounding areas due to fallen and dangerous trees. Over the past month there has been some localised storm damage, mainly in the Otways and Coastal areas.

Bridge Maintenance

Bridge maintenance works were undertaken on the structure at the Apollo Bay Recreation Reserve to replace decking and gravel beams in preparation for hand rail installation. Level 1 Bridge inspections have commenced on all bridges and major culverts.

Vegetation Control (Reach Arm)

Roadside slashing works were undertaken on Binns Road, Upper Gellibrand Road and Roadknight Creek Road.

Road Regrading

Road regrading is slightly behind schedule due to winter rains that have softened road pavements. An increased effort will occur in all areas when more favourable weather conditions arise.

Gravel Road Re-sheeting

Gravel road re-sheeting works were undertaken on Upper Gellibrand Road, Roadknight Creek Road, Kaangalang Road, Kents Road, Carsons Road and Old Beech Forest Road. Total length of resheeting works completed to date is approximately 12.5km.

Routine Drainage Works

Routine Drainage works were completed in the last month in Wye River, Kennett River, Separation Creek, Apollo Bay and Marengo townships. Also works have been undertaken in the areas of Hordern Vale, Carlisle River, Kawarren, Forrest, and Lavers Hill.

Major Drainage Works

Major drainage works were completed on Wild Dog Creek Road and Biddles Road, Apollo Bay.

Sport Ovals

Mowing of the ovals continues as per the program. Log fences have been repaired at the Central Reserve and Western Oval.

Tree Maintenance

Tree maintenance works were completed on Barham River Road, Killala Road, Sunnyside Road, Wamcoort-Cemetery Road, Collyers Road, De La Rues Road, Deepdene Road, Upper Gellibrand Road, Roadknight Creek Road and Colac Lorne Road. Works on trimming trees in Colac township have begun including those trees located under overhead powerlines.

Township Mowing

Township mowing continues in accordance with the mowing program around Apollo Bay, Gellibrand, Carlisle River, Forrest, Barwon Downs, Loves Creek, Colac, Beeac, Cressy and Birregurra including cemeteries. Weed spraying on streetscapes was completed in Colac.

Old Beechy Rail Trail

Works have been undertaken along the Old Beechy Rail Trail including pressure cleaning of pedestrian bridges.

MAJOR CONTRACTS/WASTE UNIT**Alvie Landfill Environmental Monitoring**

The new landfill licensing guidelines of the Environment Protection Authority (EPA) require that all operational landfill sites are audited for risk and environmental management and that action plans are put in place for gradual implementation. Accordingly in the 2011/12 financial year, ERM Consultants were appointed to carry out the preparation of an Environmental Plan and a Risk Management Plan. The two plans were forwarded to Cardno Lane Piper, for independent auditing. The outcomes of each of these Plans recommend that two additional groundwater bores, 13 landfill gas monitoring holes, and one leachate monitoring bore is installed and monitored at the Alvie Landfill site.

The readings from these bores, as well as the pre-existing bores, will be analysed and future monitoring requirements reviewed.

Accordingly quotations have been sought to undertake the proposed works. After evaluation, Coffey Environments Australia Pty Ltd have been selected as the preferred contractor and have been awarded the contract for these works.

Replacement of Dredge and Work Boat, Port of Apollo Bay

ASO Marine Consultants were appointed to prepare concept plans, specifications and tender documents for the replacement of the dredge and work boat at the Port of Apollo Bay. The specification and tender documents have been completed and reviewed by Harbour Management as well as the Department of Transport (DoT). A peer review was undertaken by GHD who were involved with the preparation of "Sand Management and Dredging Options Study" for the Port of Apollo Bay. Tenders were advertised in mid August 2012, with the closing date of 3 October 2012. This will be followed by a tender evaluation process comprising a panel of members from Council, DoT and a marine consultant. The goal is to procure the new dredge and work boat by September 2013 followed by trialling and commissioning.

Enviro Conference

The Manager Major Contracts attended the Enviro Conference in Adelaide on 25 and 26 July 2012. The conference focussed on waste management issues such as organic waste, state waste levies, Container Deposit Legislation, Local Government waste strategy, E-Waste and Waste to Energy issues. It was highlighted in a recent Waste Industry Report that the national waste diversion rate in 2008/09 was approximately 46%. The aim is to increase the diversion rate to 65% by 2014 which will require construction of significant waste infrastructure.

It has been forecast that in Victoria, up to three (3) major organic treatment facilities, one to five (1-5) advance waste treatment facilities and four (4) material resource recovery facilities will be required to achieve this goal of 65% of waste being diverted from landfill.

Tenders

Tenders opened since the last reporting period:

- 1208 – Architectural Services – Bluewater Fitness Centre Redevelopment
- 1232 – Colac Central Reserve Oval Redevelopment

Tenders awarded since the last reporting period:

- 1219 – Recruitment Services – Casual Employees – to Panel of Suppliers
- 1224 – Internal Audit Services – to Crowe Horwath Melbourne
- 1226 – Building Maintenance Services – to Panel of Contractors
- 1230 – Supply & Deliver 9 cubic metre Tip Truck – to CMV Truck & Bus Pty Ltd

Tenders advertised since the last reporting period:

- 1237 – Bituminous Sealing Works, closed 15 August 2012
- 1239 – Active Transport Strategy & Plan, closed 15 August 2012
- 1231 – Apollo Bay Library Extension, closing 22 August 2012
- 1235 – Design & Construct Barham River Road and Upper Gellibrand Road Bridges, closing 22 August 2012
- 1236 – Design & Construct Carlisle Valley Road and Ganes Access Bridges, closing 22 August 2012
- 1240 – Design & Construct Elliminyt Playspace, closing 22 August 2012

Subdivision Works

The following provides a summary of the current status of various subdivisional works which will be handed over to Council when completion is approved:

Subdivision	Status
Apollo Bay Industrial Estate Stage (19 Lots)	A certificate of compliance has been issued and outstanding works guaranteed with a security bond. Fill to lots is continuing with surface drainage, landscaping and some ancillary works remaining.
202A Pound Road Stage 1 (13 Lots)	All Council supervised works are completed.
202A Pound Road Stage 2 (13 Lots)	Stage 2 has been certified with construction plans soon to be approved by Council's Infrastructure & Services Department.

Forrest Car Park Construction

The Forrest car park construction project has reached practical completion with only linemarking and sign installation to be completed. Some additional pavement construction was undertaken when sections of the existing road base were found to be inadequate. The works progressed extremely well due to prevalence of mainly fine weather. The car park is now open for use by the general public.



SUSTAINABLE PLANNING and DEVELOPMENT

Planning & Building

Planning Scheme Amendment C65

Council resolved at its May 2012 Council meeting to split Amendment C65 into two parts, with the proposal to vary the boundary of the Design and Development Overlay between Schedules 6 and 7, which received submissions, to be referred to a Panel for consideration (known as Part 1). Planning Panels Victoria has now appointed a panel to hear submissions, which was scheduled to meet in Apollo Bay on 3 August 2012. No submitters expressed an opportunity to be heard by the Panel, so the hearing was cancelled and Council will make its submission in writing. All submitters had been notified of this opportunity to have their submissions heard. The balance of the amendment known as Part 2 has been approved by the Planning Minister and gazetted.

Birregurra Structure Plan

Following adoption of the Birregurra Neighbourhood Character Study at Council's June 2012 meeting, the consultant firm Hansen Partnership has commenced a review of the 2010 draft Birregurra Structure Plan. It is intended to revise the draft document to take into account submissions received late in 2010, as well as to incorporate the outcomes of the Neighbourhood Character Study, the G21 Regional Growth Plan, Open Space Strategy and other strategic plans produced in the last few years. The Community Reference Group next meets on 5 September 2012 and will be used to provide input into the revised draft before it is considered by Council and placed on public exhibition early in 2013.

Apollo Bay Harbour Master Plan Planning Scheme Amendment

Officers are currently in the process of appointing an appropriate planning practitioner to manage a planning scheme amendment process on behalf of Council that implements the Apollo Bay Harbour Master Plan. Both Tourism Victoria and the Department of Planning and Community Development (DPCD) have now indicated that Council can proceed with the proposed amendment based on the amended Master Plan arising from Council's resolution at the March 2012 Council meeting to remove the 'boutique hotel and well being centre' element. Officers wrote to and met with senior officers of DPCD and Tourism Victoria following the March resolution to determine whether their financial contributions to undertake the planning scheme amendment would still be available. It is envisaged that a small number of specialist consultants will be engaged over the next six months to provide technical input into development of the planning scheme amendment documentation. Exhibition of the amendment will therefore not occur until early in 2013, following a further report to Council. Council will be asked to sign off on the amendment documentation before proceeding to the exhibition stage.

State Government Zones Reform

The State Planning Minister has announced reforms to a range of zones in the Planning Scheme, and is calling for submissions prior to 21 September 2012. It is proposed to replace the current Residential 1, 2 and 3 zones with a new Planning Growth Zone, General Residential Zone and Neighbourhood Residential Zone, and to make changes to the Low Density Residential Zone, Township Zone and Mixed Use Zones. It is further proposed to replace the current Business 1, 2, 3, 4 and 5 zones with Commercial 1 and 2 zones.

Changes are proposed to the Farming Zone, Rural Conservation Zone, Rural Living Zone and Rural Activity Zone, and minor changes are proposed to the Industrial 1, 2 and 3 zones. Officers briefed Councillors at a workshop on 8 August 2012 about the changes and the likely issues to be raised in a submission. Staff will provide Councillors with a copy of the final submission when it is lodged.

Planning Scheme Amendment C69 (Rural Living Strategy & Forrest Structure Plan)

Council considered an officer report on Amendment C69 at the July 2012 meeting and resolved to refer submissions to an independent panel. A Panel has now been appointed, with a Directions Hearing to take place late in August. A full hearing of submissions is expected to take place towards the end of September or early October 2012. All submitters have been advised of the appointment of a panel and invited to make a verbal presentation at the hearing.

Heritage Strategy

Colac Otway Shire receives partial funding for the provision of a Heritage Advisory Service from Heritage Victoria. As part of that funding agreement and to ensure ongoing funding for the service, Heritage Victoria requires the completion of a Heritage Strategy by the end of the current financial year (2012/2013). Officers are currently working with Council's Heritage Advisor to develop a draft document that meets this funding requirement and assists Council in meeting its heritage obligations as set out in the *Planning and Environment Act 1987* and the State Planning Policy Framework. The document will report on and celebrate heritage related achievements, highlight heritage challenges and opportunities, and identify and prioritise work to be done in the future. The document will include a list of heritage related actions, which are particularly relevant to Colac Otway Shire, with the aim of addressing them over the four year life of the document. Actions will also be given a priority rating and approximate resourcing figure. Consultation, both inside Council and with the general public, has been scheduled to help inform the project, including a drop-in community information session to be held in September 2012. Councillors were briefed on the Heritage Strategy at

a workshop on 8 August 2012. The draft document is expected to be completed for Council consideration and public exhibition early next year.

State Planning Scheme Amendment VC71

The State Government has gazetted an amendment to all planning schemes in Victoria that changes Clause 52.32 (Wind energy facility) to clarify that the application requirement to obtain written consent from dwelling owners located within two kilometres of a turbine, does not apply to a proposed turbine in a residential zone, an industrial zone, a business zone or a special purpose zone. It is understood that this change is to ensure that the broader provisions concerning wind energy facilities do not prevent the establishment of small scale turbines in urban areas where appropriate.

State Planning Scheme Amendment VC87

Amendment VC87 has been introduced by the State Government to give effect to several minor changes to planning schemes. It is stated that changes to the *Mineral Resources Amendment (Sustainable Development) Act 2010* resulted in some duplication between requirements of the revised Act and the planning permit process, and that the amendment is required to remove the duplication by aligning the provisions in clauses 52.08 and 52.09 of the Victorian Planning Provisions (VPPs) with this Act. The amendment differentiates between a dry cleaner and a dry cleaning agent and defines a laundromat.

The Government has stated that a dry cleaning agent or laundromat, normally located in a commercial area, does not have the same scale or impact as dry cleaning for commercial and institutional customers in bulk quantities, and that the amendment is required so that the threshold distance for industrial dry cleaning in clause 52.10 does not apply to a dry cleaning agent or laundromat. The amendment further clarifies that any land use listed in clause 62.01 (Uses not requiring a permit) that does not meet the condition is permissible in the Rural Conservation Zone, the Farming Zone, the Urban Flood Zone and the Urban Growth Zone. It is claimed that this change is needed because these zones prohibit any use not listed in section 1 or 2. The amendment makes a number of consequential administrative and clerical amendments relating to terminology introduced in Amendment VC77.

Princes Highway Duplication

Officers have met with VicRoads concerning the Princes Highway duplication between Colac and Winchelsea (the section between Geelong and Winchelsea is currently under construction). It is understood that VicRoads are close to finalising concept design plans and are undertaking final stakeholder consultation (including with Council) prior to preparing an amendment to the Planning Scheme that establishes the land required to be acquired for the duplication to proceed (through the application of a Public Acquisition Overlay). VicRoads will be the Planning Authority for the amendment. It is likely the amendment will be placed on exhibition towards the end of 2012 or early in the new year, providing an opportunity for public submissions to be made on the proposed road alignment.

Environment & Community Safety

Local Laws

Council's Authorised Officers have commenced audit inspections for domestic animal registrations and have been issuing Infringement Notices to non compliant domestic animal owners. Extensive programs over the past three years relating to animal registrations, renewal forms, reminder notices and wide ranging media campaigns have been conducted with some success. It was determined that a zero tolerance approach would now be taken during this registration period, unless exceptional circumstances existed. It must also be taken into account that the registration fees were due on 10 April 2012. To date Infringement Notices totalling approximately \$12,000 have been issued.

Neighbourhood Safer Places – Places of Last Resort

Council has almost completed development of fully costed work plans for designating Neighbourhood Safer Places – Places of Last Resort (NSPs) at potential sites at Carlisle River, Forrest and Barwon Downs. The work plans primarily relate to managing hazardous vegetation and installing suitable car parking. A survey was also developed and sent out to the Carlisle River community to gain a clearer idea of the views and opinions on the proposed NSP. The survey results are being collated, work plans completed, and community meetings are being held to discuss the findings to date. A recommendation report on whether the proposed NSPs should be implemented will then be sent to Council for consideration in September 2012 prior to any works being undertaken. The dates for the community meetings:

- **Carlisle River** – Thursday August 16 2012 from 7.30pm to 9pm at Carlisle River Primary School
- **Forrest** – Tuesday August 21 2012 from 7pm to 9.30pm at the Forrest Community Hall
- **Barwon Downs** – Sunday August 26 2012 from 10am to 11.30am at the Barwon Downs Community Hall.

Ecological Sustainable Design Principles in Council Projects

Council has commenced the planning stages for several large scale infrastructure projects, including the retrofit of the Rae Street Office and Apollo Bay Library, as well as construction of the Colac Livestock Selling Centre roof and the redevelopment at the Bluewater Fitness Centre. The Environment Department is working closely with relevant project managers to identify opportunities to incorporate Ecological Sustainable Design (ESD) principles into the designs of these assets. For example, water harvesting and reuse infrastructure for the Colac Livestock Selling Centre roof is being considered as part of the design, as well as efficient heat generation and retention measures for the redeveloped Bluewater Fitness Centre.

Economic Development**Colac Marketing Strategy**

Brand Bureau are currently developing 3 new concept brands for the Colac Marketing Strategy to present to a Council workshop before a report to Council in September 2012.

Colac High School Master Plan

4C - Community by Design has been appointed as the consultant for the Colac High School Master Plan project. An inception meeting will take place in coming weeks with the consultant and representatives from Council, Department of Planning and Community Development and Department of Education and Early Childhood Development.

Castle Cove Master Plan

Council officers are currently working with Parks Victoria to develop a Master Plan for Castle Cove.

Tourism

Visitation has been slow due to the cold wet winter. A bumper snow season has taken potential visitors away from the region.

Continued whale sightings along the coast are generating interest and the GORVIC whale flag has been flying high each time there is a new sighting.

Council's Tourism Development Officer attended the National Tourism Excellence Conference and Visitor Information Centre coordinators attended the Tourism Summit.

Business Development

Business events for the 2012/13 year are currently being organised with the 2012 ANZ Business Breakfast scheduled for 19 October 2012 at the Lake Bowling Club. A business and social media marketing event is also being prepared along with free mentoring sessions.

The first edition of the Economic Development Unit HTML newsletter was sent to Council's business database in June 2012 and will be sent out bi-monthly.

Attachments

Nil

Recommendation(s)

That Council notes the CEO's Progress Report to Council.

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**OM122208-2****MEN'S SHED FORREST**

|             |           |           |           |
|-------------|-----------|-----------|-----------|
| AUTHOR:     | Rob Small | ENDORSED: | Rob Small |
| DEPARTMENT: | Executive | FILE REF: | CLF11/8   |

**Purpose**

The purpose of this report is to seek Council's approval of a long term licence over part of the land formerly used as a Council depot at 6 Blundy Street, Forrest in favour of the Forrest Men's Shed group.

**Declaration of Interests**

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

**Background**

Council agreed at its meeting on 28 September 2011 to provide the fledgling Men's Shed group at Forrest part of the Council's depot site in Forrest along with the use of two sheds on the same land to establish their operations. That agreement provided for a one year licence with a possible extension for one year.

It was envisaged that the Men's Shed group in the interim would make applications for State or Federal Government grants to construct a purpose built shed on a site yet to be determined.

In the meantime, Council has re-established its operations in the rear part of this site. The group has now completed a lot of the works required to convert the existing Council shed into a more habitable Men's Shed accommodation and are of the view that establishing their more permanent operation on the 6 Blundy Street site would be more appropriate than in the rear of the site as originally proposed.

After discussing this arrangement with the Cosworks leadership team, agreement was reached and it is considered that the rear of the site where they are currently located will meet Cosworks needs which relate principally to storage.

The Men's Shed group are seeking a multiple term licence to occupy the Blundy Street site for seven years with two rights of renewal. The Men's Shed group has sought a licence to occupy for 21 years involving a 7 year lease with two rights of renewal. Any lease over 10 years involves a public notification process.

**Council Plan / Other Strategies / Policy  
Community Health and Wellbeing**

Council will promote community health and wellbeing in partnership with other health services. Through a partnership approach, Council will provide a broad range of customer focused health, recreational, cultural and community amenities, services and facilities.

**Issues / Options**

There are a number of possible options with respect to a site for the Forrest Men's Shed group.

The options include:

- Extending the use of the Forrest Depot site for a further 12 months to enable the group to seek alternative sites.
- Extending the use of the Depot Site for an extended period.

Since there is general agreement on this proposal and the initial arrangement has worked out successfully, it is considered that this is an appropriate course of action.

Council may choose not to continue with this current arrangement.

### **Proposal**

That Council advertise its intention to enter into an agreement with the Forrest Men's Shed to have a seven year licence to occupy the site at Blundy Street, with two further rights of renewal of seven years each, in accordance with the attached licence document.

### **Financial and Other Resource Implications**

The Licence is for \$1 a year. This is in line with the Council's Leasing Policy where Community Service Groups receive the greatest discount or subsidy.

### **Risk Management & Compliance Issues**

The Men's Shed organisation nationally has insurance cover for its members. The Forrest group is registered with this national body. The site contamination is an issue for some uses but would not be a concern for this use.

### **Environmental and Climate Change Considerations**

Not applicable.

### **Community Engagement**

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected would be inform and consult as the licence is over 10 years publication will be required under the *Local Government Act 1989*.

### **Implementation**

The Council, if it approves of this proposal, and subject to public consultation, needs to enter into a licence to occupy with the Forrest Men's Shed group.

### **Conclusion**

The use of the depot site as outlined in this report for use of the section of the depot fronting Blundy Street is an appropriate use for this community group.

### **Attachments**

1. Forrest Men's Shed - September 2011 Council Report
2. Draft Licence to Occupy - Forrest Men's Shed - 6 Blundy Street, Forrest
3. 6 Blundy Street Site Plan

**Recommendation(s)**

***That Council:***

- 1. Approves, in principle, the Licence for the use of the section of the Forrest depot fronting 6 Blundy Street and the two sheds located there for use by the Forrest Men's Shed group for a period of seven years with two rights of renewal at a rental of \$1 a year.***
- 2. Advertises its intention to enter into such a licence.***
- 3. Assists the Forrest Men's Shed group in pursuing grant funding for a permanent facility on the same site. with a right to extend that use for a further two periods of seven years in accordance with the licence to occupy.***

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CONSENT CALENDAR**OFFICERS' REPORT**

D = Discussion

W = Withdrawal

| ITEM | D | W |
|--|---|---|
| <u>CORPORATE AND COMMUNITY SERVICES</u> | | |
| <u>OM122208-3 S86 COMMITTEES OF MANAGEMENT - RE-ELECTION OF MEMBERSHIP</u> | | |
| Department: Corporate and Community Services | | |
| <u>Recommendation(s)</u> | | |
| <i>That Council:</i> | | |
| 1. Pursuant to section 86 of the Local Government Act 1989, resolves to appoint the following nominated members to the Beech Forest Recreation Reserve, Eurack Public Hall and Tennis Reserve, Stoneyford Hall, Carlisle River Recreation Reserve, Yeo Recreation Reserve and Pennyroyal Hall until August 2015: | | |
| <i>Beech Forest Recreation Reserve</i> | <i>Simon Brown, Rory Harrington, Jacqueline Langley, Steve Trotter</i> | |
| <i>Eurack Public Hall and Tennis Reserve</i> | <i>Alan Carew, Barbara Paine, Dan Wood, Mary Carew, Kaylene Wood, Gerald Paine</i> | |
| <i>Stoneyford Hall</i> | <i>Betty Cadby, Bev Castle, Geoff Clarke, Fiona & Russell Fagan, Colin Hillier, John & Linda Mason, Mona & Robert Pyke, Jim Reynolds, Terry Riggs, Bob & Sue Warriner, Paul Wilson, John & Kate Woodward, Gaye & Rob Wuchatsch</i> | |
| <i>Carlisle River Recreation Reserve</i> | <i>Pat Shaw, Brendan Reidy, Owen Lucas, Nick Lucas, Leon Smart, Matt Reid</i> | |
| <i>Yeo Recreation Reserve</i> | <i>Frank Park, Mandy & Chris Parker, Greg & Deb Cahill, Tony Loubey</i> | |
| <i>Pennyroyal Hall</i> | <i>Sharron Swaneveld, Rhiannon White, Katrine Juleff, Jim Gannon, James Gannon, Dale Robbins, Pam & Kevin White, Lorraine Cosgriff</i> | |

| | | |
|--|--|--|
| <p>2. <i>In accordance with section 81 sub-section(2) sub-section(a) of the Local Government Act 1989, resolves to exempt members of the Committee from being required to submit a primary or ordinary conflict of interest return in accordance with this section.</i></p> <p>3. <i>Advises the Committee that a copy of minutes of meetings held be forwarded to Council for its record after each meeting and that a Treasurer’s Report be provided on an annual basis.</i></p> | | |
| <p><u>OM122208-4 HEATHFIELD ESTATE RESERVE COMMUNITY REFERENCE GROUP UPDATE</u></p> <p>Department: Corporate and Community Services</p> <p><u>Recommendation(s)</u></p> <p><i>That Council notes the update on the Heathfield Estate Reserve Community Reference Group.</i></p> | | |
| <p><u>OM122208-5 ADOPTION OF 2012 GENERAL REVALUATION</u></p> <p>Department: Corporate and Community Services</p> <p><u>Recommendation:</u></p> <p><i>That Council adopts the valuations contained in the 2012 general valuation for the purpose of levying general rates for the 2012-2013 and 2013-2014 financial years.</i></p> | | |

Recommendation

That recommendations to items listed in the Consent Calendar, with the exception of items, be adopted.

MOVED

SECONDED

OM122208-3

S86 COMMITTEES OF MANAGEMENT - RE-ELECTION OF MEMBERSHIP

| | | | |
|-------------|--------------------------------|-----------|--------------|
| AUTHOR: | Brett Exelby | ENDORSED: | Colin Hayman |
| DEPARTMENT: | Corporate & Community Services | FILE REF: | 11/96678 |

Purpose

To consider appointment of newly elected committee members to the Beech Forest Recreation Reserve, Eurack Public Hall and Tennis Reserve, Stoneyford Hall, Carlisle River Recreation Reserve, Yeo Recreation Reserve and Pennyroyal Hall.

Declaration of Interests

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

Background

Council appoints Committees of Management under section 86 of the *Local Government Act 1989* as Special Committees of Council to act in accordance with rules and conditions of appointment adopted by Council. The purpose of the Committees is to manage the operations of the facilities. Council policy is that Committee of Management members are appointed for a three year term.

Meetings to appoint new Committee members were conducted on the following dates:

- Beech Forest Recreation Reserve 18 April 2012
- Eurack Public Hall & Tennis Reserve 14 June 2012
- Stoneyford Hall 16 June 2012
- Carlisle River Recreation Reserve 21 June 2012
- Yeo Recreation Reserve 26 June 2012
- Pennyroyal Hall 19 July 2012.

Council Plan / Other Strategies / Policy**Leadership and Governance**

Council will fulfil its leadership, statutory and legal obligations to its community and staff in a way that is: fair, ethical, inclusive, sustainable, financially responsible and meets the needs and practical aspirations of current and future generations.

The decision by Council to appoint local persons to the various Committees is seen to be progressive and inviting the community to participate in the conduct of Council's administration of public facilities. A decision in this regard also sees Council working in partnership with the community to achieve agreed goals.

Issues / Options**Option 1**

Council's policy is that Committee of Management members are appointed for a 3 year term or less where applicable.

The current three year term for the Beech Forest Recreation Reserve, Eurack Public Hall and Tennis Reserve, Stoneyford Hall, Carlisle River Recreation Reserve, Yeo Recreation

Reserve and Pennyroyal Hall Committees of Management has been completed and the nominations of community persons have been put forward to be on the committee for a period of three years for Council endorsement.

Option 2

Not to appoint the community persons put forward. It is an important process that each 3 years the members of the particular community/facility consider the membership of the S86 committee. Council's policy is that Committees of Management members are appointed for a 3 year term or less where applicable.

Proposal

It is proposed to appoint the following community persons to the committee named for a term of 3 years until August 2015.

| | |
|---------------------------------------|---|
| Beech Forest Recreation Reserve | Simon Brown, Rory Harrington, Jacqueline Langley, Steve Trotter |
| Eurack Public Hall and Tennis Reserve | Alan Carew, Barbara Paine, Dan Wood, Mary Carew, Kaylene Wood, Gerald Paine |
| Stoneyford Hall | Betty Cadby, Bev Castle, Geoff Clarke, Fiona & Russell Fagan, Colin Hillier, John & Linda Mason, Mona & Robert Pyke, Jim Reynolds, Terry Riggs, Bob & Sue Warriner, Paul Wilson, John & Kate Woodward, Gaye & Rob Wuchatsch |
| Carlisle River Recreation Reserve | Pat Shaw, Brendan Reidy, Owen Lucas, Nick Lucas, Leon Smart, Matt Reid |
| Yeo Recreation Reserve | Frank Park, Mandy & Chris Parker, Greg & Deb Cahill, Tony Loubey |
| Pennyroyal Hall | Sharron Swaneveld, Rhiannon White, Katrine Juleff, Jim Gannon, James Gannon, Dale Robbins, Pam & Kevin White, Lorraine Cosgriff |

Financial and Other Resource Implications

The Committee holds their own bank account and administers budgets set by the Committee in accordance with funds within these accounts.

The Committee is required to provide copies of annual financial statements/treasurer's report to Council.

Risk Management & Compliance Issues

Each committee has been provided with a Risk Management and Insurance Manual developed for Council Committees of Management.

Environmental and Climate Change Considerations

Not applicable

Community Engagement

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected was to inform and consult. Advertisements were placed in the local media seeking nominations to the committee. Consultation also took place with Committee members as to the preferred time for the meetings to be held.

Implementation

A letter will be forwarded to the Management Committees advising them of Council's endorsement of the appointments to the committee.

Conclusion

The decision to appoint the Committees as Special Committees of Council is in keeping with Council's policy of working with its community in the management of halls, reserves and other facilities throughout the Shire.

Attachments

Nil

Recommendation(s)

That Council:

1. ***Pursuant to section 86 of the Local Government Act 1989, resolves to appoint the following nominated members to the Beech Forest Recreation Reserve, Eurack Public Hall and Tennis Reserve, Stoneyford Hall, Carlisle River Recreation Reserve, Yeo Recreation Reserve and Pennyroyal Hall until August 2015:***

| | |
|---|---|
| <i>Beech Forest Recreation Reserve</i> | <i>Simon Brown, Rory Harrington, Jacqueline Langley, Steve Trotter</i> |
| <i>Eurack Public Hall and Tennis Reserve</i> | <i>Alan Carew, Barbara Paine, Dan Wood, Mary Carew, Kaylene Wood, Gerald Paine</i> |
| <i>Stoneyford Hall</i> | <i>Betty Cadby, Bev Castle, Geoff Clarke, Fiona & Russell Fagan, Colin Hillier, John & Linda Mason, Mona & Robert Pyke, Jim Reynolds, Terry Riggs, Bob & Sue Warriner, Paul Wilson, John & Kate Woodward, Gaye & Rob Wuchatsch</i> |
| <i>Carlisle River Recreation Reserve</i> | <i>Pat Shaw, Brendan Reidy, Owen Lucas, Nick Lucas, Leon Smart, Matt Reid</i> |
| <i>Yeo Recreation Reserve</i> | <i>Frank Park, Mandy & Chris Parker, Greg & Deb Cahill, Tony Loubey</i> |
| <i>Pennyroyal Hall</i> | <i>Sharron Swaneveld, Rhiannon White, Katrine Juleff, Jim Gannon, James Gannon, Dale Robbins, Pam & Kevin White, Lorraine Cosgriff</i> |

2. ***In accordance with section 81 sub-section(2) sub-section(a) of the Local Government Act 1989, resolves to exempt members of the Committee from being required to submit a primary or ordinary conflict of interest return in accordance with this section.***
3. ***Advises the Committee that a copy of minutes of meetings held be forwarded to Council for its record after each meeting and that a Treasurer's Report be provided on an annual basis.***

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**OM122208-4****HEATHFIELD ESTATE RESERVE COMMUNITY  
REFERENCE GROUP UPDATE**

|             |                                   |           |              |
|-------------|-----------------------------------|-----------|--------------|
| AUTHOR:     | Ian Seuren                        | ENDORSED: | Colin Hayman |
| DEPARTMENT: | Corporate &<br>Community Services | FILE REF: | F11/3468     |

**Purpose**

The purpose of this report is to provide Council with an update on the Heathfield Estate Reserve Community Reference Group and its discussions regarding the future use of the reserve.

**Declaration of Interests**

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

**Background**

The Heathfield Estate Reserve (the reserve) was transferred to Council as part of the Heathfield Estate residential subdivision in the early 1990s. The reserve covers an area of 11.5 hectares and is located between the eastern boundary of the Heathfield Estate and the Barham River, Marengo. The reserve is currently zoned Public Park and Recreation with a number of overlays including the Land Subject to Inundation Overlay (LSIO). The reserve remains undeveloped.

At its February 2012 meeting, Council resolved to establish the Heathfield Estate Reserve Community Reference Group (CRG) consisting of eleven members of the community, Mayor Stephen Hart, Cr Frank Buchanan and Council's Manager Recreation, Arts and Culture.

The purpose of the CRG is to assist Council in determining the future use of the reserve. This follows the completion of the Colac Otway Public Open Space Strategy which recommended that Council retain the reserve and engage the community in determining future use of the site.

**Council Plan / Other Strategies / Policy  
Physical Infrastructure and Assets**

Council will provide and maintain Council infrastructure and assets that meet community needs now and in the future.

**Land Use and Development**

Council will engage, plan and make decisions about land use and development that takes into account the regulatory role of Council, its diverse geography, social, community, economic and environmental impacts for current and future generations.

**Community Health and Wellbeing**

Council will promote community health and wellbeing in partnership with other health services. Through a partnership approach, Council will provide a broad range of customer focused health, recreational, cultural and community amenities, services and facilities.

### Other Strategies

The Colac Otway Public Open Space Strategy proposes that Council explores the Heathfield Estate Reserve's potential value for recreation use through a community consultation process.

### **Issues / Options**

The CRG consists of a mix of local residents and representatives from community groups that have a strong interest in the future use of the reserve. The CRG has met on two occasions to discuss possible uses of the site.

At its initial meeting, the CRG requested that a number of options be further investigated by Council. These options included the provision of more detailed information and broad cost estimates. The options investigated focussed on providing vehicular and/or pedestrian access to the site via a range of means.

The options investigated included:

- Constructing a bridge over the Barham River to provide vehicular access to the site.
- Constructing a bridge over the Barham River to provide pedestrian access to the site. This option also included investigating a shared pathway to Apollo Bay and pathways/boardwalks through the reserve to link the residential estate.
- Constructing the 'bridle paths' to provide vehicular access to the site including car parking.
- Purchasing private land to provide vehicular access to the site including car parking.
- Providing parking off Barham River Road and constructing a pedestrian/horse walking bridge across the Barham River.
- Leasing part or all of the reserve for grazing purposes.
- Selling part or all of the reserve and using the proceeds to develop other recreation infrastructure for Apollo Bay/Marengo residents.

Council officers undertook investigations on the above options and provided comments and broad cost estimates to the CRG. The CRG agreed that Council should not sell the land, which is consistent with the recommendations of the Colac Otway Public Open Space Strategy. Based on community need, access to the site, the reserve being flood-prone and infrastructure costs, the general consensus from the CRG was that a pedestrian bridge over the Barham River and walking trails should be the key considerations.

Of the seven options discussed, there was a strong degree of interest in developing a pedestrian bridge over the Barham River initially and car parking at later date. This would need to be supported by internal footpaths and boardwalks through the reserve to link with the Heathfield Estate. In addition, the CRG agreed that a pathway along the Barham River, linking the reserve and the Apollo Bay township, is an important piece of local infrastructure.

There was also mixed support for the provision of vehicular access to the reserve via Ocean Park Drive. The prime support for this option was from the Apollo Bay Pony Club who would like to consider possible use of the reserve for equestrian based activities at some point in the future. There were concerns from some members of the CRG regarding:

- increased level of traffic through the estate
- the possible need to acquire land to support this proposal
- the cost of the infrastructure required.

The issue of the Apollo Bay Pony Club's long-term base could be resolved through the use of the former Marengo Landfill site should it become available for equestrian use. Indications from the Environment Protection Authority and the Department of Sustainability and Environment support this proposed use.

The CRG identified the following possible options for future use of the reserve:

1. Lease a substantial area of the reserve for grazing purposes and retain a small part at the eastern end for recreational purposes.
  - With the installation of a pedestrian bridge, this would enable pedestrian access over the river and provide a connection with the 'bridle paths' in Costerman Terrace and Barton Place.
  - It would also provide for linear and parkland open space.
  - The CRG considered a walking path back to Apollo Bay along the Barham River as an important requirement.
2. Establish a lease agreement for grazing purposes.
  - This would allow for the area to be maintained by the lessee until such time that part of the land could be developed for recreational purposes.
  - If this is done, the agreement would need to be flexible to enable Council options to develop part of the land for recreational purposes at a future stage.
  - Maintenance will be an issue if the reserve is not leased/used for grazing.

Should Council determine to provide access to the reserve and develop the open space to a suitable standard, there will be cost implications for Council. Therefore, a decision on this will be required once a new Council has been briefed following the 2012 Council elections.

### **Proposal**

That Council note the information provided in this report with an intention for the new Council to be informed on the issues following the 2012 Council elections.

### **Financial and Other Resource Implications**

Of the seven options investigated, initial cost estimates for providing access to the site ranged from approximately \$250,000 to \$685,000. The most expensive options include constructing a vehicular bridge over the Barham River and associated car parking and acquiring private land and developing appropriate infrastructure.

The costs associated with the options preferred by the CRG at this stage, being a pedestrian bridge over the Barham River and pathway linking Apollo Bay, would equate to approximately \$250,000. This figure does not include pathways and boardwalks within the reserve which would increase the cost. In addition, there are some issues with developing a pathway along Barham River Road due to its narrowness and a number of 'pressure points' along the Barham River Road where the road is currently close to the river. A pathway would require boardwalks or bridges to enable the pathway to continue off-road, increasing the cost significantly.

### **Risk Management & Compliance Issues**

There are no risk management or compliance issues relevant to this report.

### **Environmental and Climate Change Considerations**

There are no environmental or climate considerations relevant to this report.

### **Community Engagement**

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected was to involve the community and stakeholders.

Establishing a CRG to assist Council in determining the future use of the Heathfield Estate Reserve has allowed the community to have an active and informed contribution to this ongoing issue. To date, the CRG has been actively involved in determining options and providing recommendations on future use of the site.

**Implementation**

It is intended that the CRG will meet again after the next Council has been briefed on the issues and options. This will allow Council to provide feedback to the CRG on possible options and enable the CRG to formalise its advice and recommendations.

**Conclusion**

The Heathfield Estate Reserve was provided to Council many years ago and continues to be an unused parcel of open space. The Heathfield Estate Reserve Community Reference Group was established to provide advice to Council about the possible future use of the reserve. Based on investigations by Council officers including initial cost estimates, the group has provided initial advice to Council on the proposed use of the reserve. It is anticipated that following the 2012 Council elections, Council will be briefed on this issue with a view to making an informed decision about the future use of the Heathfield Estate Reserve.

**Attachments**

Nil

**Recommendation(s)**

***That Council notes the update on the Heathfield Estate Reserve Community Reference Group.***

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OM122208-5

ADOPTION OF 2012 GENERAL REVALUATION

AUTHOR:	Paul Carmichael	ENDORSED:	Colin Hayman
DEPARTMENT:	Corporate & Community Services	FILE REF:	F11/2086

Purpose

The purpose of this report is to adopt the 2012 general revaluation of all properties within the Colac Otway Shire. Once adopted, the valuations will be used for the levying of municipal rates for the 2012-2013 and 2013-2014 financial years.

Declaration of Interests

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

Background

Under the provisions of the Valuation of Land Act, Council is required to cause a valuation of all properties within the municipality to be returned. Accordingly, Council's contract valuers, Opteon returned the 2012 general revaluation earlier this year.

The Valuation of Land Act 1960 requires the valuers to return three different valuations, namely:-

- Capital Improved Valuation (CIV) – being land and any capital improvements
- Site Value (SV) – being land only
- Net Annual Value – being an estimate of the annual rental income the property could be expected to generate.

Council uses the Capital Improved Valuation as the basis for levying its general rates.

The 2012 valuations are an estimate of the market value of the property as at 1 January 2012, based upon analysis of sales data and other relevant information from the period of approximately August 2010 to February 2012.

The returned valuations are required to be reviewed by the Valuer General, who is required to issue a "Generally True and Correct" certificate (GTC) once he is satisfied with their accuracy. The Valuer General's GTC certificate for the 2012 valuations has now been received.

Once the valuations are adopted, the valuation for any given property will only change as a result of a Supplementary Valuation. A Supplementary Valuation is done only if there is a material change to the property that would affect its value (for example, the construction of or demolition of a house on a lot or extensions to existing dwelling).

**Council Plan / Other Strategies / Policy
Leadership and Governance**

Council will fulfil its leadership, statutory and legal obligations to its community and staff in a way that is fair, ethical, inclusive, sustainable, financially responsible and meets the needs and practical aspirations of current and future generations.

The valuations are used to generate rates income which supports the provision of a wide variety of services to the community at large.

Issues / Options

Under the provisions of the *Valuation of Land Act 1960*, Council is required to cause a valuation of all properties within the municipality to be returned every two years.

In accordance with regulation, valuations returned in this revaluation represent an estimate of the market value of properties as at 1 January 2012 and will become operative as from 1 July 2012.

The valuation was subsequently submitted to the Valuer General for final review. After reviewing the data, a generally true and correct certificate has been issued by the Valuer General.

To facilitate compliance with the provisions of the Valuation of Land Act and the Local Government Act in relation to the reparation of property valuations and levying of rates respectively, the total valuations of all properties within the Shire are required to be adopted.

“A council budget determines how much a council collects in rates – property valuations are revenue neutral for councils. Increased property values do not increase the amount of money a council collects in rates – it redistributes the same amount of rates paid between individual properties. Some ratepayers will pay more and some will pay less, depending on the new value of their property relative to other properties in their municipality.”

MAV Fact Sheet

Proposal

A summary of the valuations returned (and a comparison with those for 2010) is as follows:

Property Type	CIV 2012 (\$)	CIV 2010 (\$)	Site Value 2012 (\$)	Site Value 2010 (\$)	Net Annual 2012 (\$)	Net Annual 2010 (\$)
Residential	2,453,810,500	2,362,045,500	1,399,262,000	1,331,534,500	122,690,525	118,106,475
Commercial	434,596,000	417,522,500	204,411,000	196,430,200	33,146,825	31,831,716
Industrial	21,082,000	19,236,000	5,843,000	5,677,500	2,294,700	2,095,975
Rural	2,455,655,000	2,411,316,936	1,936,999,000	1,940,997,264	122,782,750	120,578,725
TOTAL	5,365,143,500	5,210,120,936	3,546,515,000	3,474,639,464	290,914,800	272,612,891

The number of assessments valued in each property type is as follows:-

Property Type	Number of assessments 2012	Number of assessments 2010
Residential	8,752	8,720
Commercial	1,075	1,075
Industrial	9	9
Rural	4,836	4,833
TOTAL	14,672	14,637

Financial and Other Resource Implications

The valuations returned underpin the levying of general rates by Council for the 2012-2013 and 2013-2014 financial years.

A typical rates account in this Shire comprises of three items, namely:

- General rates – determined by the valuation of a property
- Municipal Charge – a set charge levied on most properties
- Waste Collection Charge - a set charge levied on developed properties located on the waste collection routes.

The General rates component is generally the largest part of the account and represents the largest source of revenue for Council.

Risk Management & Compliance Issues

If the valuations are not approved, Council cannot legally assess rates on properties within the shire.

Environmental and Climate Change Considerations

Nil

Community Engagement

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected will be to “Inform” and will include notification of the valuations by way of the issue of the annual Valuation & Rates Notices. The notice also provides details of the right of objection within two months of the issue of the notice.

Implementation

The 2012 valuations have been uploaded into Council’s rates database and the 2012-2013 Valuation and Rates Notices have been prepared and will have been issued by the time Council considers this report.

This was undertaken on the basis of preliminary advice from the Valuer General that the valuations had been approved and were awaiting Ministerial consent. There was also a need to start preparing the 2012-2013 rates notices to ensure they were able to be issued in a timely manner. Adding further urgency was the need to separate the issue of Valuation and Rate Notices from the receipt of potential election material for the Council election on 27 October.

Conclusion

It is appropriate for Council to adopt the valuation of all properties returned in the 2012 general revaluation for the purpose of levying general rates for the 2012-2013 and 2013-2014 financial years.

Attachments

Nil

Recommendation:

That Council adopts the valuations contained in the 2012 general valuation for the purpose of levying general rates for the 2012-2013 and 2013-2014 financial years.

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**CONSENT CALENDAR****OFFICERS' REPORT**

D = Discussion

W = Withdrawal

| ITEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | D | W |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|
| <p><b><u>INFRASTRUCTURE AND SERVICES</u></b></p> <p><b><u>OM122208-6 COLAC BOTANIC GARDENS MASTERPLAN</u></b></p> <p>Department: Infrastructure</p> <p><b><u>Recommendation(s)</u></b></p> <p><b><i>That Council:</i></b></p> <ol style="list-style-type: none"> <li><b><i>1. Adopts the “Colac Botanic Gardens Masterplan Review 2012”, subject to the status-quo remaining in relation to vehicles accessing the Gardens.</i></b></li> <li><b><i>2. Reviews vehicles accessing the Gardens as part of the next review of the Masterplan.</i></b></li> <li><b><i>3. Refers major activities and costings identified in the Masterplan to Council’s Capital Works Program for prioritisation and allocation.</i></b></li> <li><b><i>4. Thanks all submitters to the Masterplan review and advises them that the status-quo for vehicle access to the Gardens will remain at this time subject to further review.</i></b></li> </ol> |   |   |
| <p><b><u>OM122208-7 LARPENT HALL TOILETS</u></b></p> <p>Department: Infrastructure</p> <p><b><u>Recommendation(s)</u></b></p> <p><b><i>That Council:</i></b></p> <ol style="list-style-type: none"> <li><b><i>1. Amends Policy 12.1 Reserves Maintenance and Development Policy to change the status of the Larpent Hall toilets from ‘public toilets associated with a facility managed by another organisation’ to ‘public toilets maintained by Council and not primarily servicing one facility’.</i></b></li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                            |   |   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <p><b>2. Accepts the responsibility for the ongoing servicing and maintenance of the Larpent Hall toilets.</b></p> <p><b>3. Seeks to vary Contract 1102 – Cleaning of Rural Toilets &amp; Public Use Facilities to include the Larpent Hall toilets with a cleaning frequency of twice per week from December to March of each year and once per week at all other times.</b></p> <p><b>4. Notifies the Larpent Hall Committee of Management of Council’s decision to reclassify the status of the hall toilets to public toilets and erect information/directional signage to indicate this to the general public.</b></p> |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

**Recommendation**

***That recommendations to items listed in the Consent Calendar, with the exception of items ....., be adopted.***

**MOVED** .....

**SECONDED** .....

OM122208-6

**COLAC BOTANIC GARDENS MASTERPLAN**

|             |                           |           |           |
|-------------|---------------------------|-----------|-----------|
| AUTHOR:     | Adam Lehmann              | ENDORSED: | Rob Small |
| DEPARTMENT: | Infrastructure & Services | FILE REF: | F11/3291  |

**Purpose**

The purpose of this report is to formally adopt the “*Colac Botanic Gardens Masterplan Review 2012*” following public exhibition and feedback on the draft document.

**Declaration of Interests**

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

**Background**

A review of the existing Masterplan for the Colac Botanic Gardens (CBG) was required to provide long term guidance in relation to the development of the site into the future and provide a planning framework for this important community asset.

The site is a Crown Reserve which is directly managed by Council being the appointed Committee of Management. The Botanic Gardens were originally laid out around 1868 by Mr Daniel Bunce the Director of the Geelong Botanic Gardens at the time and was further remodelled in 1909 by Mr William Guilfoyle, Director of the then Melbourne Botanic Gardens.

The Patrick and Wallace Conservation Study prepared in 1993 provided a policy and framework with the aim of ensuring that the historic fabric and elements of the garden were conserved whilst recognising the needs for the gardens to meet modern demands and accommodate various recreational activities. Given that a considerable amount of time has passed since the 1993 Study, there was a requirement to update the Masterplan. Council had allocated funding for this work as part of the previous Council Budget.

The “*Colac Botanic Gardens Masterplan Review 2012*” was prepared by Mr Richard Barley from Open Gardens Australia.

**Council Plan / Other Strategies / Policy****Physical Infrastructure and Assets**

Council will provide and maintain Council infrastructure and assets that meet community needs now and in the future.

**Land Use and Development**

Council will engage, plan and make decisions about land use and development that takes into account the regulatory role of Council, its diverse geography, social, community, economic and environmental impacts for current and future generations.

**Environmental Management**

Council will protect and enhance the environment entrusted to us, demonstrate efficient use of natural resources and minimise climate change impacts.

**Issues / Options**

The purpose of the Masterplan document is to provide guidelines, policies and prioritised steps to continue the management and improvement of the gardens whilst being cognisant of its conservation status. The Masterplan must provide a balance between the need to conserve the historic planting structures and layout of the existing site while considering the needs of the modern user and the need for new and sustainable planting frameworks in line with the broader plant conservation objectives.

In line with this review, the Masterplan provides a number of recommendations which include the following key areas:

**LIVING LANDSCAPE****Tree Collection**

- That the current tree population and density within the site be maintained through selected removals and new plantings.
- That the new plantings take account of significant view-lines, and the need to keep certain vistas clear.
- That new plantings improve the botanical diversity of the Colac Botanic Gardens collections, and where possible that they augment the priority living collections.
- That the oak avenue be rejuvenated in sections, when the need arises.
- That in the sections of the carriageway avenue that are currently not oak species (eg. *Corymbia spp.*) consideration be given to replacement with oaks, when the current trees require removal and replacement.

**Tree Collections: Links to Colac Streetscapes**

- That the concept of considering the existing and future street tree plantings of Colac as extended plant collections of the Colac Botanic Gardens be adopted.
- That future street tree plantings should further build on the priority collections of the Colac Botanic Gardens, but also add diversity to the urban forest.
- That street tree planting treatments utilise Water Sensitive Urban Design (WSUD) principles, to achieve greater health for the trees and associated environmental benefits;
- That the street tree population be utilized for its opportunities of public education and engagement.
- That the Barongarook Creek corridor be further enhanced through reestablishment of local indigenous riparian vegetation, as an extension of the Colac Botanic Gardens living collections.

**Planted Structure of Beds**

- Undertake staged renovation of the planted composition of beds within the Colac Botanic Gardens, on a prioritized basis as outlined above.
- Remove small circular bed, "QQ", re-turf area.
- Plan and re-establish ornamental bed next to rose arbour.

**Turf and Lawns**

- In stages, introduce additional areas of warm season grasses to augment the existing turf mix, and to achieve more hardy and resilient mixed lawns for the summer months.

**Site Documentation**

- Prepare a detailed site plan based on a site survey, including layers of information, as outlined above.
- Ensure that changes to the built and living landscape are incorporated into the plan, so that it remains current over time.



**Living Plant Collections Plan**

- This Living Collections Policy and Plan should be reviewed after 10 years from implementation, or sooner if circumstances dictate this to be necessary.

**BUILT LANDSCAPE****Vehicle Access – Carriageway**

- It is recommended that only vehicles holding permits under VicRoads Disability Parking Scheme (and Colac Botanic Gardens maintenance vehicles) are allowed to continue access to the Gardens on the carriageway, and that other private or commercial vehicles are no longer allowed access.
- That parking on the grass verge beside the carriageway be disallowed, but that designated parking zones be identified.
- That the road surface be re-established at a nominal width appropriate to the landscape (around 5 metres).
- That the interface between the road and the verge and garden beds be clearly delineated to avoid continuing wear and tear and compaction of surrounding areas.
- That the changed arrangements for vehicle access be monitored and reviewed after two (2) years from implementation.

**Pedestrian Access – Paths**

- Implement a program of annual inspection of pedestrian paths to establish priorities for renovation.
- Renovate with gravel consistent with existing materials on site, achieving convex profile (camber) of surface.

Council received a total of 21 submissions from the public who were generally very supportive of the Masterplan, however, the submissions were not in favour of implementing the recommendations in relation to restricting vehicle access as detailed under the section of the Masterplan titled “*Vehicle Access – Carriageway*”. The submissions called for access to the gardens to continue in line with the current arrangements and this was the only major change called for.

The Masterplan has included in the Appendix a list of various works required over the next 10 years which also identifies projects in the 1993 Conservation Study that need completing to address current and future needs.

The Masterplan also looks at a 10 year horizon and identifies a number of activities to be carried out within the planning framework. It will guide Council in relation to future works. The development and enhancements required are contained within the Appendices of the Masterplan and indicative costs have been provided.

Council could adopt the Masterplan with maintaining the status-quo for vehicle access and review vehicle access at a later stage.

**Proposal**

It is proposed that the Masterplan be formally adopted by Council, subject to keeping the status quo for vehicle access into the gardens and major projects being referred to the Capital Works Program for consideration and prioritisation.

Details of Key actions specified in Appendix C “*LANDSCAPE DEVELOPMENT PRIORITIES - 10 Year Outlook (2012-2022)*” are as follows:

| Year | Item/Description                                                                                                                                                                                                                                                                                  | Approximate cost (2012 value)                            |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| 1    | Ensure that general and detailed information about CBG, its living collections and cultural importance is easily locatable and accessible on the Shire's website, or establish a linked site for CBG.                                                                                             | In-house (Shire) or \$2,000 if external                  |
|      | Carry out regular inspection of susceptible species of Myrtaceae for symptoms of Myrtle Rust; prepare Myrtle Rust action plan or contingency of detection on site.                                                                                                                                |                                                          |
|      | Establish site hygiene protocols for garden tools and equipment, and vehicles (including those of contractors)                                                                                                                                                                                    | In-house: \$1,500 if external consultant advice required |
|      | Initiate implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans                                                                                                                                                               |                                                          |
|      | Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on prioritised basis.                                                                                                                                   | \$3,000                                                  |
|      | Relocate rubbish skip away from Café pedestrian entry area                                                                                                                                                                                                                                        |                                                          |
|      | Tree maintenance: survey condition of trees; carry out general remedial works                                                                                                                                                                                                                     | In-house? \$10,000 p.a. if external                      |
|      | Implement annual mulching program for garden beds and under canopy of selected trees as needed.                                                                                                                                                                                                   | \$2,000 p.a. if external mulch required                  |
|      | Identify lawn areas for introduction of warm season grasses; commence staged implementation                                                                                                                                                                                                       | \$1,500                                                  |
|      | Investigate options for soil moisture sensing.                                                                                                                                                                                                                                                    | \$3,000                                                  |
|      | Implement changes to traffic access and parking as recommended (subject to Council approval); monitor changes and public traffic behaviour                                                                                                                                                        | \$2,500                                                  |
|      | Confirm option for construction of facility for housing Friends of CBG on site; initiate concept planning; initiate fundraising.                                                                                                                                                                  | \$35,000 (concept design)                                |
|      | Examine options for relocation of fire training track tower to eastern end of track, out of main view from lookout.                                                                                                                                                                               | \$1,500                                                  |
|      | Establish plan and timeframes for removal and relocation of fire brigade training track to alternate site and post-removal improvement of site; establish plans for reinstatement of terraced seating area subsequently; investigate options for community use of area for events and gatherings. | \$5,000 planning & design costs                          |
|      | Develop plans and designs for improved visitor information signs regarding the CBG and its plant collections, for visitors entering the café zone; include brochures or other media for patrons of café.                                                                                          | \$3,000                                                  |
|      | Establish plan for botanically interesting plant displays in café zone, appropriate for a botanic gardens setting; implement plans as appropriate.                                                                                                                                                | \$1,500                                                  |
| 2    | Prepare a detailed survey and site plan for CBG.                                                                                                                                                                                                                                                  | In-house (Shire)                                         |
|      | Develop style guide for interpretive signs within CBG                                                                                                                                                                                                                                             | \$2,500                                                  |
|      | Review results of traffic changes; implement adjustments as needed and agreed.                                                                                                                                                                                                                    | \$3,000                                                  |
|      | Renew/replace main entry information signs, including information about living plant collections on site.                                                                                                                                                                                         | \$8,000                                                  |
|      | Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans.                                                                                                                                                              |                                                          |
|      | Implement soil moisture sensing option.                                                                                                                                                                                                                                                           | \$20,000                                                 |
|      | Tree maintenance, survey condition of trees; carry out general remedial works                                                                                                                                                                                                                     | In-house? \$10,000 p.a. if external                      |
|      | Continue mulching program                                                                                                                                                                                                                                                                         | \$2,000 p.a. if external mulch required                  |
|      | Paint Colac Anglers' Club building in neutral tone to soften visual impact, plan and introduce screening planting.                                                                                                                                                                                | \$10,000                                                 |

| Year | Item/Description                                                                                                                                                                      | Approximate cost (2012 value)           |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
|      | Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on prioritised basis.                       | \$3,000                                 |
|      | Finalise concept plan for new Friends facility; undertake detailed design works; continue fundraising.                                                                                | \$15,000                                |
|      | Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report.                                                                                 | \$6,000                                 |
|      | Continue staged introduction of warm season grasses to lawn areas.                                                                                                                    | \$1,500                                 |
|      | Carry out basic maintenance on old toilet block, including removal of graffiti; close access from northern entry; inspect and remove graffiti as needed.                              | \$5,000                                 |
| 3    | Remove bed QQ: plan, design and reintroduce bed close to arbour (old bed RR); replace climbing roses on arbor as needed.                                                              | \$5,000                                 |
|      | Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans.                                                  |                                         |
|      | Develop plans for integration of Colac street trees and urban forest with CBG collections (including Barongarook Creek); develop interpretive themes and public information strategy. | In house                                |
|      | Check surface of gravel walking paths – resurface as necessary                                                                                                                        | \$3,000                                 |
|      | Implement recommended solution to relocation of fire training track tower to eastern end of track, out of main view.                                                                  | \$5,000                                 |
|      | If necessary funding achieved, initiate construction of new Friends facility.                                                                                                         | ? \$350-400,000                         |
|      | Develop modules and content for schools' education programs to be based at CBG                                                                                                        | In house or \$7,500 if consultant       |
|      | Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report                                                                                  | \$6,000                                 |
|      | Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on prioritised basis.                       | \$3,000                                 |
|      | Tree maintenance: survey condition of trees, carry out general remedial works.                                                                                                        | In house? \$10,000 p.a. if external     |
|      | Continue mulching program.                                                                                                                                                            | \$2,000 p.a. if external mulch required |
| 4    | Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report.                                                                                 | \$6,000                                 |
|      | Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans.                                                  |                                         |
|      | Tree maintenance: survey condition of trees; carry out general remedial works.                                                                                                        | In house? \$10,000 p.a. if external     |
|      | Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on prioritised basis.                       | \$3,000                                 |
|      | Finalise construction of new Friends' facility                                                                                                                                        | TBC                                     |
|      | Implement pilot modules of schools' education programs                                                                                                                                | \$5,000                                 |
|      | Continue mulching program                                                                                                                                                             | \$2,000 p.a. if external mulch required |
| 5    | Fully implement schools education programs.                                                                                                                                           | Part self funding: \$7,000              |
|      | Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans                                                   |                                         |
|      | Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report.                                                                                 | \$6,000                                 |
|      | Carry out annual inspection of gravel paths; identify high priority                                                                                                                   | \$3,000                                 |

| Year | Item/Description                                                                                                                                                | Approximate cost (2012 value)           |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
|      | areas for renovation or repair; as identified, resurface gravel paths on prioritised basis.                                                                     |                                         |
|      | Tree maintenance, survey condition of trees; carry out general remedial works                                                                                   | In house? \$10,000 p.a. if external     |
|      | Continue mulching program.                                                                                                                                      | \$2,000 p.a. if external mulch required |
| 6    | Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report.                                                           | \$6,000                                 |
|      | Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans.                            |                                         |
|      | Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on prioritised basis. | \$3,000                                 |
|      | Tree maintenance: survey condition of trees; carry out general remedial works.                                                                                  | In house? \$10,000 p.a. if external     |
|      | Continue mulching program.                                                                                                                                      | \$2,000 p.a. if external mulch required |
| 7    | Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report.                                                           | \$6,000                                 |
|      | Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans.                            |                                         |
|      | Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair, as identified, resurface gravel paths on prioritised basis. | \$3,000                                 |
|      | Tree maintenance: survey condition of trees; carry out general remedial works.                                                                                  | In house? \$10,000 p.a. if external     |
|      | Continue mulching program                                                                                                                                       | \$2,000 p.a. if external mulch required |
| 8    | Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report.                                                           | \$6,000                                 |
|      | Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans.                            |                                         |
|      | Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair, as identified, resurface gravel paths on prioritised basis. | \$3,000                                 |
|      | Tree maintenance: survey condition of trees; carry out general remedial works.                                                                                  | In house? \$10,000 p.a. if external     |
|      | Continue mulching program                                                                                                                                       | \$2,000 p.a. if external mulch required |
| 9    | Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report.                                                           | \$6,000                                 |
|      | Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans.                            |                                         |
|      | Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair, as identified, resurface gravel paths on prioritised basis. | \$3,000                                 |
|      | Tree maintenance: survey condition of trees; carry out general remedial works.                                                                                  | In house? \$10,000 p.a. if external     |
|      | Continue mulching program                                                                                                                                       | \$2,000 p.a. if external mulch required |
| 10   | Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report.                                                           | \$6,000                                 |
|      | Continue implementation of Living Collection Plan, focusing on                                                                                                  |                                         |

| Year | Item/Description                                                                                                                                                | Approximate cost (2012 value)           |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
|      | accessing species consistent with Living Collection Management Plans.                                                                                           |                                         |
|      | Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair, as identified, resurface gravel paths on prioritised basis. | \$3,000                                 |
|      | Tree maintenance: survey condition of trees; carry out general remedial works.                                                                                  | In house? \$10,000 p.a. if external     |
|      | Continue mulching program                                                                                                                                       | \$2,000 p.a. if external mulch required |

### Financial and Other Resource Implications

The Colac Botanic Gardens Masterplan Review 2012 lists a number of key activities to be carried out over the next 10 years. The framework for the implementation of these activities has now been formalised and costed within the Masterplan and any works can now be considered as part of Council's future budget processes.

Routine and minor works will need to be managed as part of the normal operations of the gardens, however, major activities and costings identified in the Masterplan, once adopted by Council, will need to be referred to Council's Capital Works Program for prioritisation and allocation. Council will annually review its financial priorities identified under the plan for consideration as part of the Council budget process.

### Risk Management & Compliance Issues

The continuation of sound planning for the Colac Botanic Gardens will ensure that this significant community asset will be managed successfully for future generations. The risk of not doing any works would be to the detriment of Council's reputation given the significance of the Botanic Gardens.

### Environmental and Climate Change Considerations

There are no environmental or climate change issues to consider in relation to the adoption of this Masterplan.

### Community Engagement

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected was Consult and the plan was advertised for comment, placed on Council's website and circulated to the Friends of Colac Botanic Gardens group.

During the development of the "*Colac Botanic Gardens Masterplan Review 2012*", extensive consultation was undertaken by Mr Richard Barley with the Friends of the Colac Botanic Gardens. This consultation also included an on-site visit with interested community representatives, and discussions with Council's Chief Executive Officer, General Manager Infrastructure & Services, and staff together with representatives of the Friends Group.

As part of the engagement process, Council received a total of 21 submissions. A copy of these submissions has been provided to the councillors and executive for information as a separate attachment to this report.

**Implementation**

The adoption of the “*Colac Botanic Gardens Masterplan Review 2012*” will allow the works identified to be progressively implemented and managed by Council as part of the ongoing maintenance and renewal works in the gardens. Major projects will need to be approved by Council as part of the budget process through the Capital Works program which is reviewed annually.

It is recommended that the adoption of the plan be subject to keeping the status-quo in relation to vehicle access to the gardens. This will need to be reviewed longer term.

**Conclusion**

The “*Colac Botanic Gardens Masterplan Review 2012*” has been undertaken through a comprehensive process which has included key user groups in relation to the future of the Colac Botanic Gardens. The Masterplan has outlined key activities which should occur in the Gardens over the next 10 years and provides a guide and framework which both Council and the key users, such as the Friends of the Colac Botanic Gardens, can work towards.

All funding of activities referred to in the Masterplan will need to be considered as part of Council’s ongoing Capital Works Program and once endorsed by Council can be referred to the Council’s Capital Works Program for prioritisation.

It is recommended that the document now be formally adopted by Council subject to the status-quo remaining in relation to vehicles accessing the Gardens and that this be reviewed as a part of the next review of the Masterplan.

**Attachments**

1. Masterplan Review 2012

**Recommendation(s)*****That Council:***

1. ***Adopts the “Colac Botanic Gardens Masterplan Review 2012”, subject to the status-quo remaining in relation to vehicles accessing the Gardens.***
2. ***Reviews vehicles accessing the Gardens as part of the next review of the Masterplan.***
3. ***Refers major activities and costings identified in the Masterplan to Council’s Capital Works Program for prioritisation and allocation.***
4. ***Thanks all submitters to the Masterplan review and advises them that the status-quo for vehicle access to the Gardens will remain at this time subject to further review.***

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OM122208-7**LARPENT HALL TOILETS**

AUTHOR:	Clive Brooker	ENDORSED:	Adam Lehmann
DEPARTMENT:	Infrastructure & Services	FILE REF:	11/96539

Purpose

The purpose of this report is to seek approval from Council to amend the current Reserves Maintenance and Development Policy so as to re-classify the toilets located at the Larpent Hall as public toilets. Upon re-classification the Larpent Hall toilets will be added to Council's list of public toilets and Council will assume responsibility for the regular servicing and supply of consumables to these ablution facilities.

Declaration of Interests

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

Background

Following an approach from the Larpent Public Hall Committee, Council officers met with the Committee on site to discuss the operation and use of the toilets at the hall. The Committee indicated that it could no longer provide the resources to maintain the toilets for public use. An investigation of the status of the toilets at the hall showed that, according to Council's Reserves Maintenance and Development Policy, the toilets were not recognised as a public facility. They have, however, been listed as public toilets in some traveller publications.

This policy recognises Council's desire to equitably provide toilet facilities across the Shire's townships and districts. Excluding toilets on Department of Sustainability & Environment (DSE) lands and at public halls, Council maintains 23 public toilets across the Shire.

Council's policy identifies provision of toilets facilities across three (3) types of areas, namely:

- Major Townships
Where Council maintains and services public toilet facilities to service visitors and residents where there is sufficient demand to justify their provision and sufficient funds to meet operation and maintenance costs.
- Smaller Townships
Where Council generally maintains one (1) set of toilet facilities per town to serve visitors and the travelling public.
- Districts
Where Council, as a facility manager, provides toilet facilities in those facilities it directly manages.

Under this policy the toilets located at the Larpent Hall have primarily been categorised as District Toilets associated with a facility managed by another organisation, that being the Committee of Management of the Larpent Hall, delegated this authority under section 86 of the *Local Government Act 1989*. As the toilets are not considered public toilets under the current policy the Committee were advised that they were not obliged to make them available to the public and that they had the option to close them to the public if they wished.

Council Plan / Other Strategies / Policy
Physical Infrastructure and Assets

Council will provide and maintain Council infrastructure and assets that meet community needs now and in the future.

Council will -

- i. Assist in providing ablution facilities to meet the needs of the wider community.
- ii. Recognise a responsibility of venue managers to cater for their patrons.

Issues / Options

There are a number of issues relating to the status of the Larpent Hall toilets that should be taken into account when considering the future designation of this facility:

- While these toilets are not considered public toilets under Council's current policy, the Larpent Hall Committee have chosen, over many years, to make the toilets available at all times to residents and the travelling public. The Committee has accepted the responsibility for cleaning and the supply of consumables over this period.
- The Larpent Hall toilets have, for many years, been incorrectly identified as public toilets on the National Public Toilet Map, which is produced by the Federal Government's Department of Health and Ageing.
- At a meeting between the Hall Committee and members of the Sustainable Assets Group, the Committee indicated that it did not have the resources to continue to maintain the toilets for public use. Council officers proposed that as the toilets were not categorised as public toilets under Council's policy, the Committee were not obliged to make them available to the public. It was suggested that gates could be fitted and the toilets locked off when the hall was not in use. The Committee agreed to this proposal.
- Council has received a number of complaints from the Committee and directly from members of the public following the closure of the toilets in April 2012.

Options available to Council are:

- To maintain the status quo by retaining their status as toilets associated with a facility managed by another organisation. The toilets would continue to be available to the users of the hall and the cleaning of the toilets would remain the responsibility of the Committee. At other times the toilets would be locked and unavailable to residents and the travelling public.
- That Council re-classifies the Larpent hall toilets as publicly available facilities and assumes responsibility for their management.

Proposal

It is intended to amend the Reserves Maintenance and Development Policy only to the extent that the classification of the Larpent Toilets is changed from the current classification of "Public Toilets associated with a facility managed by another organisation" to "Public Toilets maintained by Council and not primarily servicing one facility". Once the amendment is made, Council will assume responsibility for the toilets and provide them for general public use.

Financial and Other Resource Implications

Adding the Larpent Toilets to the Rural Toilet Cleaning Contract would incur an additional cost of \$1,120 per annum. This cost is based on two (2) cleans per week from December to March and one (1) clean per week at other times. This cleaning schedule is in line with the level of service delivered to other lower usage public toilets in rural districts. This additional expenditure is unbudgeted for in the 2012/13 operational budget for the provision of public

toilet services. As a result there will be a slight overspend in this year's allocation for cleaning of rural public toilets by approximately 1% of the total budget. It is anticipated that this over expenditure may be able to be covered by savings made in other areas. The cost of new signage has been estimated to be approximately \$150 to supply and install suitable information signs. This cost can be adequately funded from the public toilet building maintenance budget.

Risk Management & Compliance Issues

Due to the public perception that these toilets have always been a public facility there may be a risk to Council's reputation and image should it be decided not to re-classify the Larpent Hall toilets as public toilets. This risk is not significant.

Environmental and Climate Change Considerations

There are no environmental or climate change issues to be considered as part of this initiative.

Community Engagement

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected would be consult.

Following an approach from the Larpent Hall Committee of Management, Council officers met on site with members of the Committee and other interested user group members to discuss the operation of the toilets. The committee indicated that it did not have the resources to maintain the toilets at the required standard for public toilets. Council officers advised the committee that they were not obliged to do so as they were not designated as Public Toilets. It was proposed that the toilets could be locked when the hall was not in use so as to reduce the cleaning frequency and the Committee members agreed to this proposal.

Subsequent to the closure of the toilets in April 2012, the committee contacted Council again to advise that they had received a number of complaints regarding the closure. The committee asked that Council consider formally designating them as public toilets and taking over responsibility for cleaning and supply of consumables.

Implementation

The Reserves Maintenance and Development Policy would first be required to be amended to reflect the change in status of the toilets provided at the Larpent Hall. Council officers will then advise Council's contractor for the cleaning of rural toilets to add the Larpent Toilets to the contract and to erect appropriate signage to indicate the toilets are available for public use.

Conclusion

The Larpent Hall Committee has made the toilets at the hall available for public use for many years. The Committee no longer has the resources to continue to clean the toilets and in order for them to continue to be available to residents of the area and for the travelling public Council should consider declaring them public toilets and assume responsibility for their ongoing management.

Attachments

Nil

Recommendation(s)***That Council:***

- 1. Amends Policy 12.1 Reserves Maintenance and Development Policy to change the status of the Larpent Hall toilets from 'public toilets associated with a facility managed by another organisation' to 'public toilets maintained by Council and not primarily servicing one facility'.***
- 2. Accepts the responsibility for the ongoing servicing and maintenance of the Larpent Hall toilets.***
- 3. Seeks to vary Contract 1102 – Cleaning of Rural Toilets & Public Use Facilities to include the Larpent Hall toilets with a cleaning frequency of twice per week from December to March of each year and once per week at all other times.***
- 4. Notifies the Larpent Hall Committee of Management of Council's decision to reclassify the status of the hall toilets to public toilets and erect information/directional signage to indicate this to the general public.***

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OM122208-8

**MEMORANDUM OF UNDERSTANDING GEELONG OTWAY  
TOURISM**

|             |                                       |           |            |
|-------------|---------------------------------------|-----------|------------|
| AUTHOR:     | Mike Barrow                           | ENDORSED: | Jack Green |
| DEPARTMENT: | Sustainable Planning<br>& Development | FILE REF: | F11/3291   |

**Purpose**

This report addresses the proposed renewal of the Memorandum of Understanding between Colac Otway Shire Council and Geelong Otway Tourism for the period 1 July 2012 to 30 June 2013.

**Declaration of Interests**

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

**Background**

Geelong Otway Tourism Inc (GOT) was formed in 1993 and provides an industry-based tourism partnership between the City of Greater Geelong, Shires of Surf Coast, Golden Plains, Colac Otway and the Borough of Queenscliffe. The Memorandum of Understanding (MoU) provides the foundation of the relationship between the signatories, clarifying the roles and responsibilities of all parties.

Geelong Otway Tourism Inc is directed by a Board of 12 delegates who represent the industry and municipal membership base. This consists of a delegate from each Local Tourism Association and each member Municipal Council, except Golden Plains Shire, and four skills based delegates. Colac Otway Shire is currently represented by the Council appointed Board member Cr Lyn Russell and the Otways Tourism appointed Board member Sharon Bradshaw. The Board is structured to ensure that it is industry driven whilst still recognising the valuable and critical partnership with local government.

GOT five core areas of responsibility are:

1. *Partnerships*

Forge and maintain partnerships with the tourism industry, the community and all levels of government.

2. *Infrastructure & Services*

Provide industry research data to the market place and represent the tourism industry and the regional interests as a lobbyist for appropriate and sustainable infrastructure and services.

3. *Product Development*

Encourage the development of tourism product and experiences enhancing the region's competitive strengths.

4. *Industry Professionalism*

Enhance the visitor experience by improving industry professionalism and customer service.

### 5. *Marketing*

Undertake intrastate and interstate marketing of the region focusing on competitive advantages and addressing challenges of seasonality, length of stay and yield.

The GOT Business Plan follows four fundamentals:

#### 1. *Demand*

- Understand market requirements and trends
- Implement strategic marketing activities in partnership with the tourism industry and partners.

#### 2. *Supply*

- Facilitate access to programs that improve capability and capacity of industry
- Ensure tourism product in the region meets market demands
- Advocate tourism infrastructure as a development priority.

#### 3. *Partnerships*

- Lead a united, co-operative and co-ordinated industry with open and effective communication between all sectors
- Maintain effective partnership with relevant organisations at all levels of government
- Encourage communities to be informed, supportive and active partners
- Secure resources to allow effective operations.

#### 4. *Governance*

- Maintain and enhance sustainable framework
- Implement industry best practice standards for accountability and transparency.

Over the past two years Council has agreed to extend the GOT MoU in lieu of the resolution of the restructure of regional tourism and the introduction of a Great Ocean Road Tourism Board. An interim board has been established with a terms of reference agreed by all participating Councils in the region to complete its work by 30 June 2013.

This report seeks Council's endorsement of the extension of the current MoU for this 12 month period. In the case that the Interim Great Ocean Road Tourism Board does not achieve its aim to establish a permanent board by 30 June 2013, the MoU includes the following clauses to ensure flexibility due to unforeseen change.

*"29. Due to the current Tourism Structure Review, a review will be conducted each quarter. This Memorandum of Understanding will cease ONLY if a new structure is agreed upon by all parties during the 2012-13 period.*

*30. Due to the current Tourism Structure Review, subscription as outlined under clause 5. will be invoiced at the commencement of each quarter ....."*

### **Council Plan / Other Strategies / Policy**

#### **Economic Development**

Council is committed to facilitating a healthy and resilient economy through effective leadership, advocacy, and partnership.

It is also supported in the Colac Otway Shire Tourism Review (2006)

*..."GOT is considered one of the most successful Regional Tourism Associations in the country, and its structure and performance is often used as a benchmark for Local Government regions across Australia."*

The G21 Geelong Regional Plan, also supports the partnership.

*“A regional approach is required to develop and guide strategies, measure results and facilitate multi agency long term solutions for the future of the region*

### **Issues / Options**

Council has the option to sign, or not sign, the MoU. While the continued extension of the GOT MoU without a full review is of concern it would be a waste of resources to conduct a full review in light of the new tourism board being established within 12 months.

Without active partnership and leadership, tourism to the region would decline, adversely impacting on the economic and social wellbeing of the residents and particularly those people in business and employed as a result of tourist expenditure.

The recommended option is to sign the extended MoU for the period 1 July 2012 to 30 June 2013.

### **Proposal**

It is proposed that Council resolves to sign the MoU for the period 1 July 2012 to 30 June 2013.

### **Financial and Other Resource Implications**

The Council GOT contribution for 2012/13 is \$78,198.94, a 3% CPI increase on last year's figure of \$75,921.30.

This amount is 6% of the total municipal partners' contribution to the annual administration budget. Council funds are only applied to the administration budget so as to exclude expenditure that is explicitly targeted at other regional areas (e.g. Visitor Information Centres, GOT Conferences, Destination Geelong and Destination Bellarine marketing campaigns).

Contribution per Council:

|       |                         |
|-------|-------------------------|
| 6%    | Colac Otway Shire       |
| 6%    | Surf Coast Shire        |
| 0.5%  | Golden Plains Shire     |
| 1%    | Borough of Queenscliffe |
| 86.5% | City of Greater Geelong |

### **Risk Management & Compliance Issues**

The partnership with GOT has not to this date presented any risk related issues. The only risk related to the MoU would be in the public perception of Council if a decision was made not to sign, in that Council has entrenched support for regional partnerships in the Council Plan and not signing the MoU would be contrary to the principle.

### **Environmental and Climate Change Considerations**

There are no environmental risk factors related to this report.

### **Community Engagement**

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

This report on the proposal to extend the current MoU to 30 June 2013 by signing a new 12 month MoU, has not included a review of the performance of GOT or the MoU. As the

principle of these kinds of regional partnerships is recognised in the Council Plan, no community engagement is recommended regarding this proposal.

It would be reasonable to expect a thorough examination of any new partnership recommended by the restructure of regional tourism whether or not this includes GOT in its current or other form. This examination would include a community engagement strategy based on the Council Policy adopted in January 2010.

The resolution of Council on this proposal will be communicated to GOT by a letter from the CEO.

### **Implementation**

The expected Council GOT contribution for 2012/2013 of \$78,198.94 has been included in the adopted Council Budget.

### **Conclusion**

Tourism is a growing industry that generates significant direct expenditure, infrastructure and facility investment and creation of jobs. *“The Tourism Sector represents 7.4% of total employment in the Colac Otway Shire, approximately 643 jobs and is estimated to generate \$104.7m in annual economic output.”* (Attachment 3 Tourism Economic Impact Analysis REMPLAN 2011).

Cooperative relationships with regional partners are essential to the ongoing growth of tourism in the Colac Otway Shire.

The tourism industry is made up of numerous small business operators who could not afford to conduct research projects, marketing campaigns or successfully lobby government for support. Through industry contribution to GOT they are able to benefit from combined effort. The industry is well supported in this region by the local government partners in GOT, who also individually could not to the same extent conduct research projects, marketing campaigns or successfully lobby state and federal governments for support.

The five local government partners in GOT are also the partners in G21 which reinforces the importance of regional cooperation:

*“A regional approach is required to develop and guide strategies, measure results and facilitate multi agency long term solutions for the future of the region.”* (G21 the Geelong Regional Plan- a sustainable growth strategy).

It is proposed that Council resolve to sign the MoU for the period 1 July 2012 to 30 June 2013. This will bring the MoU in line with the end outcome of the restructure of regional tourism and the creation of the Great Ocean Road Tourism Board.

### **Attachments**

1. MoU - GOT Members Municipalities until 30 June 2013
2. Letter - GOT Extension Contribution 2012 13
3. Tourism Economic Impact Analysis Colac Otway Shire 2011



**Recommendation(s)**

***That Council resolves to sign the Memorandum of Understanding between the Colac Otway Shire Council and Geelong Otways Tourism for the period 1 July 2012 to 30 June 2013.***

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OM122208-9**BIRREGURRA AND FORREST COMMUNITY
INFRASTRUCTURE PLANS**

AUTHOR:	Michael Cosgriff	ENDORSED:	Jack Green
DEPARTMENT:	Sustainable Planning & Development	FILE REF:	F11/2107

Purpose

The purpose of this report is to seek Council endorsement for the Birregurra and Forrest Community Infrastructure Plans.

Declaration of Interests

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

Background

In May 2011 Capire Consulting were engaged by Council to prepare Community Infrastructure Plans for the townships of Birregurra and Forrest. A process involving site visits, strategic reviews of existing policies, strategies and demographic information and stakeholder consultation, over a period of nine months, resulted in the development of the Birregurra and Forrest Community Infrastructure Plans.

The plans were developed taking into consideration the views of the community, current planning and policy context and the demographic profile and future growth of the townships. The plans have been developed to take into account the needs for community infrastructure from the community's perspective into the coming 10 years. It is important to note that Community Infrastructure Plans are Council operational plans and do not form part of the State Planning Scheme.

Community consultation in the form of an informal drop in session commenced at the end of May 2011 where the communities were asked to identify the key areas of their township where they placed the most value, what they used, the general character of the township and what they saw as priorities for upgrades or improvement. 16 people were present at the Birregurra session on 23 May 2011 and 20 people were present at Forrest on 24 May 2011.

The results from this consultation were used to develop social landscapes for both communities. A social landscape maps the communities priorities as identified in the initial consultation sessions. In addition to this, design agendas were developed for both communities which took the ideas from initial consultation and summarised it into a format outlining the direction the community wanted to pursue.

In July 2011 both the social landscape and the design agenda were presented to the communities at another set of drop in sessions. The purpose of this consultation was to ensure that everything had been captured from the previous consultation, and that it gave a true representation of the needs and wishes of the communities. A survey was presented to the community members who were present to provide them with a formal method of presenting their feedback. There were eight participants in Birregurra, and nine in Forrest. The surveys were also made available by mail and online. 31 responses were received from Birregurra, including 1 online, and 19 responses including 1 online were received from Forrest.

The information from the initial drop in sessions was collated with the feedback from the surveys, with this information forming the basis for the first draft plan.

In October 2011 the draft plan was circulated to Council officers to ensure that the proposals did not contravene current legislative or strategic policies and procedures and were not in conflict with key Council infrastructure projects. In addition to this, the plan was presented to both communities for feedback on 17 and 18 October, 2011. Feedback from Council officers as well as from the community meetings was then incorporated into the plan.

The final draft plan was presented to the February 2012 Councillor workshop, and it was agreed that the plan be open for further community comment, including comments from both the Birregurra and Forrest community groups. No further comments were received.

Council Plan / Other Strategies / Policy Economic Development.

Council is committed to facilitating a healthy and resilient economy through effective leadership, advocacy, and partnership.

Physical Infrastructure and Assets

Council will provide and maintain Council infrastructure and assets that meet community needs now and in the future.

Strategy 6 under Economic Development is to: *Facilitate the development of Infrastructure for business investment, growth and liveability.* A key action (No.3) is to: *Develop small town/community capability by providing infrastructure and resources, including continued support for the Small Town Improvement Program.*

Issues / Options

The Birregurra and Forrest Community Infrastructure Plans outline the future direction of the development of community infrastructure within the townships. The plans will guide investment in the communities through programs such as Council's Small Town Improvement Program (STIP) as well as provide strategic justification for funding from external sources for larger projects.

The development of the plans included extensive consultation with the community and other key stakeholders, including an extended period where the document was open for comment. No comments have been received.

Council has three options.

Option 1. Endorse the Birregurra and Forrest Community Infrastructure Plans.

Option 2. Not endorse the Birregurra and Forrest Community Infrastructure Plans and direct officers to make changes.

Option 3. Not endorse the Birregurra and Forrest Community Infrastructure Plans and direct officers to develop new plans.

Option 1 is the preferred option as the plan has been developed taking into consideration the views of the community as well as the current policy and strategic context.

Proposal

That Council endorses the Birregurra and Forrest Community Infrastructure Plans.

Financial and Other Resource Implications

Council allocates funding for STIP projects each year. It is anticipated that Community Infrastructure Plans will be used to obtain funding from this program. The recommended allocations will be used where possible to leverage State and Federal Government funding.

Risk Management & Compliance Issues

There is a risk to Council in not endorsing these plans that the community will not have appropriate direction into the future and that development of community infrastructure will be ad hoc and not have any strategic justification. The community could also be disappointed given their input to the plan has possibly been rejected creating damage to Council's reputation.

In terms of implementing the projects that arise from the plans, all projects undertaken from Community Infrastructure Plans will follow Council's Risk Management processes, including preparation of a Risk Assessment Form and a completed and signed Job Safety Analysis from suitably qualified contractors engaged to complete the work on Council's behalf. Planning and Building requirements as well as Cultural Heritage and Environmental issues are considered and where required, appropriate permits are sought prior to implementation.

Environmental and Climate Change Considerations

There are no environmental or climate change considerations associated with the development or adoption of the plans. All works to be undertaken as a result of the plans will be completed following consultation with Council's Environment and Community Safety, Infrastructure and Planning Units to ensure all issues are assessed.

Community Engagement

The community engagement strategy follows the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method selected was to inform, consult and involve. The process to develop these plans included site visits, reviews of current strategies, policies and legislation and extensive community and stakeholder consultation.

Following the adoption of the plans the Economic Development Unit will further liaise with the Forrest and Birregurra community groups to inform them that the plan has been adopted and to discuss the potential future projects. It is anticipated that the community groups will be involved in developing project proposals for future STIP rounds, however there may be other funding opportunities that will arise as well.

Implementation

The Economic Development Unit will coordinate the future projects in consultation with Community Groups, other applicable Council departments and State and Federal Government agencies.

Conclusion

The Birregurra and Forrest Community Infrastructure Plans have been developed to cater for the development of public community infrastructure over the next ten years.

The plans are an important part of the community as they will be used to obtain funding for the development of infrastructure that has been based on their needs and wishes.

Attachments

1. Draft Birregurra and Forrest Community Infrastructure Plan

Recommendation

That Council endorses the Birregurra and Forrest Community Infrastructure Plans.

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**OM122208-10****AMENDMENT C68 - UPDATE TO EROSION MANAGEMENT OVERLAY SCHEDULE AND MAPPING**

|             |                                    |           |            |
|-------------|------------------------------------|-----------|------------|
| AUTHOR:     | Don Lewis                          | ENDORSED: | Jack Green |
| DEPARTMENT: | Sustainable Planning & Development | FILE REF: | F11/3291   |

**Purpose**

The purpose of this report is to seek a resolution from Council to adopt Amendment C68 as amended following consideration of submissions and to request the Minister for Planning to approve it.

**Declaration of Interests**

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

**Background**

Amendment C68 proposes the application of the Erosion Management Overlay (EMO) to a small number of additional properties and to update the Schedule to the overlay. Council resolved to seek Ministerial Authorisation to prepare and exhibit the amendment on 30 March 2011. Ministerial Authorisation (AO2227) was subsequently granted on 30 March 2012 and the amendment was exhibited for a 6 week period between 22 March 2012 and 3 May 2012, and three submissions were received.

The 2011 Council report proposed a separate amendment to delete redundant or unnecessary EMO mapping (Amendment C54) and a new amendment (Amendment C68) to introduce the new additional mapping and the updated EMO schedule. Council endorsed this approach and Amendment C54 was approved on 23 February 2012.

The Colac Otway Planning Scheme currently includes an Erosion Management Overlay (EMO) and accompanying schedule. The overlay and schedule were originally revised as part of Amendment C8 to the Colac Otway Planning Scheme which was gazetted on 28 September 2006. Amendment C8 included many additional areas of the Shire in the EMO that are potentially subject to landslip but were not previously included in the overlay. Amendment C8 expanded the coverage of the EMO, introduced a schedule that exempted certain buildings and works from the need for a planning permit and inserted a local policy to guide decision making (this local policy was later deleted through Amendment C55 and the content incorporated into the Municipal Strategic Statement).

Since the expansion of the EMO it has become apparent that planning permits are often required for subdivision and buildings and works where the risk of land slide is minimal or non-existent. As such the EMO triggers unnecessary planning permit applications in these areas and triggers the need for land owners to unnecessarily engage consultants to prepare geo-technical assessments. This can be a substantial cost for applicants.

Since 2006 multiple attempts have been made to improve the accuracy of the information that was used to identify areas susceptible to landslip and to reflect this in amended Planning Scheme maps.

In 2008 Colac Otway Shire, in partnership with the Corangamite Catchment Management Authority (CCMA) and the Department of Primary Industries (DPI), undertook a review of the EMO in six key areas (Colac/Elliminyt, Birregurra, Gellibrand, Barwon Downs, Forrest and Apollo Bay-Marengo/Skenes Creek). The study was limited to these discrete areas due to the availability of funding and the expensive nature of geotechnical research and investigation. The review included changes to the EMO mapping, schedule and accompanying guidelines. Although this mapping reduced the overall spatial extent of the EMO, the largest degree of change occurred within the six selected areas given this was where the effort had been put into 'ground truthing' the data. The more refined mapping also contained numerous isolated 'islands' and 'holes' which do not exist in the blanket coverage maps currently in the Planning Scheme.

In May 2008 an officer report was considered by Council proposing that Council proceed with a Planning Scheme Amendment to incorporate the CCMA Review into the planning scheme (proposed Amendment C54). Whilst Council supported the officer recommendation, officers encountered difficulties when attempting to translate the new (and more accurate) EMO mapping into Planning Scheme maps. The 'holes' and 'islands' in the mapping were not considered acceptable from a practical point of view because of the difficulty Council and land owners would have in determining whether a permit was required for any particular development proposal. Over an extended period, officers engaged with representatives of DPCD, DPI, CCMA and other Shires with similar landslip potential, but were unable to receive advice on how to resolve this issue.

In 2010, Colac Otway Shire was involved in the '*National Disaster Mitigation Plan: Landslide Mapping and Susceptibility Project*', which aimed at improving the landslide inventories of multiple councils in the Corangamite region. While new data and different modelling techniques were applied, they failed to provide improved susceptibility maps for Colac Otway Shire.

After much consideration Colac Otway Shire opted to revisit the partially refined EMO produced in the 2008 CCMA EMO Review. A.S. Miner Geotechnical Consulting Engineers was engaged to remove the isolated 'islands' and 'holes' in the overlay and to provide a more practical and useable mapping methodology. The outcomes from this review are considered more credible than previous reviews due to the employment of more traditional methods of delineating and refining the EMO boundaries. As a result a more suitable EMO boundary data layer has been created for inclusion in the Colac Otway Planning Scheme.

### **Council Plan / Other Strategies / Policy**

#### **Land Use and Development**

Council will engage, plan and make decisions about land use and development that takes into account the regulatory role of Council, its diverse geography, social, community, economic and environmental impacts for current and future generations.

The proposed amendment would be consistent with the strategy in this section to: "*Ensure all Council land use plans and strategies are current and responsive*", and the specific action to "*Regularly update and improve the Colac Otway Planning Scheme through Planning Scheme amendments*".

The proposed amendments also fulfil the action at Clause 21.06 (General Implementation) of the Planning Scheme which is to:

*"Revise the Erosion Management Overlay following completion of the Department of Primary Industries and Corangamite Catchment Management Authority review."*



### Issues / Options

As a result of exhibition of Amendment C68 three (3) submissions have been received:

- Submission 1 – Vic Roads – no objection
- Submission 2 – Barwon Water – no objection
- Submission 3 – Objection.

Submission 3 has been classed as an objection however it effectively raised questions and proposes some additions to the schedule of the EMO that needed to be addressed before consideration by Council. As the schedule is a very technical document, meetings were held with the submitter who has technical expertise in this area, in an effort to resolve any outstanding issues. These occurred on 26 May 2012 and 20 July 2012. As a result of these meetings, Council staff have reached agreement with the submitter to make changes to the schedule. **Attachment 1** contains the final version of the Schedule in addition to the other amendment documents including mapping changes. On this basis the submitter has lodged an addendum to his submission recognising these steps and now supports the amendment. This is an important outcome as the alternative would be to refer the submission for independent consideration by a Planning Panel which would involve significant expense and further delays.

The revised mapping in this amendment is confined to high hazard areas. Amendment C54 has already deleted mapping where there was a low risk of land slip. The combined effect of both amendments (C54 and C68) will be to:

- Significantly reduce the number of planning permits triggered by the EMO.
- Reduce the amount of time and finances consumed by Council and applicants during the processing of unnecessary permits and geotechnical reports.
- Provide greater consistency and certainty for applicants and council planners using the Planning Scheme.

The changes to the EMO schedule will enhance the certainty and clarity of the schedule through the provision of:

- Clear definitions for professional and geotechnical terms.
- Permit application requirements.
- Minor changes to current exemptions for a range of building and works from the need for a planning permit.
- Insertion of independent review provisions for high risk sites.
- Clearer decision guidelines that reference specific elements required to be addressed in a geotechnical assessment.
- Standard permit conditions.
- A reference document list.

On the basis that agreement has been reached with the submitter for post exhibition changes to the EMO schedule and there are no other objections, it is now appropriate for Council to adopt the amendment and request the Minister for Planning to approve it.

### Proposal

It is proposed to:

- Note and support the submissions received in response to the exhibition of Amendment C68.

- Adopt Amendment C68 with an amended Schedule to the Erosion Management Overlay as attached to this report.
- Request the Minister for Planning to approve Amendment C68 as adopted.

### **Financial and Other Resource Implications**

The amendment was undertaken in accordance with the operational budget for strategic planning.

### **Risk Management & Compliance Issues**

A.S. Miner Geotechnical Engineering Consultants has provided revised EMO mapping and an amended schedule to Council which is considered to be the most accurate mapping and best practice provisions currently available. To ensure that erosion management issues are appropriately considered and responded to in assessing planning permit applications, it is necessary to amend the EMO as recommended in this report.

### **Environmental and Climate Change Considerations**

The amendments will not alter the manner in which environmental issues are considered when assessing planning permit applications triggered by the EMO, except that the clarified wording of the schedule will place greater emphasis on the applicant demonstrating that the risk of landslide has been appropriately identified.

### **Community Engagement**

The community engagement strategy followed the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

The method of community engagement selected for the proposal to modify the EMO Schedule and apply the EMO mapping to minor additional sites was to 'inform' and 'consult', as it was subject to the usual amendment preparation, public notification and exhibition processes. Notices were sent to individually affected landowners affected by the proposed amendment, as well as local geotechnical practitioners. Public notices were placed in the Colac Herald, Apollo Bay News Sheet, other local publications and in the Government Gazette as provided for by the *Planning and Environment Act (1987)*.

### **Implementation**

The proposal will be implemented by submitting a request to the Minister for Planning seeking approval of the amendment.

### **Conclusion**

Amendment C68 results from the initial review of the EMO undertaken by the Colac Otway Shire, CCMA and DPI in 2008, which has since been refined by A.S. Miner Geotechnical Consulting Engineers. Submissions to the amendment either offered no objection or sought clarification on a number of technical issues with the EMO schedule. Agreement has been reached with this submitter who now supports the amendment. It is now appropriate to request the Minister for Planning to approve the amendment in its amended form.

### **Attachments**

1. EMO Amendment Documents

**Recommendations**

***That Council:***

- 1. Notes and supports the submissions to the amendment.***
- 2. Supports the post exhibition changes made to the Erosion Management Overlay (EMO) schedule and adopts the modified amendment.***
- 3. Requests the Minister for Planning to approve Amendment C68.***

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OM122208-11**G21 REGIONAL GROWTH PLAN**

AUTHOR:	Doug McNeill	ENDORSED:	Jack Green
DEPARTMENT:	Sustainable Planning & Development	FILE REF:	F11/2194

Purpose

A final G21 Regional Growth Plan has been prepared for adoption by the five G21 councils following extensive engagement with State Government, Councils, agencies and the community. This report recommends that Council adopt the Plan and forward it to the Minister for approval and preparation of a Planning Scheme Amendment. The report also recommends that the next project phase of developing an Implementation Plan be supported.

Declaration of Interests

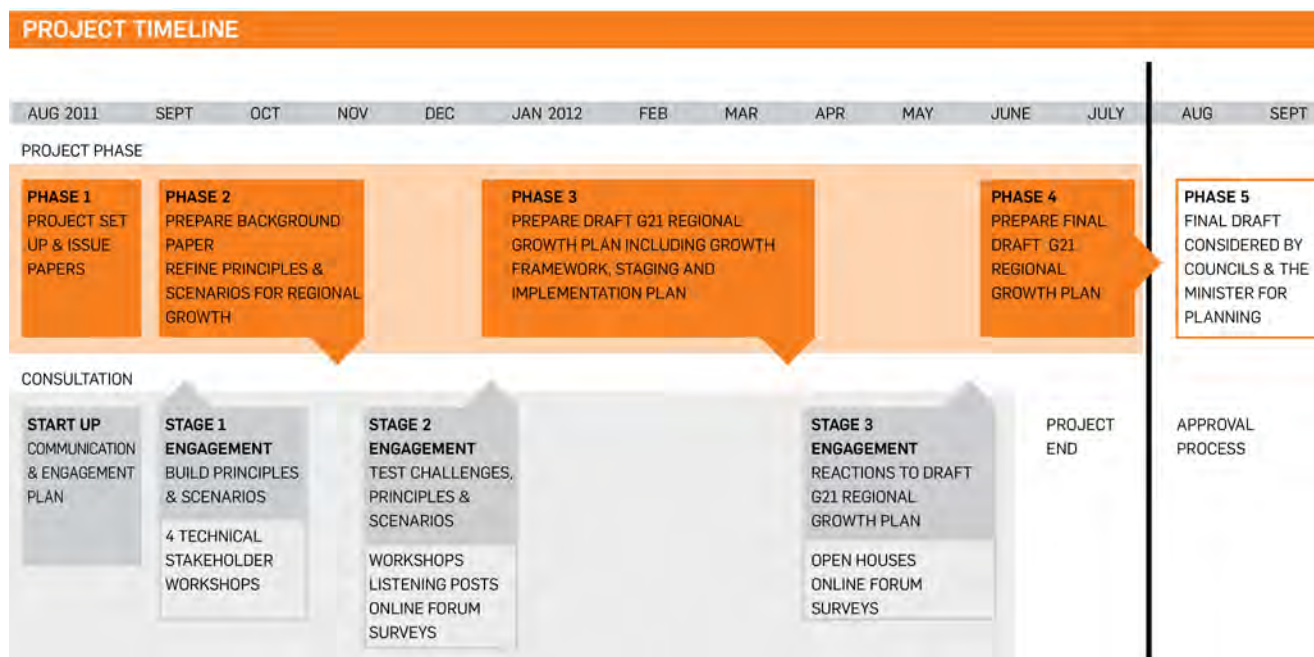
No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

Background

The G21 Regional Growth Plan (RGP) is one of eight growth plans being developed across the State. The primary purpose of the Plan is to provide a regional level land use and settlement planning framework that responds to anticipated growth to 2050.

The G21 RGP project is a G21 Planning and Services Pillar project and has been managed by the G21 RGP Project Steering Group (PSG), a partnership of senior officers from G21, G21 councils, the Department of Planning and Community Development (primary project funders) and other state departments and agencies including Barwon Water, Corangamite Catchment Management Authority (CCMA) and the Committee for Geelong. A Technical Reference Group (TRG), Project Team, Engagement Team and project management team have ensured that the project has been delivered to the agreed timelines. Colac Otway Shire has been represented on the PSG by the General Manager, Sustainable Planning and Development, on the TRG by the Manager Planning and Building, and on the Project Team by the Council's Senior Strategic Planner.

An update of the project progress was provided to G21 Councils in February/March 2012 before the release of the draft RGP. The final G21 RGP has been developed over four project phases and three engagement stages as shown on the following timeline diagram:



The G21 RGP project has now completed Phase 4 with the endorsement of the final RGP by the Project Steering Group on 9 July 2012 following consideration and assessment of submissions and project partner responses. The final package of materials includes a final G21 Regional Growth Plan, Background Report and Engagement Report – these are attached to this report as **Attachments 1, 2 and 3** respectively.

Council Plan / Other Strategies / Policy Land Use and Development

Council will engage, plan and make decisions about land use and development that takes into account the regulatory role of Council, its diverse geography, social, community, economic and environmental impacts for current and future generations.

The Council Plan contains a strategy that Council will:

“Lead the community in responding to the current and long term sustainability challenges facing the municipality”.

A specific action in the Plan to achieve this strategy is to:

“Pursue the development of a collaboratively developed Sustainable Population Strategy that takes into account the demographic, social, environment, economic, land use and leadership factors that make a great municipality” and to “Participate in the G21 Regional Land Use Plan”.

Council’s existing local strategies relating to growth such as the Colac Structure Plan and Apollo Bay Structure Plan have been important inputs into the project. There will be a need to review the Colac Structure Plan in the coming years to consider the increased growth anticipated in the RGP, and how this growth will best be accommodated.

Issues / Options

Developing the Growth Plan

The Growth Plan aims to provide a strategic land use and settlement framework linking the G21 Region Plan vision, objectives and directions with state wide planning.

The Plan does this in the context that the region's population is growing at a steady rate (1.6%) and on current growth trends is likely to reach 500,000 by 2050 from a base of around 294,000 (ABS 2011). Major infrastructure investment is likely to stimulate higher growth activity. As the population grows it is essential that the region's resources are adequately managed and its infrastructure planned to respond to growth in a way that is sustainable, efficient and cost effective.

Growing the region will support a stronger and more robust economy and attract a diverse community. If planned for well, it will provide more access to employment and retail, social, community, sporting, entertainment and cultural services and facilities. The challenge for the G21 region is to evolve as a self-sustaining region that uses existing infrastructure and land more efficiently.

The G21 Regional Growth Plan provides direction for this growth by identifying:

- Opportunities for managing the future growth of population, employment and housing;
- Opportunities for supporting regional level infrastructure, providing an essential contribution to the long-term sustainability of the region.

The final RGP provides a framework that can accommodate a population of 500,000 (an additional 210,000 people) at current projections and also has the capacity to respond to more vigorous population growth rates and cater for a larger population (ie beyond 500,000). Central to the Plan is that release of new growth areas needs to be considered in the context of infrastructure capacity and priorities and linked to regular monitoring of land supply to ensure sufficient and appropriate land supply exists.

The final RGP has been built around an understanding of:

- The important role the region plays and its linkages within and connections to Melbourne and other regions. The Plan seeks to strengthen these linkages and where necessary improve connections.
- The challenges of growth including providing necessary infrastructure and services, climate change, maintaining the environment and liveability, skills development, provision of jobs and housing choice. The Plan identifies the need to provide land and infrastructure to provide the necessary 80,000 additional jobs required.
- The principles which should underpin planning for the region. Nine principles have been developed to shape the Plan (see below).
- The 'givens' – areas vulnerable to risk such as fire, flood, coastal inundation and erosion or requiring buffers or protection such as sensitive natural environments and major infrastructure assets. The Plan directs growth away from areas of high risk and identifies the need to build resilience in our major public land assets.
- Our significant assets including natural and earth resources, our environment, cultural heritage, tourist trails and routes, agricultural land, transport infrastructure, and coasts and waterways which underpin our competitive advantages. The Plan looks to protect significant areas from the impacts of growth while building on existing transport infrastructure and resource opportunities.
- Our competitive advantages – the regional strengths and assets around which a sustainable economy can be built and to provide the necessary variety of jobs. The Plan has been informed by projects such as the draft G21 Economic Development Strategy and builds on these.

- The role and interrelationships with other projects, strategies and studies. The Plan builds on or is consistent with strategies and projects such as the Regional Rail Link, Princes Highway duplication and Geelong Ring Road, the Metropolitan Strategy and the Great South Coast and Central Highlands RGPs, the CCMA's Regional Catchment Strategy, Barwon Water's Water Plan, the Victorian Coastal Strategy, G21 pillar and priority projects and Vision II.
- Existing planned growth - the Plan reinforces and builds on existing Council approved structure plans and urban growth strategies.
- Community feedback through three stages of consultation.

Principles for Growth

The RGP is underpinned by nine growth principles which were developed and refined over three stages of engagement and have been well supported:

1. Optimise infrastructure and consolidate
2. Diversity, knowledge and innovation
3. Unique & connected communities
4. Protect, restore & enhance our unique environment
5. Food, water and energy security
6. Live, work and participate locally
7. Build our economy
8. Accessible transport choices
9. Balanced, consistent and collaborative approach

Planned and incremental growth

Through local planning strategies, the G21 councils have mapped out 20-30 years supply of zoned and strategically identified residential and employment land. This land will allow the region to grow over time and accommodate a further 128,000 people. This is consistent with unpublished data (DPCD) which suggests that the City of Greater Geelong has a zoned lot supply of around 12-15 years and identified supply of around 17 years. Analysis of additional infill uptake particularly in the City of Greater Geelong suggests that over a 20 to 30 year timeframe a further 82,000 people can be accommodated. The Colac Structure Plan also identifies that Council has adequate land to meet the predicted housing needs over this time frame. This equates to a total population of around 500,000 and suggests that no additional urban expansion beyond that already mapped out is required in the short – medium term.

The Regional Growth Plan

The key elements of the growth framework include (refer Settlement and Employment Directions and Major Infrastructure Directions maps included in **Appendix 1**):

- Accepting and building on the planned growth picture already identified through Council structure plans.
- Focusing on the identified growth nodes and district towns across the region providing key services and facilities to surrounding areas. This builds on existing infrastructure including road and rail networks and proposed transport projects, provides for more sustainable centres including stronger local employment options and reduced travel to work. This also shifts the growth pressures off smaller coastal settlements to preserve character and identity.
- Reinforcing the importance of Central Geelong as a vibrant and active regional city and Victoria's second city. A strong successful City is critical to the region and to

broadening skills and innovation by building on existing cultural, health and education strengths.

- Targeted infill areas for medium to high density living including Central Geelong, West Fyans Structure Plan Precinct and Corio/Norlane. This will support better utilisation and improvement of infrastructure and services including public transport and maintaining a focus on urban regeneration priorities. It will also assist in developing a broader range of housing choices to meet changing household types.
- In the longer term (post 10-20 years) additional growth proposed in Colac and Winchelsea above the proposed planned growth. This will help to share some of the benefits of growth across the region, strengthen employment/investment opportunities and address localised issues such as loss of youth and areas of disadvantage.
- Identification of two further investigation areas to the north and west of the Geelong Ring Road for possible development beyond 20 years. These areas provide the capacity to respond to longer term growth needs or if projected growth rates increase significantly. The Plan identifies a process for considering the planning of these areas linked to an Infrastructure Plan.
- The importance of planning for employment growth with population growth including strengthening existing employment nodes and identifying new areas for employment close to transport networks and major population centres.
- Ensuring boundaries of towns are clear and breaks between settlements are managed carefully.
- Identification of the major infrastructure required to support a region of 500,000 and beyond, including transport and road networks and corridors.
- An infrastructure/land development sequencing which prioritises existing and identified planned urban areas, district towns and identified growth node towns ahead of Further Investigation Areas which are not required within at least the next 10 years under either a base growth (1.5%) or higher growth (2.5%) rate.
- An implementation strategy including the development of an Implementation Plan for regional infrastructure; investigation of identified Further Investigation Areas, investigation of urban regeneration projects and incentives and land supply monitoring.

Further work is also identified to address issues relating to a larger region including building resilience into public lands, coastal adaptation planning and ensuring integration with other planning strategies and projects. Ongoing commitment to a range of G21 pillar projects will be particularly important as the region grows - particularly those related to the environment, recreation, health and wellbeing and affordable housing to name a few. The RGP sets a planning framework around settlements and major land use around which these projects can be developed.

Consultation and Engagement

Throughout the three stages of engagement over 250 people participated in workshops, world cafes and open houses around the region with around 250 surveys or written submissions. Those involved in the engagement activities represented a cross section of interests, issues and sectors and geographical areas. The majority of contributors identified themselves as community members with the remainder comprising business owners, local interest group representatives, developers and government.

Throughout the development of the Growth Plan a range of stakeholders have been directly engaged to assist in the gathering of data, identify major issues and opportunities and to

identify other key strategies or projects under consideration or development. A summary of the engagement activities, survey feedback and submissions is contained in the G21 Regional Growth Plan Engagement Report July 2012 (see Attachment 3).

The key engagement stages were:

- Stage 1 - September/October 2011: Targeted stakeholder workshops in Geelong and Colac focused on identifying the challenges associated with growth in the region; identifying principles and developing a range of scenarios for growth. Participants included representatives from state and local government, a range of authorities and agencies, business and industry groups, environment groups, development industry representatives, resident groups and other community based groups.
- Stage 2 - November/December 2011: Focused on receiving feedback on the identified growth challenges, principles for growth and three possible growth scenarios. The six week engagement period included 5 workshops and 30 listening posts located around the region, static displays, surveys, polls and an online forum. Over 240 people contributed to Stage 2 engagement through participation in the workshops, completing surveys and providing written submissions. The responses were reported in the previous project briefing and included on the project website.
- Stage 3 - April/May 2012: Focused on receiving feedback about the draft RGP, including what people liked, what needed improvement and overall satisfaction with it. The 6 week period included six 'Open House' drop in information sessions around the region in addition to static displays, surveys, polls and an online forum. During this period over 1500 brochures and feedback forms were distributed to community members and groups, business and industry representatives and other stakeholders. Around 200 people contributed to this stage of engagement through participation in the information sessions and completing surveys (134) and providing written submissions (61). These are discussed below.

Response to the Draft Plan

An analysis of survey responses indicated that a high proportion of contributors thought that the draft RGP met the principles for growth 'very well' or 'mostly' and that they were 'very' or 'mostly' satisfied with the draft RGP. The surveys also suggested that the elements of the draft Growth Plan people liked related to provision of greater certainty; identification of important infrastructure; mapped growth locations and focus on infill; preservation of rural characteristics and unique communities; and that it reflects collaboration between state and local government.

The primary areas of the draft Growth Plan requiring improvement as identified in the surveys related to providing for greater protection of assets and green breaks; more defined and immediate planning for infrastructure particularly road infrastructure and more diverse and sustainable public transport options; better analysis and setting of sustainability targets; and a range of mapping improvement suggestions. The survey themes are summarised in **Appendix 3**.

The written submissions are summarised in more detail along with more expansive responses in **Appendix 3**. The key themes to emerge include (in addition to those above):

- The timing, priority and boundaries of the Further Investigation Areas. These submissions essentially sought to remove any priority between the two areas and to allow the market to determine timing. Some of these submissions were supported by further supply analysis and argued the link to providing affordability. Other submissions sought to expand the identified areas.

- The case for growth – the Plan should be either more aspirational (higher growth rates aspired to) or alternatively strongly questioned growth from an environmental and social sustainability perspective.
- Identification of additional growth areas - this included nomination of additional sites at Portarlington (Pt Richards Road) and Torquay (Spring Creek, North Torquay).
- Environmental - a greater focus on the environment including more specific environmental planning directions and sustainability targets, identified projects and greater recognition of cultural heritage and coastal/marine values and adequacy of water resources.
- Economic considerations - a greater focus on the economy and jobs including tourism and rural zone challenges and buffer protection for major industry/resource assets.
- Infrastructure improvements particularly sustainable public transport options, bike networks and town by passes.
- Other – including acknowledgement of Little River and Bellarine 2050 strategic work.

All surveys and submissions were collated, summarised and assessed. Responses were developed and considered by the Project Steering Committee in the context of the primary purpose and role of the Growth Plan and its principles as well as existing local and state planning policy and legislation. Where possible many submission issues were addressed in full or in part through direct document changes however a number of submission issues were unable to be addressed. The feedback received resulted in a range of enhancements and revisions to the draft Growth Plan which are included in the final G21 Regional Growth Plan.

The more significant changes include:

- A revised context section providing a greater understanding of the region's significant connections and linkages, environment and economy and clarifying growth activity.
- Revised mapping – context maps, urban Geelong map, asset maps.
- A revised assets analysis.
- Minor changes to the Principles for Growth.
- Clarification of major settlement breaks and reinforcing the role of all settlement boundaries as breaks.
- Further clarification and direction around Further Investigation Areas and sequencing.
- A revised Delivery and Implementation Section.

A briefing on the final draft to project partner Mayors and Councillors, CEOs, Board Chairs and the Project Steering Group in July identified a range of further enhancements including:

- Context and linkages mapping – inclusion of linkages to Glenelg Highway and identification of the Marine Discovery Centre, reference to state policy relating to coastal inundation planning, greater reference to Background Report content including importance of social infrastructure and sustainability.
- Greater articulation of the role of the Plan and link to other critical projects responding to growth challenges relating to the environment, community and economy.

- Reinforced role and importance of agriculture and protection of opportunities for intensive agriculture and other production opportunities.
- Reinforced role of activity centres in district towns such as Leopold.

Requested changes not supported include:

- Fundamental changes to settlement and employment growth directions including role and timing of Further Investigation Areas.
- Identification of other additional growth areas.
- Substantive changes to sustainability/environmental directions.
- Changes to the growth forecasts and rates of growth or assumptions around growth.

The RGP is primarily a land use and settlement framework to guide regional infrastructure priorities and local level planning. It is recognised that there are direct and indirect impacts of growth on the broader environment. The supporting material for the plan otherwise referred to as the 'givens' includes extensive consideration to environmental issues around sensitive and threatened environments, areas vulnerable to fire, flood and coastal inundation and the like to ensure these areas are protected from the direct impacts of further growth.

The RGP acknowledges that more people will visit and recreate within the region as it grows resulting in indirect impacts on the environment. The RGP can't directly address all these issues, however it provides a framework for a range of further work to take place which will examine a range of risks and challenges associated with growth including the environment, catchments and coastal areas, affordability, economic transition and skills, health and wellbeing.

An extensive array of projects and strategies are under development which will help to address some of these challenges including G21 pillar and priority projects, local Council environmental strategies, CMA Catchment Management Strategies, Victorian Strategy for Healthy Rivers, Estuaries and Wetlands, Barwon Water - Water Plan, Coastal Action Plans and Foreshore Management Plans and the South West Landscape Assessment. The RGP specifically identifies as further work further coastal adaptation analysis along the coast and supports the development of a public land strategy.

Proposal

It is proposed that Council adopts the Regional Growth Plan as presented in this report and forwards it to the State Planning Minister requesting approval, and the preparation of a planning scheme amendment that gives statutory effect to the Plan through the State Planning Policy Framework. The report also recommends that the next project phase of developing an Implementation Plan be supported.

Financial and Other Resource Implications

Council made a financial contribution to the project from the 2010/11 budget, and has contributed significant "in-kind" support through the participation of Council officers in the scoping and implementation of the project. Other G21 Councils have also made financial contributions, however the majority of the project is being funded by the State Government. The next phase of developing an Implementation Plan will be funded from the as yet unused State Government funds for the project.

Risk Management & Compliance Issues

The G21 Alliance is required to prepare a Regional Growth Plan to meet State Government requirements. A plan is being developed by the State Government for all other regions in the State.

Environmental and Climate Change Considerations

The final RGP report includes a range of objectives in respect to environmental considerations including directing planned growth into areas that can be managed sustainably, efficient use of existing infrastructure and the ongoing protection of the natural assets of the G21 region. Environmental and climate change issues relating to growth in the region have been considered throughout the development of the Plan.

Community Engagement

The community engagement strategy has followed the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

A detailed engagement plan was developed for the project at the outset of the process, and as described above, an engagement consultant has been used to guide/assist with engagement activities during the life of the project. Engagement methods used have included inform, consult and collaborate.

Implementation

Following consideration of the RGP by each of the G21 Councils the Plan will be provided to the Minister for Planning for consideration and planning scheme implementation. The final process for scheme implementation has not been determined however it is anticipated that pending the approval of the Metropolitan Strategy and the other seven RGPs, an interim step will be to reference the RGP in the State Planning Policy Framework. This will ensure the Plan provides a framework for more local level planning.

The development of the Implementation Plan is considered a major priority and it is proposed that existing project funding be used to develop the implementation plan over the next 12 – 14 months using the existing project governance model under the auspices of G21. This project will focus on:

- Developing a Infrastructure Plan looking at the timing and delivery responsibilities for key regional level infrastructure to support and manage growth;
- Planning for and sequencing of Further Investigation Areas linked to the Infrastructure Plan and a land monitoring process;
- Investigating urban regeneration and existing planned greenfield site development barriers and incentives.

Conclusion

The final G21 Regional Growth Plan follows extensive engagement with State Government, Councils, agencies and the community over a twelve month period. It provides clear direction for growth and the provision of associated infrastructure over the next 40 year period. In particular, it provides a stronger basis for Council to undertake its local planning for places such as Colac in the future. It is recommended that Council adopts the Plan and supports it being approved by the Planning Minister for incorporation into the Planning Scheme. It is also recommended that Council supports the next project phase of developing an Implementation Plan.

Attachments

1. G21 Regional Growth Plan - Background Report - July 2012 - High Res version - Final
2. G21 Regional Growth Plan - Engagement Report - July 2012 - High Res version - Final
3. G21 Regional Growth Plan - Final Draft - July 2012 - High Res version - Final

Recommendation(s)

That Council:

- 1. Adopts the G21 Regional Growth Plan as endorsed by the G21 Regional Growth Plan Project Steering Group.***

- 2. Requests the Minister for Planning to approve the G21 Regional Growth Plan as adopted and consult with G21 Councils on implementation into planning schemes.***

- 3. Supports the development of a G21 Regional Growth Plan - Implementation Plan in partnership with the G21 councils and State Government.***

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**Recommendation**

***That recommendations to items listed in the Consent Calendar, with the exception of items ....., be adopted.***

**MOVED**                    .....

**SECONDED**                .....



OM122208-12

**OTHER COMMITTEE MINUTES - COLAC YOUTH COUNCIL**

|             |               |           |           |
|-------------|---------------|-----------|-----------|
| AUTHOR:     | Rhonda Deigan | ENDORSED: | Rob Small |
| DEPARTMENT: | Executive     | FILE REF: | 11/96640  |

- Minutes from meeting of the Colac Youth Council held on 18 June 2012.
- Minutes from meeting of the Colac Youth Council held on 16 July 2012.
- Minutes from meeting of the Colac Youth Council held on 30 July 2012.

**Attachments**

1. Colac Youth Council - 18 June 2012
2. Colac Youth Council - 16 July 2012
3. Colac Youth Council - 30 July 2012

**Recommendation(s)**

***That Council notes the minutes from:***

- ***Colac Youth Council meeting held on 18 June 2012***
- ***Colac Youth Council meeting held on 16 July 2012***
- ***Colac Youth Council meeting held on 30 July 2012.***

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OM122208-13 ASSEMBLY OF COUNCILLORS

AUTHOR:	Rhonda Deigan	ENDORSED:	Rob Small
DEPARTMENT:	Executive	FILE REF:	CLF11/6

Assembly of Councillors

A record must be kept of an assembly of Councillors which lists the Councillors attending, the matters discussed, disclosures of conflict of interest and whether a Councillor left the meeting after making a disclosure.

Definition

An “assembly of Councillors” is a defined term under section 76AA of the *Local Government Act 1989* (the Act). It is a meeting at which matters are considered that are intended or likely to be the subject of a Council decision or the exercise of a delegated authority and which is either of the following:

- A meeting of an advisory committee where at least one Councillor is present; or
- A planned or scheduled meeting that includes at least half the Councillors and at least one Council officer.

If a meeting fits either of these types the procedures applying to an assembly of Councillors must be complied with, irrespective of any name or description given to the committee or meeting.

Advisory Committees

Section 3(1) of the Act defines an advisory committee to be any committee established by the Council, other than a special committee, that provides advice to:

- the Council; or
- a special committee; or
- a member of Council staff who has been delegated a power, duty or function of the Council under section 98.

Councillor briefings

One type of meeting that is clearly an assembly of Councillors is the type of regular meeting, commonly referred to as a “Councillor Briefing” or similar name where Councillors and staff meet to discuss issues that are likely to come before Council for decision. While these meetings have no authority to make Council decisions, they are generally assemblies of Councillors and subject to conflict of interest disclosures.

What records are to be kept.

Section 80A of the Act requires that a record must be kept of an Assembly of Councillors which lists:

- the Councillors and members of Council staff attending;
- the matters discussed;
- disclosures of interest (if any are made); and
- whether a Councillor left the meeting after making a disclosure.

It is a requirement that the record of an assembly is to be reported to the next practicable Council meeting and be included in the minutes of that meeting, instead of being made available for public inspection.

The following Assemblies of Councillors have been held:

- Councillor Briefing Session 25 July 2012
- Central Reserve Advisory Committee 1 August 2012
- Councillor Workshop 8 August 2012

Attachments

1. Councillor Briefing Session - 25 July 2012
2. Central Reserve Advisory Committee - 1 August 2012
3. Councillor Workshop - 8 August 2012

Recommendation(s)

That Council notes the Assembly of Councillors reports for:

- ***Councillor Briefing Session*** 25 July 2012
- ***Central Reserve Advisory Committee*** 1 August 2012
- ***Councillor Workshop*** 8 August 2012

~~~~~

OM122208-14

**MINUTES OF THE OLD BEECHY RAIL TRAIL COMMITTEE  
MEETING JUNE 2012**

|             |                                   |           |              |
|-------------|-----------------------------------|-----------|--------------|
| AUTHOR:     | Jodie Fincham                     | ENDORSED: | Colin Hayman |
| DEPARTMENT: | Corporate &<br>Community Services | FILE REF: | F11/3291     |

It has been previously agreed to by Council that the minutes of the Old Beechy Rail Trail Committee should be included in the Council agenda once any confidential items have been identified and the minutes have been confirmed by the Committee.

Attached are the Minutes and Executive Officer Report from the meeting held 4 June 2012.

Meetings are held every two months, commencing in February of each year.

**Attachments**

1. Minutes and Executive Officer Report of the Old Beechy Rail Trail Committee Meeting  
4 June 2012

**Recommendation(s)**

***That Council notes the Minutes and Executive Officer Report of the Old Beechy Rail Trail Committee for 4 June 2012.***

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IN COMMITTEE

Recommendation

That pursuant to the provisions of Section 89(2) of the Local Government Act, the meeting be closed to the public and Council move "In-Committee" in order to deal with:

SUBJECT	REASON	SECTION OF ACT
Contract 1206 - Approval of Building Surveying & Inspection Services (Amendment to Resolution)	this matter deals with contractual matters	Section 89 (2) (d)
Contract 1227 - Rae Street Office Redevelopment	this matter deals with contractual matters	Section 89 (2) (d)
Contract Approval - Contract 1229 - Supply & Deliver Tip Truck and Dog Combination	this matter deals with contractual matters	Section 89 (2) (d)
CEO's Remuneration Review	this matter deals with personnel matters; AND this matter deals with contractual matters; AND this matter may prejudice the Council or any person	Section 89 (2) (a) (d) (h)



ORDINARY COUNCIL MEETING

WEDNESDAY, 22 AUGUST 2012

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ORDINARY COUNCIL MEETING

CHIEF EXECUTIVE OFFICER

OM112809-3 MEN'S SHED FORREST

AUTHOR:	Rob Small	ENDORSED:	Rob Small
DEPARTMENT:	Executive	FILE REF:	GEN00460

Purpose

To seek Council's approval to enter into an agreement with a Men's Shed organisation to use Council land in Forrest, initially on a short term basis, to operate a Men's Shed.

Declaration of Interests

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

Background

Men's Sheds have become a popular means of connecting men within a community around pursuits such as woodwork, mechanics or similar manual skills activities.

In particular, Men's Sheds provide men in the older retiree cohort with support through these facilities. The basis of their operation is men gathering around common handyman interests but there is an underlying function of creating informal support and friendships which is a more beneficial product of the operation of Men's Sheds.

A successful Men's Shed is already in operation on Skills Connect managed land in Pound Road, Colac. Many others exist in communities around Australia.

The Mayor, CEO and the General Manager Infrastructure and Services received an application from a group in Forrest to use the Council works depot in the town for this purpose.

An initial meeting with the group saw approximately thirty local men in attendance.

The group is seeking the temporary use of Council sheds at the depot to establish the group more formally. They would then apply for grants from the Department of Planning and Community Development to build a facility of their own. The proposal is eventually to use the rear half of the property to establish this new facility.

Council Plan / Other Strategies / Policy**Community Health and Wellbeing**

Council will promote community health and wellbeing in partnership with other health services. Through a partnership approach, Council will provide a broad range of customer focused health, recreational, cultural and community amenities, services and facilities.

Issues / Options

The depot at Forrest is used only intermittently for storage of materials and garaging of a truck overnight.

While we do not want to give up use of the site altogether and will need to store materials and plant in the future, it is possible to have an effective depot and share the space with local users.

ORDINARY COUNCIL MEETING

CHIEF EXECUTIVE OFFICER

There have been a number of requests for land on which to place facilities in recent months from members of Forrest community groups. Among these has been a space to locate a small building to house heritage items and a request for the Tiger Trail Group to locate equipment.

The depot site does present challenges for non-works related activities due to possible site contamination with petro-chemicals. For that reason, it is not appropriate for many uses. A Men's Shed is consistent with the existing usage.

Council can either accommodate this request for use of part of the site on a temporary basis with a view to a possible long term lease on part of the site or refuse this request and seek an alternative solution. To date, no suitable alternative sites have been located.

Proposal

After some negotiation, an arrangement which it appears would be satisfactory, is as follows:

- In the short-term, fence off the rear portion of the land from two existing Council sheds on the section of the land abutting Blundy Street (front portion).
- Enter into a short term agreement for use of this "front" portion for the use of the Men's Shed group for a one year term with a right of renewal for a further 12 months on a \$1 per year basis.
- Utilise access off Grant Street to the "rear" section of the land to garage the Council truck overnight in the remaining shed located there.
- Support the Men's Shed in applying for funding for a shed on the rear of the land.
- Enter into a long term lease agreement with the Men's Shed group to house their permanent facility once grants have been secured and permit conditions are met.

Financial and Other Resource Implications

The only financial implications are the erection of the fence between the two areas and the legal process in drawing up a lease for a permanent site if needed. The initial arrangements can be achieved either by way of a temporary licence to occupy or an exchange of letters.

Risk Management & Compliance Issues

The Men's Shed organisation nationally has insurance cover for its members. The Forrest group is registered with this national body. The site contamination is an issue for some uses but would not be a concern for this use.

Environmental and Climate Change Considerations

Not applicable.

Community Engagement

The community engagement strategy will follow the recommendations of the Colac Otway Shire Council Community Engagement Policy of January 2010, which details five levels of engagement – inform, consult, involve, collaborate and empower.

At this stage there is no need to do anything other than inform. If in the future the longer term lease that is proposed here was to be approved, it would require public notification if it exceeded a term of 10 years.

The method selected would be inform.

Implementation

The Council, if it approves of this proposal, needs to enter into a temporary licence to occupy with the Forrest Men's Shed group.

ORDINARY COUNCIL MEETING

CHIEF EXECUTIVE OFFICER

Conclusion

The use of the depot site as outlined in this report for temporary use of the section of the depot fronting Blundy Street is an appropriate use for this community group.

Attachments

Nil

Recommendation(s)***That Council:***

- 1. Approves of the use of the section of the Forrest depot fronting Blundy Street and the two sheds located there for use by the Forrest Men's Shed group for a period of one year with a right to extend that use for a further one year on the basis that grant applications for a permanent facility are progressing.***
- 2. Enters into a licence to occupy on this basis.***
- 3. Assists the Forrest Men's Shed group in pursuing grant funding for a permanent facility.***

**LICENCE to OCCUPY and USE SHED LOCATED AT
6 BLUNDY ST, FORREST**

Licensor: Colac Otway Shire

Licencee: Forrest Men's Shed Inc.

Grant of Licence

This licence is granted by:-

Colac Otway Shire of 2-6 Rae Street, COLAC Vic 3250 (the Licensor)

to:-

Forrest Men's Shed Incorporated (the Licencee).

for the purposes referred to in Item 6 in Schedule 1 attached hereto.

The Licence is granted subject to the conditions set out hereunder.

Conditions**1. Basic Obligations****The Licence**

1.1 The licence pertains to the shed located on the property described in Item 1 in schedule 1 for the term stated in item 2 of Schedule 1.

Quiet Enjoyment

1.2 The licensee is entitled to quiet enjoyment of the premises described in Schedule 1 and may occupy such premises free of interruption or interference from the Licensor or anyone claiming to be or representing the Licensor.

Duty to Pay Licence Fee

1.3 The tenant must pay the licensor the Licence fee stated in Item 5 of Schedule 1.

2. Other Payments**Rates and Taxes**

2.1 The Licencee must pay all rates, Levies, assessment and taxes imposed by any authority in relation to the property described in Item 1 of Schedule 1, with the exception of rates levied by the Colac Otway Shire. The Licencee will however be required to pay the annual Waste Management Charge Levied by the Colac Otway Shire if such charge is levied.

Service /Utility Charges

2.2 The Licencee must pay the charges levied for all utility services used or supplied to the property.

Legal Costs

2.3 Each party will be responsible for payment of their own costs in connection with the preparation and execution of this Licence.

3. Comply with Laws and Severability

3.1 This licence is governed by the laws of the State of Victoria.

3.2 The Licencee must comply, at the Licencee's expense, with any law, statute or other requirement that affects this licence or the Licencee's occupation of the property. This includes ensuring that all employees, contractors and agents of the licensee comply with all laws and statutes.

3.3 If a clause or part of a clause can be interpreted in a way that makes it illegal, unenforceable or invalid, but can also be interpreted in a way that makes it legal, enforceable and valid, it should be interpreted in the latter way. Any clause or part of a clause that is illegal, unenforceable or invalid shall be treated as being removed from this lease without affecting the rest of the Licence.

4. Premises

Purpose and Use of the Premises

- 4.1 The Licencee must use the property and premises located thereon for the purpose stated in Item 6 of Schedule 1. The property and/or premises shall not be used for any other purpose without the written consent of the landlord and any relevant permits having been obtained.
- 4.2 The Licencee shall provide at their own cost all necessary tools, equipment, safety gear and materials required in connection to the purpose for which the premises is to be used
- 4.3 The buildings, fixtures and fittings located in the property shall be maintained in good working order by the Licencee at their own cost.
- 4.4 The said buildings, fixtures and fittings shall be insured appropriately by the Licencee who shall maintain such insurance coverage at all times.
- 4.5 The Licencee shall ensure that all tools and equipment used in connection with the purposes for which the premises is to be used are regularly maintained in good working order and that all safety features required by Australian Standards at that point in time are provided and operable.

5. Liability and Indemnity

Exclusion of Liability

- 5.1 The Licensor is not liable for any damage or loss to any property, or injury to any person, no matter how it occurs, except to the extent that the Licensor or someone acting for or on behalf of the Licensor is responsible for causing such damage, loss or injury, whether by intention or negligence.

Indemnity

- 5.2 The Licencee must continually indemnify the Licensor against any liability, loss, damage or expense arising for any reason as a result of the Licencee's occupancy of the property.
- 5.3 Such indemnity does not extend to any liability, loss, damage or expense arising for any reason as a result of actions or omissions by the Licensor or someone acting for or on behalf of the Licensor.
- 5.4 The Licencee must provide proof they have adequate insurance coverage for appropriate types of insurance relevant to the occupancy of the property, in particular public liability insurance.

6. Extension of Licence

Licencee's Right for Extension

- 6.1 The Licencee has no right to exercise an option for the term of this licence.
- 6.2 Any option specified in Item 2 of Schedule 1 will be exercised at the discretion of the Licensor after consultation with the tenant. Such option shall however not unreasonably be withheld by the Licencee if the terms of this Licence have been met and complied with by the Licencee, provided the subject property is not required for use by the Licensor.
- 6.3 Consultation regarding the exercise of an option for the term of this licence can be initiated by either party, but shall not be considered by the Licensor any earlier than six months before the expiration of the current term.

Terms Applicable to An Extension of Term

- 6.4 The extension of term granted by exercising an option referred to in Item 2 of Schedule 1 will be limited to the period of time referred to in the aforesaid item. The terms and conditions applicable to the extension term will be the same as those applicable to the initial term of the licence.

Occupying Property After Expiration of Licence Period

- 6.5 If for any reason the Licencee occupies the property after the expiration of the licence, (including options referred to in Item 2 of Schedule 1), the Licencee will continue to occupy the property on the following basis:-
- The Licence will be considered as a yearly Licence
 - The conditions applicable to this Licence shall apply to the period of continued occupancy
 - Either party may terminate the Licence by giving the other not less than two weeks written notice.

7. Termination of Licence**Licensor's Entitlement to Terminate Licence**

- 7.1 The Licensor may terminate this licence at any time by giving the Licencee not less than two weeks written notice of its intention.
- 7.2 Such notice shall only be given if any of the following occurs:-
- The Licencee has breached any obligation under this licence and fails to rectify such breach within the timeframe specified in writing by the Licensor or its agent in which to do so
 - The Licencee goes into liquidation, becomes bankrupt, insolvent or ceases to exist
 - The subject property is required to be used by the Licensor for municipal purposes or purposes connected with such use.

8. Licencee's Duties When Vacating Property

- 8.1 The Licencee must ensure the property including buildings, fixtures and fittings are left in clean and operable condition (where appropriate). All rubbish and items of disused machinery, metal or any other material that is not affixed to the property is to be removed at the cost of the Licencee.
- 8.2 At the expiration of the licence or any extension term granted, or upon termination of the licence for any reason, all buildings, fixtures and fittings situated on the property that are owned or were provided by the Licensor remain the property of the Licensor.
- 8.3 At the expiration of the licence or any extension term granted, or upon termination of the licence for any reason, all buildings, fixtures and fittings situated on the property that are owned or provided by the Licencee remain the property of the Licencee and must be removed from the property at the Licencee's cost and in accordance with the wishes of the Licensor.

9. Assignment of Licence

- 9.1 The Licencee shall not assign the licence to another party.

10. Breach of Licence

- 10.1 If the Licencee breaches any obligation under this licence, the licensor may give the Licencee written notice of such breach and require the Licencee to rectify the breach within a time frame the Licensor considers reasonable, being not less than seven days.
- 10.2 The timeframe for rectification of breaches will as much as possible be determined in consultation with the Licencee however the Licensor maintains the right to arbitrarily specify a timeframe if an agreed timeframe cannot be reached with the Licencee.
- 10.3 If the Licencee fails to take remedial action within the required timeframe, the Licensor may arrange for such action to be taken and the cost incurred by the Licensor is to be reimbursed by the Licencee.
- 10.4 Any other right of the Licensor is not affected.

11. Responsibility in Relation to Clients, Employees, Contractors etc

- 11.1 The Licencee shall ensure that all employees, agents, contractors and all other people accessing the property do not do or fail to do anything on the premises that would, if the Licencee did or failed to do such action, would constitute a breach of the licence.
- 11.2 The Licencee shall ensure that all employees, agents, contractors and all other people accessing the property do not conduct any illegal activities on the property.
- 11.3 The Licencee shall ensure that all people attending the property for the purposes of engaging in minor carpentry and /or metalwork projects are suitably skilled to operate relevant tools and/or machinery required for such projects and use all safety features of such equipment when equipment or tools are being used
- 11.4 In addition to clause 11.3 above, the Licencee shall ensure that all people attending the property for the purposes of engaging in minor carpentry and /or metalwork projects wear appropriate protective safety gear at all times when engaging in these activities. Such gear shall at all times comply with relevant Australian Standards at that point in time.

12. Issue of Notices

- 12.1 All notices issued to either party shall be posted to the address specified in Items 8 and 10 of Schedule 1 of this Licence (as appropriate).
- 12.2 It is the obligation of the parties to ensure the other party is advised in writing of any change of mailing address.
- 12.3 A notice will be deemed to have been served if it has been delivered by hand and left at the current mailing address or if sent by post, after the expiration of two business days
- 12.4 Where practicable, email advice of the posting of the notice should also be sent to the other party to make them aware the notice is being posted or delivered.

13. Interest on Overdue Amounts

- 13.1 The Licencee will be required to pay interest on any money that is due to the Licensor but not paid by the due date. Interest will be calculated daily and compounded monthly and shall be calculated from the due date until the outstanding amount is paid in full. The rate of interest applicable shall be the penalty rate of interest applicable for the time being as set under the Penalty Interest Rates Act 1983.
- 13.2 Clause 12.2 shall not apply in relation to unpaid Waste Management Charge or any municipal rates and charges levied by the Colac Otway Shire. Interest on outstanding amounts in this instance shall be applied as prescribed by the Local Government Act 1989.

14. Good and Services Tax (GST)

- 14.1 If a party makes a taxable supply in connection with this licence for a consideration which represents the value of the supplied item, the party liable to pay for the taxable supply must also pay at the same time and in the same manner as the value, the amount of any GST payable in respect of that taxable supply.
- 14.2 Unless otherwise stated, the consideration payable by any party under this lease represents the value of any taxable supply for which payment is to be made.
- 14.3 A party's right to payment is subject to a valid tax invoice being issued to the party liable to pay for the taxable supply.

15. Execution of Licence

The parties having read and understood the terms and conditions of this licence agree to such terms and conditions and affix their signatures hereto:-

Signed for and on behalf of the Colac Otway Shire.

..... Chief Executive Officer
 Rob Small Colac Otway Shire

Signed for and on behalf of the Forrest Men's Shed Inc. by the delegated representative.

..... (Signature of representative)

Name of Representative:

Address:

Dated theday of2012

Schedule 1

Item No:	Type of Item	Details
1	<i>Property</i>	The property is addressed as 6 Blundy St, FORREST and is described as being Crown Allotment 4 Section A , Township of Forrest.
2	<i>Term of Licence</i>	Seven years with two options for an additional seven years each. The options are renewable at the landlord's discretion.
3	<i>Commencement Date of Licence</i>	1 st March 2012
4	<i>Expiry Date of Licence</i>	28 th February 2019
5	<i>Rent Payable</i>	\$1.00 per annum payable in advance upon signing of the lease (if requested).
6	<i>Use of Property</i>	The property is to be used as a social meeting place for men and to conduct minor carpentry and metalwork projects.
7	<i>Landlord</i>	Colac Otway Shire
8	<i>Address of Landlord</i>	PO Box 286, COLAC Vic 3250 Office located at 2-6 Rae St, COLAC Vic 3250

9	Licencee	Forrest Men's Shed Incorporated
10	Address of Licencee	6 Blundy Street, FORREST Vic 3236
11	Maintenance Responsibility	The licencee is responsible for maintaining:- - all buildings, fixture and fittings located on the property and - the immediate physical surrounds of the subject property.
12	Responsibility for Rates and Charges	The licencee is responsible for payment of :- - Waste Management Charge levied by Colac Otway Shire - any taxes, charges or rates levied by other authorities.
13	Insurance	The licencee is responsible to their own building contents insurance, public liability insurance, profession indemnity insurance and shall indemnify the landlord from any and all claims against it.





COLAC BOTANIC GARDENS

MASTERPLAN REVIEW

2012

PREPARED FOR THE SHIRE OF COLAC OTWAY

**RICHARD BARLEY
OPEN GARDENS AUSTRALIA**

Author:

This report has been written and produced by Richard Barley,
of Open Gardens Australia, PO Box 940, Woodend, VIC 3442.

March, 2012.

ACKNOWLEDGEMENTS:

Members of the Friends of Colac Botanic Gardens, particularly, Anne Mercer, Helen Paatsch, Ros Scanlan among others
Rob Small, CEO, Shire of Colac Otway
Neil Allan, General Manager Infrastructure & Services, Shire of Colac Otway
Laurence Towers, Horticulturist, Colac Botanic Gardens

The Living Plant Collections Plan and Collection Management Plans in general follow the framework developed and used by the Royal Botanic Gardens Melbourne, and BGANZ Victoria.

COLAC BOTANIC GARDENS

Master Plan

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INTRODUCTION

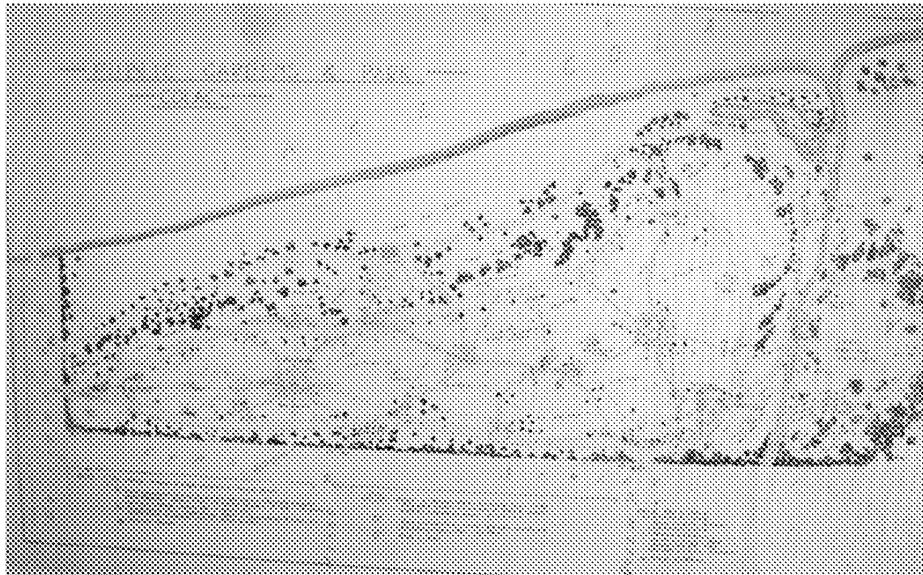
The Site

This master plan provides a planning framework for the (approximately) 16 hectare Colac Botanic Gardens ('the Gardens'), which is located at 1-5 Fyans Street, Colac.

The site is a Crown Reserve (RS 1092) and is managed by the Shire of Colac Otway on behalf of the State Government's Department of Sustainability and Environment. A detailed and comprehensive account of the history and development of the Colac Botanic Gardens is contained in *Colac Botanic Gardens – A Conservation Study*, prepared for the then Shire of Colac by Patrick & Wallace Pty Ltd in 1993. This report will not seek to repeat that information, but rather refer as appropriate to that document as a key reference. The Patrick & Wallace report also provided extensive and detailed recommendations for improvements to built elements, development of the living landscape, public access, interpretation and education.

From a landscape design point of view, the Garden is quite unusual in that it is the product of design input from two of Victoria's most prominent botanic garden designers: Daniel Bunce (Director of Geelong Botanic Gardens), who laid out the original garden around 1868, and William Guilfoyle (Director of the then Melbourne Botanic Gardens) who provided recommendations to remodel the Colac site in 1909. While Guilfoyle's improvements appear to not have been fully implemented, the influences of these two notable figures can still be 'read' in the landscape.

The Patrick & Wallace conservation study provided a policy framework with the aim of ensuring that the historic fabric and elements of the Gardens is conserved, while recognizing the need for the Gardens to meet modern demands and accommodate various recreational activities. The Conservation Policy Statements are attached in Appendix E.



Copy of historic plan of (c.1910) Colac Botanic Gardens, showing William Guilfoyle's recommended changes to the landscape.

Heritage Registration

The Colac Botanic Gardens was added to the Victorian Heritage Register in December 2010. The registration citation, including a detailed assessment of the historical significance of the site, is listed in Appendix D. The citation concludes that 'the Colac Botanic Gardens are of historical, aesthetic, and scientific (botanical) significance to the State of Victoria.'

Purpose of this document

The purpose of this master plan document is to provide policies, guidelines and prioritized steps to guide the continuing management and improvement of the Gardens, while being cognisant of its conservation status. It is important to recognise that the roles of botanic gardens within our communities have evolved over recent decades. Botanic gardens now play a key role in plant conservation worldwide, and are guided by the aims and priorities of the Botanic Gardens Conservation International (BGCI). One of the key priorities in the BGCI's global plant conservation strategy is a focus on conservation of endangered flora of the local area – in this case the south-west basalt plains and the Otway Ranges. Botanic gardens are ideally placed to not only play an active role in the conservation of their local flora, but to also display material and educate their communities about the importance of plant conservation for life on earth.

Master plans such as this must therefore find a balance, being respectful of the need to conserve (as appropriate) historic planting, structures and layout of a site, while considering the needs of the modern user, the need for renewal and sustainable planting frameworks, and broader plant conservation objectives.



The Bilson Gates at the western entry to Colac Botanic Gardens at corner of Gellibrand & Fyans Sts.

Notwithstanding the potential effects of a changing climate on plant growth and survival, an additional consideration is the longer-term outlook for Lake Colac which has (during the recent drought) had an extended period of low water levels and retracted shoreline. As at winter 2011 the lake has refilled to a great extent, but one must consider that in the absence of new sources of inflow to the lake, low water levels may be more common. In these events, it may be argued that visual access to the lake shore from within the Gardens loses some aesthetic desirability, and that the planting below the terraces should provide at least some visual softening (or partial screening) of the shoreline.



Looking north to Lake Colac in winter 2011.

LIVING LANDSCAPE

Tree Collection

The CBG boasts a very well established framework of mature trees, including the mixture of oaks and occasional *Corymbia spp.* along the carriage loop drive. The trees define the spaces within the gardens, and frame important views, in addition to providing valuable protection from strong winds off Lake Colac.

Many of the trees on site are mature, some are over-mature (in a senescent state), and there has been a reasonable amount of new tree planting, particularly over the past decade (2000 – 2011).

In general terms, it is desirable to achieve a sustainable 'mixed-age' tree collection, to ensure that these important elements of the CBG landscape will always be providing a valuable contribution. To achieve this, it is necessary to categorise existing trees according to their age and (particularly) their expected functional life span. 'Functional life-span' is a term that describes the period during which a tree makes a positive contribution to the landscape – in other words, it is not necessarily the tree's absolute life-span (though some special trees may make a positive contribution right up to and indeed after their death, such as venerable River Red Gums, which may have significance through association with local indigenous people).



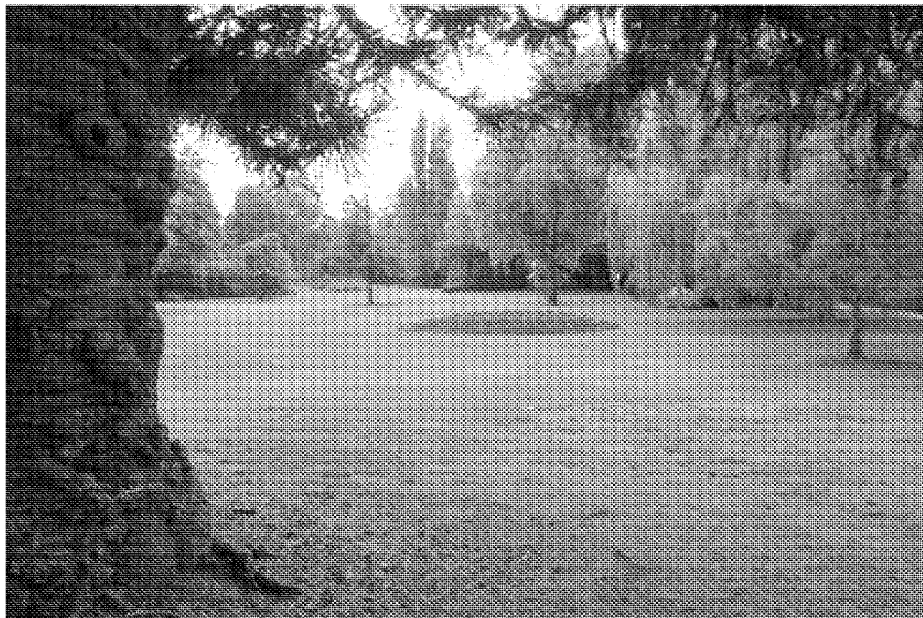
Colac Botanic Gardens, western lawn, looking east.

For example, most of the older specimens of *Pinus radiata* along the northern side of the CBG, on or below the terraces are nearing the end of their functional life. Because of the important role that they play in providing a windbreak, a sensible approach of selected removal and replanting with more botanically interesting species of pine or related genera has been occurring over several years. This practice should continue in a gradual fashion, rather than undertaking wholesale

removals with the consequent exposure to strong winds that would ensue. In this zone, some group plantings of the upright *Cupressus sempervirens* (Italian Cypress) would add visual interest, and be appropriate for the challenging growing conditions.

A more difficult challenge over time will be the regeneration of the avenue of oaks (mainly) along the carriage loop drive, as the trees become over-mature. Because of the difficulty in establishing new individual trees within an existing planted row or avenue, the most effective option may be to remove and replace blocks of several trees in a section, and staging removals in this way over a number of years to minimize the loss of visual amenity.

It is suggested that as the opportunity to replace the *Corymbias* in the carriageway avenue arise, that consideration be given to oaks, for the sake of uniformity of the avenue planting, though it is recognized that the existing *Corymbia* was planted to commemorate Federation (1901), and another was planted to mark the centenary of that event (2001).



View west from near Fyans Street gate, under *Araucaria bidwillii* (Bunya Bunya).

The CBG landscape (the upper area of 'botanic gardens zone') is currently close to 'full' capacity with regard to tree planting. A balance needs to be maintained between the planted 'mass' areas, and the space 'void'. Significant views need to be kept open, and in places, undesirable views need to be kept screened. **It is therefore recommended that there be no further major increase in the tree population of the CBG.** New plantings may occur of course, in order to increase the diversity within the chosen living collections of the site, or if other botanically interesting taxa (suitable for growth in the local conditions) are available, but these should be balanced by removals, so the status quo remains more-or-less constant.

Recognising the high percentage of mature tree specimens within the site, a reasonable aim in principle would be to seek to change over approximately 5-10% in each decade, to work towards a truly mixed-age canopy. The result is that at the end

of each 100-200 years, all the trees (with the exception of any with intrinsic irreplaceable value) may be replaced. The figures provided have intentionally been left quite non-specific, as the equation should be considered as a general guideline, not a prescription for removal of trees will-nilly.

As with any significant tree removals, provision of information to the local community is important, so that there is an opportunity for explanation of the rationale for the removals, and that the plan for planting of new trees is understood, if not embraced.

In general terms, there is a good argument for seeking to retain the existing diverse mix of tree forms, types (woody trees and palms, evergreen and deciduous, gymnosperms and angiosperms) and general distribution (within beds, in avenues and as lawn specimens). Tree removals should do not necessarily dictate the need for replacing 'like with like' – for example the removal of a specimen of *Pinus radiata* or *Cupressus macrocarpa* presents an opportunity for replanting a more botanically interesting species that adds value from a living plant collection perspective. Positioning of replacement trees may also need further consideration, as the growth of other garden elements and changing views may mean that an adjusted location would be preferred.



Mixture of senescent and younger pines (predominantly Pinus radiata) on the northern slopes. The trees in this zone perform a valuable role as a windbreak.

Recommendations:

- **That the current tree population and density within the site be maintained through selected removals and new plantings;**
- **That the new plantings take account of significant view-lines, and the need to keep certain vistas clear;**

- That new plantings improve the botanical diversity of the CBG collections, and where possible that they augment the priority living collections;
- That the oak avenue be rejuvenated in sections, when the need arises;
- That in the sections of the carriageway avenue that are currently not oak species (eg. *Corymbia spp.*) consideration be given to replacement with oaks, when the current trees require removal and replacement.

Tree Collections: Links to Colac Streetscapes

The streetscapes of Colac, particularly those in the section between Murray Street and southern shores of Lake Colac are planted with various species of street trees, including Planes (*Platanus spp.*) Queensland Brush-box (*Lophostemon confertus*), various Ash species (*Fraxinus spp.*), Oaks (*Quercus spp.*) and Elms (*Ulmus spp.*, mainly *U. procera* and *U. X hollandica*). Well-planned and maintained street tree planting can provide a range of benefits: aesthetic (overall appearance of the street), environmental (modifying local temperatures in the hotter months by shading pavements and dwellings, and shade for carparking) and financial (in terms of the values of private homes). In addition, enhancement of the city's street tree population can contribute further to removal of carbon from the atmosphere, and improve biodiversity and thereby the health of the local ecology.

An example of outstanding street-tree avenue planting exists along Hesse Street – where the trees (oaks) on either side almost meet across the road to provide an impressive cathedral-like canopy.

It is understood that an Urban Forest Strategy is being formulated for the Colac city, and that this will sit within a green planning framework to support the concept of 'A city within a botanic garden' (R. Small pers. comm.). It is assumed therefore that this study will consider opportunities to further improve and extend the areas for street-tree planting.



Plane trees in Fyans Street, looking east from Gellibrand St corner.

Opportunities to consider the street-tree population as extensions of the botanic gardens living collections exist. In considering the ‘city within a botanic garden’ concept, the urban tree forest could be considered as supporting the objectives of the living collections policy of this masterplan – perhaps at least in part. New opportunities for planting may support one of the priority living collections, thereby taking the botanic garden concept of living collections outside the fence, both literally and figuratively.

For example, given the characteristic nature of the oak (*Quercus*) collection within the CBG, and the suitability of various species of oak for Colac’s growing conditions, it is suggested that the *Quercus spp.* be considered for further planting as street trees in northern Colac. The species selection may include some of the evergreen species of North America and the Mediterranean zones.

The town square in Colac supports an impressive array of elms (primarily *Ulmus procera* and *U. X hollandica*). Further planting of elms may be considered, though the benefits should be weighed against the costs of regular treatment for protection against pests such as Elm Leaf Beetle, which is known to infest the area and causes significant unsightly defoliation and if left untreated possible death of the tree over a period of years.

Factors affecting the choice of species for selected streets will include whether it is deemed desirable to have deciduous or evergreen trees, mature growing height and canopy spread, specific soil and moisture characteristics, planting location (nature-strip or in parking zone), presence or absence of overhead services, and related maintenance issues.

Where possible, planting of new trees should be combined with adoption of ‘water sustainable urban design’ (WSUD) principles. Utilising such principles, storm water run-off should be captured within the planting and root zone of the trees, rather than being diverted through constructed drains into the stormwater system and towards the outfall. Capturing the water at the tree site has the dual benefits of providing

moisture to support the tree's growth, and also reducing the nutrient load of water in the stormwater flows, which ultimately would flow to local watercourses and the lake. Reducing the nutrient load of stormwater run-off is important in protecting the ecology of water bodies, and avoiding potentially damaging and toxic blue-green algal blooms.

Street trees planted in areas where vehicle access is likely should have protection from vehicle incursion onto the unprotected root zone, to avoid compaction of the soil and direct mechanical damage to the structural roots and the trunk of the tree.

As a matter of common sense, the mature height of trees should be considered where their canopy is likely to coincide with the clearance zone around power supply lines. In the longer term, undergrounding of cables is ideal to allow full-canopied trees to develop as avenues in the city's streets.

The more natural planting zone along Barongarook Creek could also be seen as an opportunity to link to the CBG's indigenous plant collections – providing also the benefit of habitat development with associated wildlife habitats. Additional development of the planting of the creek corridor in this way would further enhance the significant improvement works that have been carried out in recent years by various community stakeholders. The creek corridor has great potential for interpretive and educational programs.

Recommendations:

- **That the concept of considering the existing and future street tree plantings of Colac as extended plant collections of the Colac Botanic Gardens be adopted;**
- **That future street tree plantings should further build on the priority collections of the CBG, but also add diversity to the urban forest;**
- **That street tree planting treatments utilise WSUD principles, to achieve greater health for the trees and associated environmental benefits;**
- **That the street tree population be utilized for its opportunities of public education and engagement.**
- **That the Barongarook Creek corridor be further enhanced through reestablishment of local indigenous riparian vegetation, as an extension of the CBG's living collections.**



View south along Gellibrand Street, Lophostemon confertus competing with power lines for space.

Planted structure of beds

The Patrick & Wallace (1993) study recommended renovations to the planted structure of most beds within the site. The need for this type of activity arises from the maturing of older plants within the beds, lower light levels from developed tree canopies, shrubs losing vigour, and short-lived plants disappearing at the ends of their life-span. The result is that the beds lose their structure and diversity of planting, which in the context of a botanic garden, means a loss of quality. Renovating garden beds in this condition often requires judicious removal of old shrubs or individual trees, particularly those which may be of limited botanical or horticultural value. New plantings can then establish more effectively without the issues of limited or filtered light and competition from established plants.

In general terms the desirable structure for a shrub and tree bed involves taller stock towards the middle of the bed (or the rear if it is backing onto a boundary), and graduated heights down towards the front. This form of structure of the height strata allows the foliage and flower presentation to appear 'layered', and to provide a satisfactory level of amenity while also provide reasonable light levels for the development of the lower level plants in the foreground. Sparingly, occasional 'accent' plants of greater height may be incorporated closer to the viewer.

Plans for individual bed renovations should be formulated with consideration of the role of the bed in visual terms, its growing conditions (light levels, exposure to wind, competition for moisture, drainage characteristics), need for visual screening or otherwise, level of visual priority (eg. is it a high profile site near a major entry point?), and how it responds to the other landscape elements in its zone.

Bed renovations offer the opportunity to support and contribute to the development of the identified priority living plant collections within the gardens – through replacement of 'common' garden plants with species or varieties of greater interest and botanical value. Plant assessments (to establish the value of the existing individuals) and planting plans should be completed for each bed before they have any plants removed. Preferably, the new stock should be sought and be ready for replanting also, to limit the 'down time' period between bed clearance and replanting.

It is recommended that the following beds (using the labeling system established in Patrick & Wallace 1993) are progressively renovated and replanted over the coming decade, using the following priorities:

High priority

Beds D, F, I, N, Q*, S, V, W, Z, AA, AC, BB, KK, LL, NN*, PP, ZZ

(Bed QQ to be removed as a high priority, for landscape quality reasons)

Medium priority

E, F, L, T, Y, EE, GG, II, JJ, MM, SS, TT, WW

Lower priority

A, B*, C, G, H, J, K, M, O, P, R, U, X, CC, DD, FF, GG2, OO, UU, VV, XX, YY, AB

*scheduled replanting of ornamental perennial or annual displays to continue.

Removal of bed QQ is recommended. It is a relatively small circular bed planted with roses, in a prominent part of one of the more significant long views in the north-east section of the garden. Its presence acts as a visual intrusion in this view – the scale of the bed is too small for it to enhance the view, and its placement does not complement the quality of this view. The site should be reincorporated as part of the lawn.

A bed existed in past years closer to the rose arbor, and reinstatement of a bed in this area could be considered, if provision of seasonal flower colour in this northern side of the garden landscape is desired. The actual scale and form of the bed should be the subject of a detailed design to ensure its compatibility with the surrounding landscape, and appropriate scale and position. Roses on the arbour may require replacement also in the outlook period.



Bed 'QQ' in the view, looking west from near the fountain.

Recommendations:

- **Undertake staged renovation of the planted composition of beds within the CBG, on a prioritized basis as outlined above.**
- **Remove small circular bed 'QQ', re-turf area.**
- **Plan and re-establish ornamental bed closer to rose arbour.**

Turf and Lawns

The lawns are an important and integral component of the CBG landscape. They provide an essential 'clear' visual element to allow the other plantings to be best appreciated, and also perform a vital practical role for visitors' enjoyment.

The quality and composition of the turf lawns across the site is mixed. Generally there is a prevalence of cool-season annual grasses Rye (*Lolium rigidum*, *L. perenne*), Fescue (*Festuca spp.*), Winter Grass (*Poa annua*) and other related species, with some patches of warm-season grasses such as Couch (*Cynodon dactylon*), Kikuyu (*Pennisetum clandestinum*) and Buffalo Grass (*Stenotaphrum secundatum*), growing amidst the cool season species.

Warm season grasses will perform better and remain healthy and green from spring to autumn with lower irrigation requirements than the cool season grasses. As they are generally dormant in winter, a mix of cool and warm season species is recommended.

To improve the existing turf condition, introduction of greater areas of warm season grasses across the main lawns is suggested. Lawn conversion can be undertaken successfully by sprigging into existing turf during early summer. In this way, lawn resilience can be increased and water requirements reduced, without the need for more dramatic and unsightly complete renovation of turf areas. The warm season species will generally out-compete the cool season species through summer, particularly if there is limited water applied.

Recommendation:

- **In stages, introduce additional areas of warm season grasses to augment the existing turf mix, and to achieve more hardy and resilient mixed lawns for the summer months.**



Differential drying of turf types – cool season grasses drying off in early summer.

Site documentation

The existing site documentation is lacking detail, and is considerably out-of-date. Two general base plans exist. One was prepared for the Patrick & Wallace conservation plan (1993), and is included in that document. The other is undated, and is possibly more recently prepared than the other plan, but is still out-of-date and lacks layers of relevant site detail.

In order to ensure a good quality of site planning in the future, and to ensure that changes to the CBG are well designed and documented, a good detailed features survey is recommended. The survey should include layers such as paths, beds, trees (with an identifying number), collection areas, infrastructure (taps, sprinklers etc), fixed seats and other assets, buildings and other structures.

Recommendation:

- **Prepare a detailed site plan based on a site survey, including layers of information, as outlined above.**
- **Ensure that changes to the built and living landscape are incorporated into the plan, so that it remains current over time.**

LIVING PLANT COLLECTIONS PLAN

Introduction

Living plant collections are integral to the role of botanic gardens. To a great degree, they are what separates the botanic garden from general civic parkland and other green spaces.

Generally living plant collections are described as managed groups of plants, demonstrating particular themes. The collections may serve one or more of the general goals of research, conservation, education or ornamental display. The plants within the collections should be accurately identified, and labeled to allow the benefits of public education. Additional interpretive information is often also provided for visitors to extend their understanding of the collections and their significance.

Collections are commonly grouped within one area of a botanic garden, but in the case of collections of trees or large shrubs, may be spread across the site for the sake of landscape aesthetics. Sometimes it is also sensible to locate particular plants from within a collection in parts of the garden where the growing conditions are most appropriate (eg. exposure to full sun or protection in partial shade, freely draining soil or natural wet areas, etc.).

a. Collections within the Landscape

It should be noted that the living collections sit within (and form part of) a culturally significant landscape. Maintaining and enhancing the existing collections, and development of additional collections into the future should be done in ways that are sympathetic to the significant values of the landscape.

That said, it is prudent when considering the choice of species to replace an historic specimen to consider that with a changing climate, replacement with like-for-like may not be ideal. The same landscape objective may be achieved through choosing a species with a similar scale, form and texture, but better suited to the local growing conditions now and into the coming decades.

Sometimes the 'old' species may no longer be considered to be interesting from a botanical point of view. For example, in the 1860's *Pinus radiata* (Monterey Pine) was thought to be exotic and interesting... it was widely planted as a park and garden specimen, in rows and plantations, and as a feature tree. While there is still a place for *P. radiata* to be planted for various purposes generally relating to timber production, its interest as a feature in botanic gardens is very limited. The stand of *Pinus radiata* along the northern side of the Colac Botanic Garden performs a function as a windbreak, but potentially more interesting conifer species can equally well perform this role, rather than replacing like-with-like.

This Living Collections Plan is based on an assessment of the existing collections in the Colac Botanic Gardens, together with consideration of the potential for further development of collections to further enhance the garden, and provide it with points of speciality and difference from other regional botanic gardens in Victoria. The Plan sets out criteria for the development of the collections, and provides a framework for their future development. Included in this section are also Collection Management

Plans, which provide a systematic and planned approach to the future improvement of each specific collection. These are not detailed prescriptive documents, but should be seen as guiding frameworks to be updated and maintained to ensure their currency and relevance.

b. Plant Records

Plant records are essential ingredients in the management of botanic gardens. All incoming plants (known as 'accessions') and plantings in a botanic garden should be documented. Each plant should be allocated a unique identifying number that allows the origin, location and life of the plant to be tracked. In areas where large drifts of a single species or taxon are used (eg. a large planted drift of a particular ornamental grass) where the stock is all from one source or genotype, then a single accession number can be applied to that group of plants (rather than numbering each plant individually).

Various computer-based programs are available to facilitate the storage and manipulation of plant database information. Choice of which system to use is dependent totally on the resources available to purchase and maintain the system, and the needs of the garden's staff in terms of extraction and use of the data. Geographic systems are very useful, to provide a basis for easy location and mapping of plants within a site. This information can then be harnessed to provide enhanced visitor information regarding living collections and plant location.

c. Interpretation

An intrinsically important aspect of developing living collections is the planning of their interpretation. Accompanying the cultural information for each collection should be complementary information about the interpretive objectives and themes, to maximize the opportunities for public education from their interaction with the collection.

d. Vision statement for the living collections of the Colac Botanic Garden:

- The living plant collections of the Colac Botanic Garden will reflect a combination of the influences of the cultural and natural heritage of the site, and its place within the geographic region.
- The collections will demonstrate diversity of plant display and aesthetic quality, while respecting the site's heritage values.
- They will support and enhance the unique qualities of Colac Botanic Gardens, and strengthen the points of difference between this garden and other regional botanic gardens within Victoria and other state.

e. Living Collection Themes:

The following themes have been adopted by botanic gardens in Victoria under the BGANZ umbrella, and are based on those established by the Royal Botanic Gardens Melbourne in its Living Collections Plan (2008).

i. Cultural and Ornamental

A collection of plants that display ornamental, historic or social values relating to our cultural heritage.

These collections focus on the influence of past and contemporary cultures on the horticulture of Colac Botanic Gardens, and may include innovative approaches for achieving aesthetic interest with plant design. Collections in this theme may present a diverse range of species or cultivars from within specified genera, plant types (eg. perennials) or other groups.

Collection Principles:

Cultural and Ornamental collections will demonstrate a selection of the following attributes:

- Traditional or modern horticultural design styles
- Hybrids, cultivars and species grown for horticultural interest and display
- Plants that have heritage association with the Colac Botanic Gardens, and may include reintroduction of past collections and commemorative plantings
- Plants of historic importance that demonstrate original design intent
- Plants that are linked to the traditional use, belief systems, are, medical treatments etc. of a defined cultural group
- Plants that demonstrate modern horticultural responses to Colac's current and predicted climatic conditions.

ii. Geographical

A collection of plants based on a defined geographical area. In the context of Colac Botanic Gardens, the focus should be on flora of the Shire generally, especially the Otway Ranges, their foothills, and the volcanic plains.

Collection Principles:

Geographical collections will demonstrate a selection of the following attributes:

- A good representation of the endemic plants found within the region
- Plants from key vegetation communities of the Colac – Otway Ranges region
- Plants that have cultural significance within the region
- Plants from geographic regions that are homoclimatic to Colac
- Regions that are not widely represented in other botanic gardens' collections

iii. Ecological, Research & Conservation

A collection of plants that typically grow together in an ecological community defined by a particular range of environmental conditions.

In the Colac Botanic Gardens, ecological collections will focus on the habitats of the Otway Ranges, their northern foothills, and the volcanic plains, waterways and lakes.

And/or:

A collection of plants established and developed with the aim of *ex situ* conservation of plant biodiversity (ie. protection of plants out of the natural state), highlighting rare and threatened species and remnant habitats. These provide an excellent basis for education programs and increased awareness of local plant conservation priorities.

Conservation Collections in Colac Botanic Gardens will focus on plant taxa of the local region (Otway Ranges, foothills, volcanic plains, waterways and lakes). The collections should complement those of other regional botanic gardens in western Victoria.

Collection Principles:

Ecological, Research & Conservation collections will demonstrate a selection of the following attributes:

- Characteristic associations of the particular habitat
- Key species from habitats that can be grown in the Colac Botanic Gardens with the existing conditions, or minimal environmental modifications
- Associations between plants as they would be found in the particular habitats (eg. plants that naturally grow together, overstoreys and understoreys etc.), in their usual spatial density and natural floristic composition.
- Plants that are representative of the habitats of the south shore of Lake Colac (ie. the local habitats of the site itself)
- Plants existing within the Colac – Otway area that are rare or endangered
- Stock of known-provenance plants to develop a viable collection that can be utilized for propagation and reintroduction to the wild.
- Rare or threatened plants identified under the Flora and Fauna Guarantee Act

iv. Taxonomic and Evolutionary

A collection of plants that demonstrate the principles of plant classification or evolution, and that present diversity within a chosen genus or genera.

Taxonomic and evolutionary collections in Colac Botanic Garden will focus on genera that are currently well-represented within the Gardens' plantings (Acacia, Quercus and possibly Pittosporum), and species from various genera of the coniferous plants (particularity Araucaria, Cupressus). The collections' development will aim to increase

the diversity of species within these genera, and the diversity of taxa for landscape use.

Collection Principles:

The Taxonomic and Evolutionary Collections will demonstrate a selection of the following attributes:

- Plants from a defined taxonomic group (eg. a genus)
- Plants demonstrating diversity and variation within a taxonomic group
- Plants that display diagnostic features of a taxonomic group
- Plants that demonstrate selected principles of plant classification or evolution
- Plants within a taxonomic group that are well-suited for growth in the local conditions (ie. providing an educational benefit to local gardeners); or show adaptations to particular environmental conditions
- A selection of species or cultivars within a group that provide reference material for plant identification

f. Plant Sources and Acquisitions

Priority for new acquisitions (accessions) for the living collections should be given to plants of known provenance (eg. wild origin location) and identity. While plants without these details may provide value in the context of the amenity of the landscape, they will be of a lesser botanical value than plants of known provenance.

With the exception of local or regional indigenous plant species that can be propagated by seed or cutting from parent plants from known locations, sourcing interesting, sometimes unusual and healthy stock with provenance details can prove to be a challenge, particularly outside the major capital city botanic gardens. For this reason it is best to develop and maintain a strong relationship with BGANZ Victoria (as the umbrella group representing botanic gardens in Victoria) and the Royal Botanic Gardens Melbourne. Often a garden such as RBG Melbourne will have surplus stock that cannot be planted within their own sites, and will generally be very willing to find homes for such plants in regional botanic gardens.

It is best to make them aware of the living collection priorities for the Colac Botanic Garden, to maximize the opportunities for benefitting from surplus stock, or sharing the benefit of a particular propagation activity. Often a major botanic garden will work in partnership with a specialist collector in order to access stock from within a chosen genus or geographic area. Regional botanic gardens can also gain benefit from these partnerships by working closely with the major botanic garden. A Memorandum of Understanding' between the Colac Botanic Garden and RBG Melbourne may be worth considering.

The prioritized order of categories for plant acquisitions (in descending order) should be:

1. Plants collected in the wild with full provenance details
2. Plants obtained from another botanic garden or accredited collector, either as progeny of plants collected in the wild, or grown without the chance of hybridization

3. Cultivars or hybrids that can be linked without doubt to their originator, and which reflect the development of plant breeding or selection within that genus
4. Species, cultivars or hybrids of known origin
5. Other plant material

Plant sources, in descending order of preference:

1. Direct collection in the wild by Colac Botanic Gardens staff, Friends of CBG or other locally reputable collector
2. Transfer from other botanic gardens or collectors
3. Purchase from a reputable nursery or collector
4. Donations from reputable sources
5. Collections from old gardens, nurseries etc.

Plants in the following categories should not be acquired:

- Plants that contravene the CITES (Control of Trade in Endangered Species) policy and regulations on plant collecting and trading (note – significant penalties exist for breaches of CITES policy and regulations)
- Prohibited imports
- Declared noxious weeds, or plants known or thought to have potential to be significant agricultural or environmental weeds

g. Collection Management:

It is imperative that the living collections be developed and maintained in a systematic way to gain the greatest benefit from the energy invested in their creation and enhancement.

Each living plant collection should have a Collection Management Plan (CMP, see appendix ZZ), which is kept current and updated. The CMP will include objectives, strategies and specific actions to underpin the development of each particular collection, including priorities for expansion or extension of the collection where appropriate. The CMP will also include details of any specific plant health issue or threat, and its treatment through preventative or remedial measures, together with any other relevant cultural information. The CMPs will be maintained by the Gardens' horticulturist or curator.

CMPs should be reviewed, evaluated and adjusted every two years (or sooner where necessary), to ensure that they remain useful and accurate.

h. Period of Review

This Living Collections Policy and Plan should be reviewed after 10 years from implementation, or sooner if circumstances dictate this to be necessary.

Current Living Plant Collections held within Colac Botanic Gardens:

Southern Australian <i>Acacia</i> (34 taxa)	Taxonomic & Evolutionary
<i>Quercus</i> (15 taxa)	Taxonomic & Evolutionary
<i>Cupressus</i>	Taxonomic & Evolutionary
<i>Pinus</i>	Taxonomic & Evolutionary
Otway mountain flora	Ecological/Research & Conservation
Otway foothills/heathland flora	Ecological/Research & Conservation
Bush Tucker	Cultural & Ornamental
<i>Pittosporum</i>	Cultural & Ornamental
Palms	Cultural & Ornamental

BUILT LANDSCAPE

Vehicle access – carriageway

Access by private cars and other vehicles into the Colac Botanic Gardens continues to be an issue that divides the views of the community and garden users. Supporters of the existing arrangements that allow private vehicles to be driven around the carriageway within the gardens argue that this provides valuable access to those with limited mobility, and that as the carriage loop is an historic feature of the garden, its use for vehicles should be continued.

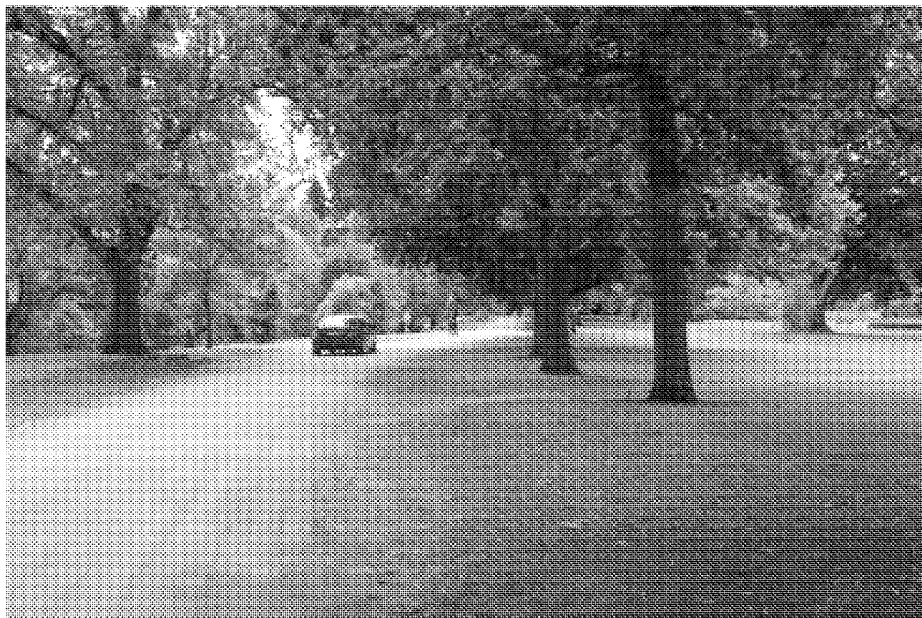
It is interesting, though of little comfort to note that the minutes of the inaugural meeting of the Friends of the Gardens Advisory Committee on 15 May 1990 list 'future of drive in gardens' as the first item for consideration and resolution in the minutes of the meeting. Minutes of the meetings of the Friends show that discussion and motions raising concern about various aspects related to vehicle access, and recommending closure of the garden to vehicle access either in part or completely were recorded (1990, 1993, 1995, 1996, 1997, 2003 etc.). Included in the discussion is the issue of speeding motorists on the carriageway in the vicinity of the children's playground.



Carriageway within the Colac Botanic Gardens, showing wear pattern and consequent incremental widening of track surface.

A Council officers' recommendation to trial a closure of the northern section of the carriageway was put to council at a meeting in 1997, after a detailed analysis of vehicle traffic in the CBG, and surveying visitor opinions. The recommendation was not supported by Council, it appears, as a resolution to take no further action other than policing the existing regulations was agreed. While being respectful of the Council's decision at that time, it should be noted that the survey of traffic behaviour in February 1997 found that a worryingly high percentage of vehicles were recorded exceeding the speed limit (10 kmh – just above walking pace); with an average

speed for all vehicles of 21 kmh, 15% of vehicles traveling at above 30 kmh, and speeds of above 40 kmh recorded! 149 cars were recorded traveling through the CBG on one day (Sunday 23rd February 1997) within the survey period.



A private vehicle approaches an electric personal mobility vehicle on the carriage way.

There are various sound reasons for discontinuing private vehicle access. Pedestrian enjoyment of the gardens is compromised through sharing the site with vehicles, and potentially, safety of pedestrians may be threatened. Gardens are generally places of quiet contemplation and enjoyment, and the presence of vehicles circulating on the carriage loop diminishes the potential for this passive enjoyment. There are positive community health benefits from encouraging physical activity such as walking in gardens. The Victorian Government's 'Healthy Parks, Healthy People' campaign reflects the value of motivating people to enjoy public open space actively –rather than from the seat of their car.

The children's playground has developed over the past couple of decades into a popular place for family enjoyment. In the existing situation of vehicle access within the CBG, there is a heightened level of risk for children who may run out onto the carriage way from the playground. This situation is out of step with modern expectations for children's safety in playground precincts.

Dust is generated by vehicle movement, and this settles on the plants and other features within the site, reducing their level of amenity and health. Vehicles are often parked off the carriage way, in the shade of trees. This leads to compaction of the root-zone of the trees, and wear-and-tear for the turf in these areas (which are sometimes left as bare dirt as a result). There are no formal parking zones within the CBG, so parking tends to be rather adventitious.

Informal use of the verge area for parking leads to erosion of the lawn border zones, and incremental widening of the carriage way surface. As illustrated, the road surface

is perhaps up to 50% wider than it had been originally intended, through wear and tear at the margins. A traffic surface of around 5 metres width would be appropriate and adequate for this landscape.

In addition, vehicles are known to be vectors of spread of pathogens (eg. carrying fungal spores from potentially damaging plant pathogens such as Myrtle Rust or *Phytophthora* spp.), and of weed seeds (especially agricultural vehicles that can carry and shed seeds as they move).

Nevertheless, in spite of these various potential risks and concerns, it is understood that strong public opinion in support of continued vehicle access is known to exist within the Colac region. Importantly, it has been noted that allowing vehicle access provides a valuable opportunity to bring into the gardens groups or individuals with mobility or disability issues, to enjoy the gardens environment and the views across the lake. If all vehicles were prevented from entering the CBG, then these members of the community would be denied this benefit.

A reasonable approach that continues to meet the needs of this sector of the community, but that reduced the general private vehicle traffic using the CBG's carriageway would seem to be sensible. It is suggested that access continue to be allowed for vehicles displaying a permit issued by VicRoads under their Disability Parking Scheme, including types A (driver/passenger), B (passenger), C (organisations transporting people with disabilities) or D (temporary permits), or their interstate or overseas-issued equivalents.

To alleviate the landscape and tree impact of informal (permitted) vehicle parking in the margin of the carriageway, it is suggested that parking zones of defined extent be considered. Given the width of the carriageway, it should be possible to accommodate these areas without significant incursion into the adjoining ground. In other words, the vehicles may be able to park on the edge of the existing carriageway surface (pending specific locations of parking zones).

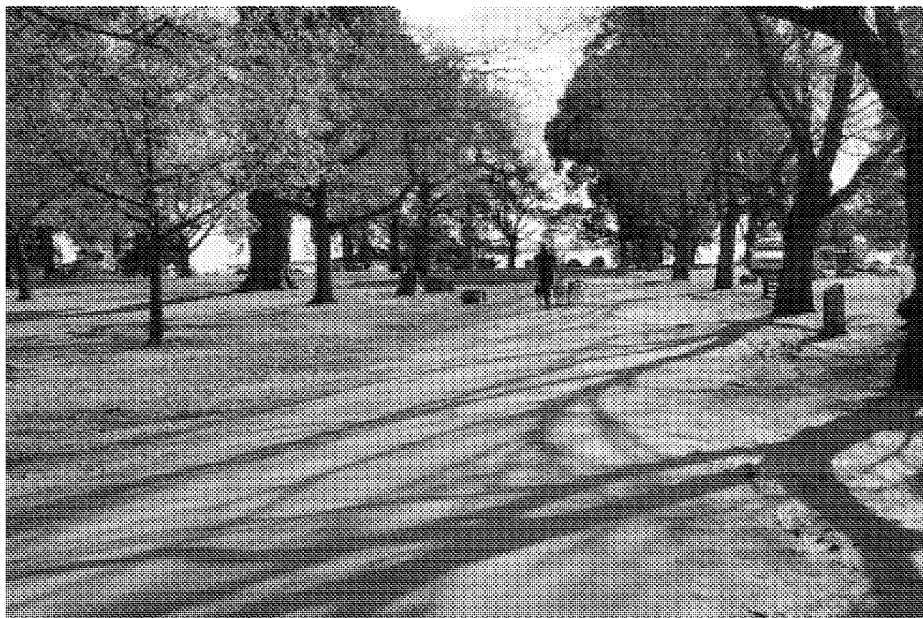
While some of the CBG's existing visitors from the community who have no personal mobility issues may not embrace the need for change to prevent access for their vehicles, it is suggested that a positive message of the benefits of undertaking a relaxing walk in the gardens may be appropriate, together with an explanation of the various reasons outlined above that support the removal of general vehicle access.

Recommendations:

- **It is recommended that only vehicles holding permits under VicRoads' Disability Parking Scheme (and CBG maintenance vehicles) are allowed to continue access to the Gardens on the carriageway, and that other private or commercial vehicles are no longer allowed access;**
- **That parking on the grass verge beside the carriageway be disallowed, but that designated parking zones be identified;**
- **That the road surface be re-established at a nominal width appropriate to the landscape (around 5 metres);**
- **That the interface between the road and the verge and garden beds be clearly delineated to avoid continuing wear and tear and compaction of**

surrounding areas;

- That the changed arrangements for vehicle access be monitored and reviewed after two years from implementation.



Carriageway in the vicinity of the children's play area. Note effects of informal parking close to trunks of trees.

Pedestrian access – paths

The pedestrian paths within the CBG form important elements in the design. Their layout allows the visitor to enter by one of the three main gates and meander through the site, reaching nodes of planting at path intersections. Their maintenance as practical and visual features is vitally important.

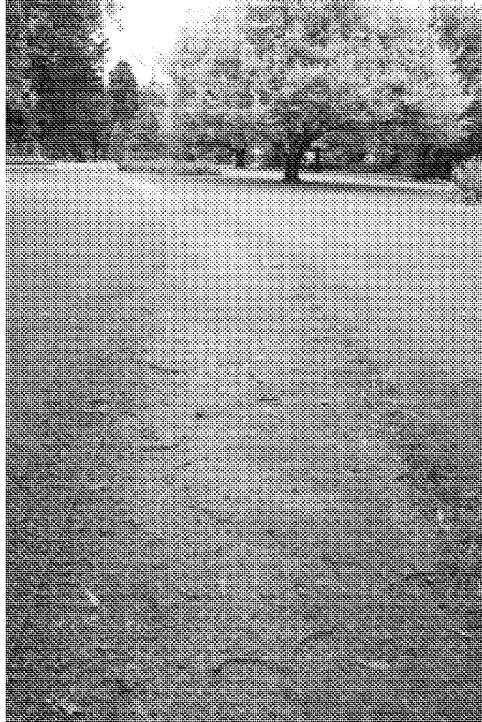
In most of the CBG, the paths are constructed from compacted gravel of varying grades, with metal edging. The metal edging is important, as it ensures that the path edges remain as delineated in the design, and that the turf interface with the path can be clean and well-defined. The gravel surface of paths tends to deteriorate and erode over time, and it is apparent that several sections of the path system are in need of renovation. Some minor paths, such as through the Otway flora collection at the eastern end of the site, are rock edged. The same principles regarding inspection and maintenance apply for these paths.

Re-gravelling is recommended, ensuring that a positive camber in the surface is achieved to avoid pooling of water on the surface. Paths should be inspected annually to establish the priority for renovation year by year.

Recommendations:

- **Implement a program of annual inspection of pedestrian paths to establish priorities for renovation.**

- Renovate with gravel consistent with existing materials on site, achieving convex profile (camber) of surface.



Pedestrian paths in need of renovation.



Rock-edged paths in the Otway mountain flora collection area.

Seats, picnic tables

The Patrick & Wallace report (1993) noted that there was a diversity of styles, material and construction of seats and a small number of assorted picnic tables within the CBG. Some were in quite poor condition. It was recommended that these be replaced when possible, with a standard design, perhaps consistent with the style adopted in Colac's Memorial Square.

Some of the older seats and picnic tables still remain, and their staged replacement on a priority basis as suggested above should be seen as a priority. In general, treated pine should be avoided as a material for seats or tables, as it is not consistent with the significant heritage values of the site.

All outdoor furniture within the CBG should be included in a programmed maintenance schedule, to ensure that they are kept in safe, useable condition, and that they are free from graffiti, or other damage.

New Viewing Platform

Construction of a new viewing platform on the northern side of the CBG has been completed in 2011 (opened formally on 21 February 2012). The concrete and steel structure is placed to take advantage of the spectacular views north across the foreshore and Lake Colac, and provides an access way from the lower foreshore common area up to the botanic gardens zone, via a newly built set of steps.



Construction of the new viewing platform steps, August 2011.

Opportunities for new planting exist adjacent to the constructed steps, and from the perspective of landscape context and growing conditions, extending the succulent them of *Aloe* spp., *Yucca* spp. and ground covering succulents would be appropriate. Placement of a striking individual tree such as *Aloe barbarae* (= *A. bainesii*) at the top of the steps would be appropriate and desirable.



Completed viewing platform viewed from below; faint traces of old terraces possibly seen to left of image.



Opportunity for planting adjacent to steps and platform.

*Note: the metal balustrade has now been painted dark green.

Terraces

During the early years of the Colac Botanic Gardens, a series of terraces set into the slope adjacent to (east of) the newly-constructed viewing platform provided visitors with a practical facility for seating, for viewing events and other attractions on the lower common and foreshore area. They may have been developed in conjunction with the early pavilion that existed on the lower area. Patrick & Wallace (1993) recommended their reinstatement as a priority – and indeed this should still be seen as a good opportunity to introduce tiered semi-natural seating, for viewing and enjoying various cultural events or activities, once the fire brigade training track is removed and the area becomes more suitable for public performances as a result. One could envisage live theatre, musical performances, dance, or other performance activities, with the superb visual backdrop of Lake Colac.

There are still faint visible traces, believed to be the lines of the old terraces in the slope (see image below). These are spaced at around one metre down the slope, and extend from below the viewing platform, east along the slope to near the first existing mature *Pinus radiata* (approximately 40 metres from the intersection of the new stepped access path and the main footpath that runs east-west along the bottom of the slope).

The terraces could be reestablished by excavating and reshaping the earth, and re-turfing the surfaces, to provide a practical and useable series of seating levels with low visual impact. There is a strong healthy growth of Buffalo Grass in this area – this or other robust summer grasses would be good turf types for this purpose.

Recommendation:

- **Re-establish terraced seating in the area where is once existed, for the purposes of viewing cultural events.**



Old terrace seating area – showing possible traces of terrace lines

Fire brigade training track

The presence of the fire brigade training track on the lower 'common' area was highlighted in the Patrick & Wallace report of 1993 as being an intrusive element, and its removal was recommended, with reinstatement at another location if the level of use justified this. Records of the Friends of Colac Botanic Gardens Committee meetings indicate that considerable discussion was held in April 1993, and that it was noted that the track was not being used even at that time for its intended purpose.

The fire brigade training track has remained *in situ* since that time, and has continued to be an undesirable element from a landscape perspective. The nature of the construction – bitumen track, cyclone fences and a tall moveable tower enclosed in a secure fence – is incongruous within the botanic gardens precinct. Its position on the flat area at the base of the terraced hill forms a barrier to the interface and potential use of this area for major public gatherings, artistic performances and general enjoyment. Visually, it is a negative element within what should be a high quality view from the upper part of the CBG towards Lake Colac.



View north from the new viewing platform, showing the visual intrusion of the fire brigade training track and ancillary structures.

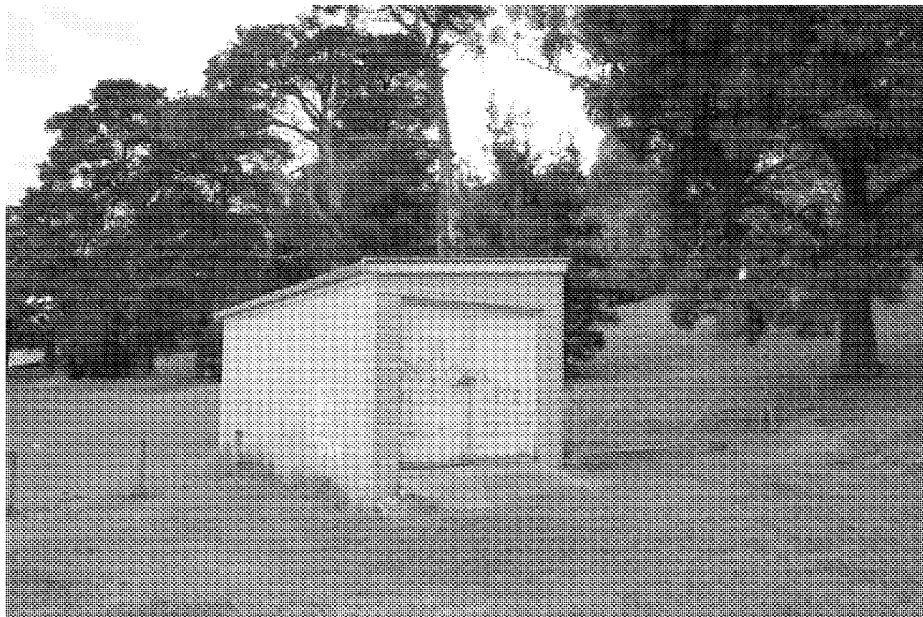
The fire brigade training track does not appear to be under regular use – the tower structure has clearly not been actively used for some time – but it is not known what pattern of use the facility receives across the year.

It is understood that the masterplan for Central Reserve in Colac includes a new location for the fire brigade training track. Its removal from the existing site would be a very positive step towards the integration of the CBG landscape and the foreshore 'common' area. The existing cream brick storage shed adjacent to the carpark at the western side of the foreshore common area should also be removed. It is also a

visually intrusive element within the landscape.



Fire brigade training track – a physical barrier dividing the lower area from the upper zone.



Fire brigade storage shed – a visual intrusion in the landscape recommended for removal.

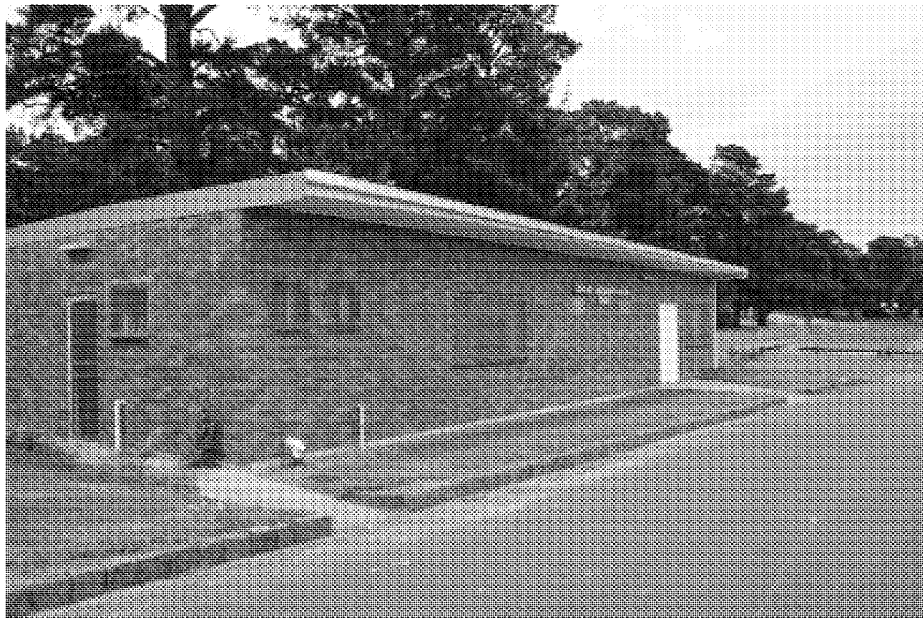
Recommendations:

- **Remove the fire brigade training track, its fences and ancillary structures (including the brick storage shed) at the earliest opportunity.**

- Reinststate the area with turf, consider additional planting of a small number of trees for shade in summer.
- Promote the use of this area for cultural events such as outdoor theatre, music performances, community celebrations and gatherings and other public uses.

Colac Anglers' Club building

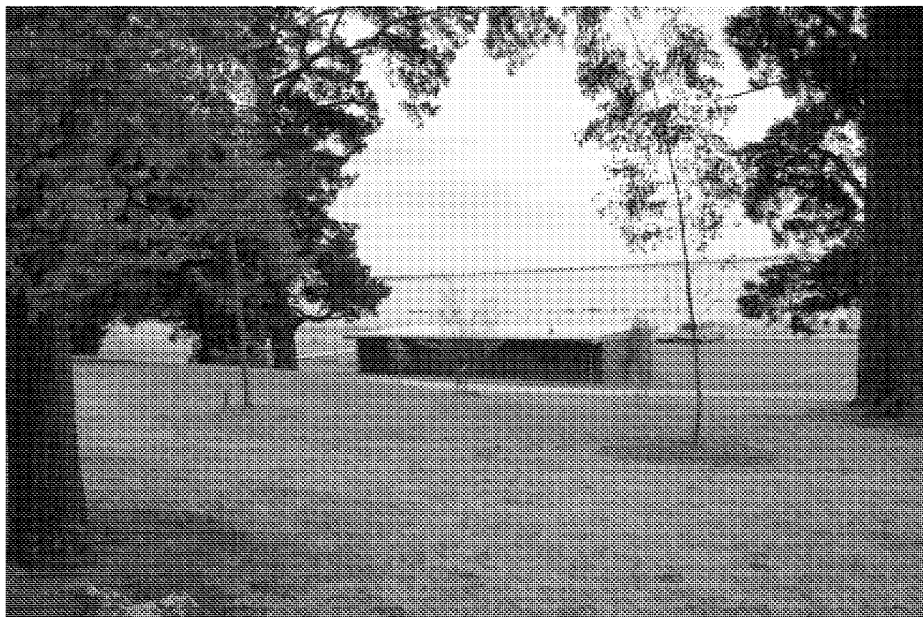
This structure is situated near the boat-ramp carpark, at the western end of the foreshore zone. It is not a visually attractive building, being described in the Patrick & Wallace report as having 'no architectural pretensions'. Its removal would be desirable for these reasons in the longer term – but while it is in good use, its visual impact could be softened by painting it in a neutral tone, and introducing screening planting, particularly on the western, southern and eastern sides.



Colac Angers Club building. Measures to reduce its visual intrusion are recommended.

Recommendations:

- Paint the building with a neutral tone to soften visual impact;
- Introduce screening planting on the eastern, southern and western sides of the building;
- Consider removal of the structure in the longer-term if alternative accommodation can be identified for the Colac Anglers' Club



Colac Anglers' Club building viewed from the south, showing need for visual screening.

Botanic Café – entry zone and external spaces

The original Curator's Cottage has been successfully converted into a café to service the needs of visitors to the CBG, and as a café venue in its own right open seven days per week. As discussed in the section on Community Engagement, it also currently accommodates the needs of the Friends of the Colac Botanic Gardens for their meetings and other gatherings.

The majority of visitors to the Botanic Café approach after parking at the northern end of Gellibrand Street, or otherwise by foot from this direction. The entry to the café for these pedestrians should therefore reflect the 'special' nature of the site as a historically and culturally significant botanic garden. Unfortunately this is currently not the case. The approach is via a narrow but serviceable brick-paved path, which enters next to a large rubbish skip*. While the café is well labeled with signs, there is little to provide information or orientation regarding the botanic gardens and its features.

(*note: the skip was not present on a subsequent visit to the site.)



Relocation of the skip to a less visually intrusive site is strongly recommended.

The timber structure to the north of the entry path is utilized by the Friends of the Colac Botanic Gardens for informal plant sales. This is a compatible and appropriate function, though the limited space would hinder significant expansion of this activity.

While the café has an attractive outdoor service area on a constructed timber deck to the north of the building, again there is nothing to indicate the nature of this site as part of a notable regional botanic garden.

The opportunity exists in such areas to present visually stunning plant displays, which could be rotated or changed throughout the year to ensure that the something exciting and interesting is always on show. In addition, this is an ideal location to provide some orientation and information regarding the CBG and its significant tree assets and other living collections.

Recommendations:

- **Relocate the rubbish skip to a site out of the general public view, and away from the main zone of public access to the Botanic Café;**
- **Provide signage or other information regarding the botanic gardens at the entry point to the café from Gellibrand Street;**
- **Consider options for visually interesting plant displays (possibly in containers or planters) on the decking area of the café;**
- **Provide information about the botanic gardens and its collections to café patrons, on tables or fixed locations within the café zone.**

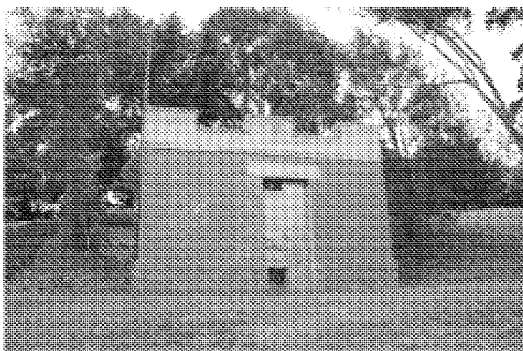
Old toilet block

The 1930's decommissioned toilet block on the slope towards the western end of the site is noted as having 'excellent visual quality', and 'punctuating the slope effectively establishing a picturesque element' in Patrick & Wallace (1993). Its architecture remains intact, but sadly its visual quality has deteriorated, with extensive graffiti and the signs of misuse. Access to the building is possible from the northern side, through the original entry opening.

A case for excluding access could be made – though whether this would resolve the existing graffiti issues is unclear. Nevertheless, there is no reason to access the building for acceptable visitor activity.

Recommendations:

- **Graffiti on this building is removed or painted over;**
- **Access through the opening on the northern side of the structure is closed;**
- **Regular inspection and removal of graffiti is carried out.**



1930's toilet block – access on north side



Internal view of 1930's toilet block

ENVIRONMENTAL ISSUES

Planning for a changing climate

Climate change is a complex and challenging issue. Expert opinion continues to differ regarding the detailed effects derived from climate modeling, but there currently exists general acceptance that the climate is – and is likely to continue to – change, as a result of various factors. Broadly in Victoria, the likely effects in the 20-50 year outlook period would mean that most regional areas in western Victoria will become drier and hotter on average. Precisely how much hotter and drier depends on a range of variables, including mitigation of carbon dioxide build-up in the atmosphere.

Scenarios provided by the Victorian Government's Office of Climate Change indicate that on average across the Corangamite Region (which stretches from Ballarat to Cape Otway and includes Geelong) by 2070 the region can expect to be:

- 1.3 degrees C warmer with 6% less rain under a lower greenhouse gas emission growth scenario
- 2.4 degrees C warmer with 12% less rain under a higher greenhouse gas emission growth scenario

In summary, the greatest increases in temperature are expected in summer (with more extreme hot days), the greatest decreases in rainfall are expected in spring, and there will be fewer rainy days but increasing rainfall intensity. By 2070, the run-off into the Barwon and Moorabool Rivers and Lake Corangamite is expected to decrease by up to 50%.

While these projected changes in temperature and rainfall may not seem significant, their combined effect would mean noticeable changes at the local level. In horticultural terms, the change of a degree or two can mean that a species that is surviving but at the limit of its tolerance will no longer be viable. Plants that can survive in the historic rainfall conditions may require substantial additional irrigation to keep it alive. Changes in air temperature are harder to mitigate in horticulture. Extremely high air temperatures, such as those experienced in Victoria in 2009 (over 45 degrees C) can lead to severe scorching and death of some species.

More intense rainfall days mean reduced levels of water infiltration into the soil profile – and higher rates of runoff. So while the rainfall may be measured at a particular volume, in terms of 'effective rainfall' it may have a less beneficial result.

In terms of planning the future living landscapes of gardens, the clear message is that a priority should be placed on selecting plants that are already well-suited to growing in the local conditions, and have the ability to cope with conditions that may be hotter and drier to some extent. This is an extension of the 'homoclimatic' approach – where plants from parts of Australia or the rest of the world that have analogous growing conditions are chosen. To cater for hotter, drier conditions, the frame for assessing the homoclimatic conditions needs to be moved into the nearest biozones that exhibit these characteristics.

For example, instead of seeking plants from mid- to north California, one would examine the flora of southern California. Rather than sourcing plants from Yunnan in southern China, we would look to areas of western Asia that demonstrate conditions

closer to our model. The result of taking this more measured and planned approach (with regard to selecting plants based on their natural growing habitat) is that the plants will have the best chance of survival in the predicted warmer and drier conditions, and the resources required to keep the plants alive and healthy will be contained.

For a garden such as the Colac Botanic Gardens where much of the value of the existing site lies in its mature tree collection, clearly there is a need to ensure that as far as is practicably possible, the existing trees can survive. This may mean closer monitoring of their health and condition, timely remedial treatment for structural or health issues, monitoring of soil moisture characteristics, and if appropriate, consideration of areas of specifically higher irrigation for chosen individual trees. Despite these measures, the life-span of some of the mature trees may be shortened, so succession planning must be given a priority.

Lawn areas play a critically important role in terms of the landscape quality for this garden. Just as it is important to plan for plant selections to best suit the prevailing and expected climate conditions, so too it is sensible to consider a process for conversion of a proportion of the lawn turf to warm season grasses. These grasses will thrive in summer with a lower water requirement than cool season grasses (which currently make up the majority of the turf within the site). Warm season grasses include Kikuyu (*Pennisetum clandestinum*) and the various Couch varieties (*Cynodon dactylon*). (see section on Turf and Lawns XXXX)

Irrigation Management

The Gardens is currently irrigated through an in-ground watering system, with occasional manual watering by hose where needed. The supply is from the potable mains water, via sub-mains and reticulation that were installed during the period 2005-7. Generally the system is in good order.

Scheduling of irrigation (application frequency and duration in any specified area) has been guided by observations of plant condition, weather characteristics (temperature, precipitation, wind), appearance of turf, and cyclic patterns (succession of irrigated areas within the Gardens). This combination of approaches has worked reasonably well across the site – given the limitations of technology in place.

As with all sites where irrigation volumes, duration and frequency are guided by observations of symptoms above the ground, there is a degree of what might be termed 'educated guesswork'. This is not a criticism, but more intended to highlight the nature of irrigation decision making in the absence of a quantified soil moisture measurement system.

It would not be unreasonable to continue the irrigation of the Gardens in the manner that has been demonstrated over the past few years – though in the event of water restrictions, this may not be possible. If a more tailored and needs-based irrigation of the site is to be given priority (and this should be the aim in public gardens and parks to ensure that their community responsibilities are being met), then a system of soil moisture sensing would be recommended.

Such a system would provide daily and continual data on the moisture availability within the root-zone of plants within the Gardens, and would thereby inform the need for irrigation, and the volume and frequency. Through the use of such technology

alone, significant savings in water use can be achieved, together with maximizing plant health through not under- or over-watering.

The irrigation efficiency of the existing system should also be checked – to understand in detail the patterns of delivery across the site. This is a relatively simple process involving placement of catch-cans within specified distances in the radius of the sprinkler's trajectory. It is known, for example, that impact sprinklers have a fairly uneven distribution of water in their total radius, compared to other forms of turf sprays or other sprinkler heads. An understanding of the irrigation efficiency is very valuable in ensuring that irrigation timing and duration are achieving the best effect for plant health within their radius.

Continuing the regular applications of a good quality organic mulch to all garden beds will ensure that moisture lost from the soil by evaporation is kept to a minimum. Application of an organic mulch layer within the canopy zone of selected trees should be considered where a tree may be showing signs of drought stress, compacted soils or other local issues.

Planting of new trees or other significant new planted areas should be undertaken during the period from autumn to spring – avoiding planting new material during the dry and hot months of summer. New trees may require hand irrigation during the first couple of summer seasons to ensure that they are well established, and that the investment in planting is not wasted.

Turf should be augmented by additional warm-season grass species introduction – see section on Lawn Composition.

Water Supply

While it is understood that the existing water supply is from potable mains water, opportunities for the use of recycled water may arise in the future. Use of recycled water for irrigation can have many benefits, particularly in regard to availability (in times of restriction to potable water supply), and in cost. Weighed up against these factors however is the cost of installation of reticulation to keep the recycled supply separate from the domestic supply on site (as required in the café, depot and public amenities), and the water quality characteristics of recycled water.

If a recycled water supply is under consideration, a vital initial step is to undertake testing of various chemical and physical factors relating to the water, and to assess the results alongside the acceptable parameters for irrigation supply. Often recycled water (depending on its class rating) will have unacceptably high levels of phosphates, nitrates or salts for healthy plant growth. Salts can be particularly damaging for a garden, and recovery of a site from application of saline irrigation over a period of time can be very difficult.

A table presenting acceptable water quality parameters for irrigation (as defined by the Royal Botanic Gardens Melbourne) is attached in Appendix F.

Recommendations:

- **Consider existing and future predicted climate when choosing species**

for planting within CBG, seek taxa from homoclimatic zones;

- Monitor the performance and health of existing valuable plantings (particularly trees) and if necessary, apply additional irrigation in dry summer periods to ensure the health and survival of the individual trees;
- Consider the installation of technology to better understand the soil moisture characteristics of the site; and utilize such tools to assist in the management of volume and frequency of irrigation for best plant health outcomes;
- Ensure that the irrigation system is regularly checked for optimum operation and efficiency;
- Time new planting for autumn – spring; avoid new plantings through summer;
- Continue to apply organic mulches to garden beds to reduce evaporation of moisture from the soil;
- If recycled water is being considered for irrigation use, ensure that its physical and chemical properties meet quality criteria for soil and plant health, and public health.



Colac Botanic Gardens, December 2011.

WEED MANAGEMENT

Over recent years, the issue of potential weed risk from plants introduced through botanic gardens (or other gardens) has become prominent. A number of common environmental weeds were introduced as desirable garden plants, only to ‘escape’ to natural environments and cause considerable problems. The costs of weed control across Australia each year are very significant, and the loss of habitat and threats to vulnerable native species from weed infestation are also of great concern.

Major botanic gardens around Australia (led by the RBG Melbourne) have participated in the formulation of policies and procedures to address the weed risk issue. In 2004, the Council of Heads of Australian Botanic Gardens (CHABG) established an Australian Botanic Gardens Weed Network to further develop processes for weed risk assessment, and most of the major Australian botanic gardens, zoos and allied agencies are now members of this network.

Arising from these initiatives, an excellent and detailed paper on the issue of weeds, their impacts and risks can be found in:

Spencer, R (2006). Garden plants as environmental and agricultural weeds. Resources and information pack; with emphasis on Victoria. Royal Botanic Gardens Melbourne, Weed Working Group.

The managers of botanic gardens around Australia, including large city-based gardens and regional botanic gardens are now mindful of the need to take a more watchful and thoughtful approach to introducing plants to horticulture, to avoid further introduction of new potential weeds, and to ensure that the spread of existing ornamental plant weeds is kept to the minimum.

Weed Risk Assessment

The following summarized information and tables have been modeled on those in Spencer (2006).

RISK = (IMPACTS & POTENTIAL DISTRIBUTION) X INVASIVENESS

Plants can be placed into broad risk categories, according to an assessment of their level of comparative invasiveness, and the impacts and potential distribution of their spread.

The risk matrix

INVASIVENESS	IMPACTS & POTENTIAL DISTRIBUTION		
	LOW	MEDIUM	HIGH
LOW	LL	LM	LH
MEDIUM	ML	MM	MH
HIGH	HL	HM	HH

Invasiveness can be judged by considering the plant’s natural characteristics for spread – such as production of propagules, seed quantity and dispersal, underground structures (eg. stolons), tolerance of a broad range of growing conditions etc., and any known weed issues involving the particular species in comparable climatic and growing conditions.

In considering whether to introduce plants to a garden, and how to manage plants that are already growing in the gardens (which may have been growing there for some time), the ‘garden landscape and collection values’ factor may also be considered, as below:

Weed Risk Management Matrix

WEED RISK ASSESSMENT	GARDEN LANDSCAPE AND COLLECTION VALUES		
	Low	Medium	High
LOW RISK	grow	grow	grow
MEDIUM RISK	Do not grow; if already present, develop management strategy for eventual removal	Grow, but implement management procedures to monitor plant	Grow, but implement management procedures to monitor plant
HIGH RISK	DO NOT GROW If already present, develop strategy for eventual removal	DO NOT GROW If already present, develop strategy for eventual removal	DO NOT GROW If already present, develop strategy for eventual removal. Seek advice from Weed Management Council for possible exemption in extreme cases

It is recommended that new introductions of plants to the Colac Botanic Gardens be assessed for their potential for weediness, before they are added to the collections. Vigilance should be maintained regarding the existing plant collections and general planting, to be aware of any plants or groups of plants that may start to spread as weeds within the CBG or its surrounding lands. Such potential weediness should be addressed promptly with well-reasoned decisions, to avoid longer-term issues.

Further potential exists to support the Shire of Colac Otway’s public education on environmental weeds, through on-site interpretation and printed material.

Recommendations:

- **Ensure that new plant introductions are assessed for their weed risk potential;**
- **Avoid introducing plants that present a significant risk of 'escape' and uncontrollable colonization in the CBG and in surrounding landscapes;**
- **Avoid propagation and distribution of plants that are known to have significant weed risk potential;**
- **Utilise the management of weed risk as a public educational tool, to improve community understanding of environmental weed issues.**

BIOSECURITY MANAGEMENT

Biosecurity is broadly defined as the protection of a site or area against threats from pathogens (harmful diseases) and pests. Pathogens may be in the form of fungal infections (eg. Dutch Elm Disease and various *Phytophthora* spp.), bacteria (eg. fireblight) or viruses (eg. potato virus). Pests are often insects, and these may cause direct damage (eg. Elm Leaf Beetle), or be vectors for pathogens (eg. Elm Bark Beetle – the vector for Dutch Elm Disease).

Publicly accessible gardens face various threats from introduction of various pests and pathogens on clothing, footwear, vehicles, animals, birds and plant material. One of the significant current threats is Myrtle Rust (*Uredo rangelii*), a fungal pathogen which appeared in Australia for the first time in NSW in 2010. It is spreading both north and south, and has recently been detected on susceptible plants in Victoria (see <http://www.dpi.vic.gov.au/forestry/pests-diseases-weeds/diseases/myrtle-rust>). In Australia, around 100 Myrtaceous species have been identified hosts for the disease, including Eucalyptus and Callistemon. A specific local action plan to deal with any outbreak of Myrtle Rust (consistent with DPI protocols) is recommended.

Generally, adoption of Integrated Pest Management (IPM) principles is recommended. IPM involves implementing a range of related strategies to minimize the risk of harmful incursions, and to formulate treatments that are environmentally less harmful than utilizing chemical controls alone. For example, reducing the numbers of a particular host plant of a serious insect pest, using biological controls such as the introduction of specific predatory insects, timing irrigation to minimize the conditions suitable for fungal infection and growth, formulating standards for plant health of material introduced to the site, hygienic disposal of diseased material to minimize the risk of disease spread etc.

Tools used for pruning, digging or other on-site operations involving cutting plant material or excavation of soil should be thoroughly cleaned between activities, or (as practical) before movement from one part of the site to another. Digging equipment should be washed down with a suitable biocide to reduce the risk of spread of soil-borne pathogens from zone to zone within the site. Machinery introduced to the Gardens that has been in use elsewhere within the region should be cleaned of any soil and plant debris before they enter the site, as these can carry pathogens and weed seeds.

Contractors' specifications should include a requirement for machinery to be clean of

soil or plant debris before entering the site to commence operations. If appropriate, the Gardens curator or gardens staff may need to check the condition of machinery.

Just as for weed plant management, vigilance is extremely important to ensure that the symptoms of any new pathogen or plant pest introduction are noticed early, and the appropriate controls are put in place. Liaison with the State Government's Plant Standards Branch of Biosecurity Victoria (Dept of Primary Industries) is also important, in the event of a damaging outbreak.

Where the circumstances dictate, it may be necessary to close the site to vehicle access, in order to control risk of pathogen introduction. Such contingencies may present a valuable opportunity for public education and awareness raising (regarding the particular issue and the appropriate control measures).

Recommendations:

- **Where practical and feasible, adopt the principles and practices of Integrated Pest Management (IPM) for the control of biological pests and diseases;**
- **Establish hygiene protocols for garden tools and equipment to reduce the spread of soil and plant-borne vectors and pathogens;**
- **Ensure that contractors' vehicles and equipment are free of soil, plant material and seeds before they enter the site;**
- **Maintain vigilance within the CBG to ensure early detection of any pathogen or pest incursion;**
- **Prepare specific action plans to respond to any infection from specific pathogens such as Myrtle Rust.**

COMMUNITY ENGAGEMENT

Friends of the Colac Botanic Gardens

a. Background

The Friends of the Colac Botanic Gardens ('the Friends') was formed in 1990 (first meeting May 15, 1990). In August 1993 it was formally appointed as an Advisory Committee to the (then) Colac Otway Shire Council.

While the group's membership in number hasn't necessarily been high, it has over the years since establishment played an important role as a conduit for community representation, in partnership with the Shire of Colac Otway. The Friends have had an active involvement in support of the CBG through various activities such as plant sales, hosting visits to the site, providing guided walks, day-trips to other botanic gardens, and on-site activities for the broader community. An important role of the Friends is advocacy for the CBG's protection, future planning and appropriate development and enhancement.

There is no doubt that a strong and active Friends Group is a valuable asset for a public botanic garden. The range of support and promotional activities undertaken by the Friends provide significant benefit for the CBG, both in real terms, and as an avenue for increasing the community's ownership and engagement with the Gardens.

The Friends provide a readily accessible sounding board for management decisions relating to the CBG, and if appropriately engaged in planning discussions and decision-making, can provide the strongest advocacy for the Gardens' future development and growth.



The Friends' plant sales area, adjacent to the Botanic Café.

A small plant sales area is located adjacent to the Botanic Café, and visitors can make payment for purchases (very much an honesty system) at the counter in the café.

The records of the Friends' committee meetings reveal several recurrent issues of concern, including vehicle access to the CBG which has been mentioned as a concern frequently from 1990 onwards, that the fire training track should be removed, that the site's planning and curation should be given focus (leading to production of the Patrick & Wallace report of 1993, and this update), that plant labeling should be given priority, site security and plant selection issues, among many others.

b. Friends' facilities

The Committee of the Friends group currently utilizes a room within the Café (old curator's residence) for meetings, on the basis of bookings. While the meeting room to some degree meets the needs of the group for meeting space, it falls short of being a dedicated space with secure facilities and storage space for the Friends. Commonly, a support group such as the Friends within a regional public botanic garden should be provided with a dedicated space for their non-public activities. Examples of such facilities can be seen at Geelong Botanic Garden, Bendigo Botanic Garden (White Hills), Australian Inland Botanic Garden (near Mildura), and Ballarat Botanical Gardens.

At this stage, several clear opportunities exist to meet the future needs of the Friends group. The lowest cost option is to provide a continuing exclusive use of the meeting room of the café, so that resources such as the Friends' library collection, records, photographs, notes and other items can be safely stored and easily accessed as needed. Meetings, both formal and informal can then also be held without the need for a pre-booking process. It is understood however that maintaining flexible use of the meeting room is important for the viability and business plan for the Café, and that therefore excising the meeting room from the café would not be a favored option.

A second option is to formalize shared access to one of the other existing buildings in the precinct – such as the Angling Club building. This building sits adjacent to the Gardens on the foreshore at the north-east end of the site. While being reasonably conveniently located, the nature of shared access and use of a facility such as this can have a range of issues. The Angling Club has not been approached in the course of this study to canvass options for sharing their club building – if that is the preferred option for the future than a separate process of discussion and negotiation of shared use would need to be undertaken. It is understood however that while the building has had limited use over the past few years because of the lack of fishing activity in the lake in its drought-induced condition, now that it is reasonably well-filled again, fishing activity is likely to increase. Use of the Angling Club building will therefore increase also, and shared access may not therefore be the best option.

A third option, and the one with the greatest potential benefit over the longer-term, is to construct a new purpose-built facility for the use of the Friends within the general precinct. Given the culturally and historically significant nature of the Gardens landscape itself, and the unacceptability of alienation of the gardens landscape for

the purposes of such a new construction, the only realistic possibility for consideration of construction or installation of a new building would be outside the garden in the surrounding land. In principle, a footprint of public land in the existing informal parking zone immediately west of the CBG has been suggested as a location. This would have the advantages of being accessible to public and community groups, conveniently located close to the café and the CBG entrances, and easily serviced.



Informal parking zone outside western end of Colac Botanic Gardens – a potential area for construction of a Friends' facility.

If this option is preferred, a more detailed process of planning and design will need to be undertaken, to address questions of function and scale of building, services, access, operational requirements and so forth.

c. Outlook

In order to gain the most benefit from the existence of an active Friends group, the Gardens' management needs to ensure that there is a commitment to continuing to engage the Friends in discussions relating to the current and future development of the site and its living and built fabric.

Considerable potential exists for the Friends to take a stronger role in engaging the local community, particularly through the on-site delivery or facilitation of education programs for the local schools. Botanic gardens can play a very positive role in the schools' curriculum delivery, and the site and its plants can be utilized as resources for the teaching of a wide array of subjects.

A good model for the development and delivery of education programs for local and regional schools can be found at the Geelong Botanic Garden, where building on some years of voluntary work, an Education Officer is now employed under the auspices of the Friends of Geelong Botanic Garden for this purpose (see <http://www.friendsgbg.org.au/education.php>). The GBG set-up provides a very

useful learning model for future thinking regarding the Colac Botanic Gardens' educative potential. The school education programs compliment the Victorian Government's ResourceSmart Schools (AuSSI Vic) checklist for the Biodiversity Module, and support the Victorian Essential Learning Standards (VELS) and Principles of Learning and Teaching (POLTs). The programs are coordinated by a qualified teacher/horticulturist, assisted by experienced sessional teachers who have completed "Working with Children" checks.

There is no reason why the same model could not be developed and applied within the Colac Botanic Garden, to service the needs and engage the school communities of the Colac regional schools. In addition to providing the obvious benefits in terms of the teaching frameworks outlined above, this approach also assists in developing a sense of value and engagement in the botanic garden among the younger sections of the community. Such a generational investment for the future supporters of the CBG cannot be underestimated.

Other activities that are (or can be) undertaken by the Friends to provide significant benefits for gardens visitors generally include guided walks, (with expert insights regarding the history and botanical interest of the site), special events to bring the community into the garden (eg. Easter egg hunts, Christmas celebrations, Wattle Day, harvest festivals, etc.).

Recommendation:

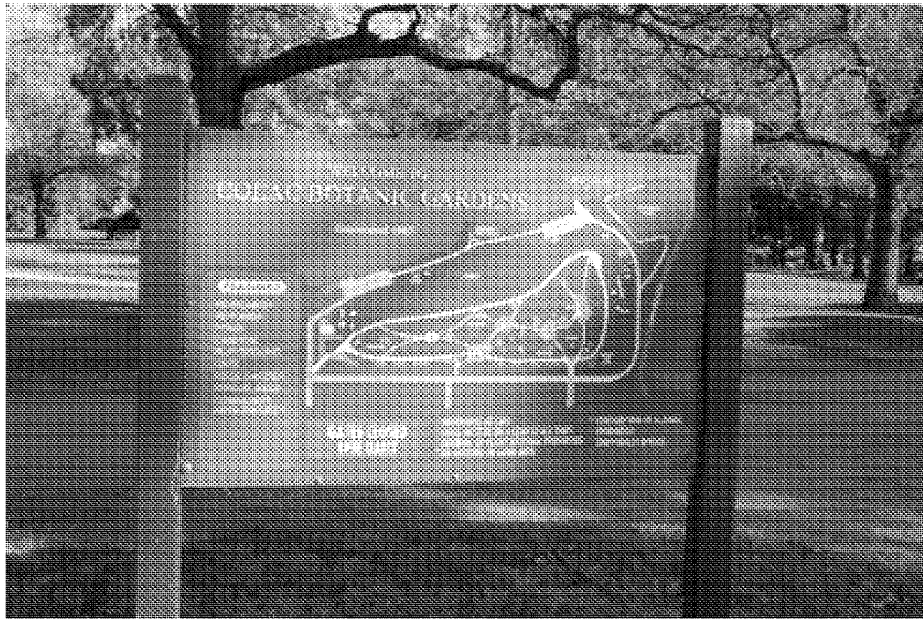
- **That the option of construction of a purpose-built structure in the precinct to the west of the CBG be investigated, and if agreed, that planning and fundraising processes be undertaken as appropriate.**
- **That models for schools education programs and other public engagement currently being successfully delivered at kindred botanic gardens organisations be investigated, and a specific plan be developed in consultation with key local stakeholders.**

Site and Collection Interpretation

Currently the site is interpreted to some degree through the presence of some main information and orientation signs, plant labels and a small number of plant collection interpretive signs.

Interpretive information is important for botanic gardens, because it assists visitors to understand the special nature and purpose of the site, and to learn about features such as plant collections, conservation projects, cultural heritage and significant features.

a. Main information and orientation signs



Main information sign at entry precinct.

The main information and orientation signs provide a good map and layout of the garden, and some basic information about the site's facilities and a selection of regulations. Unfortunately, at present they don't convey much of the special nature of the botanic gardens, its cultural heritage or living plant collections. This in turn contributes to the public perception of the place, and the possibly limited understanding of its role and significance as a botanic garden.

It is suggested that over time these signs might be augmented or improved to include such information. Such information could also be available in some form

b. Plant labels

The plant labels within CBG are a mixture of the anodized aluminium plates (photographically-printed 'Gedakop' system) sourced from the Royal Botanic Gardens Melbourne in the 1980's and 1990's (the system ceased to be used there in the mid-1990's), and engraved metal labels, sourced from the Friends of Geelong

Botanic Gardens.



Aluminum plate plant label – Gedakop system

Plant labeling is a key component of a good botanic garden – both for the public benefit of being able to identify the specimens within the site when visiting, and also for the maintenance of good accurate plant records for the garden’s curator or manager. It is essential that good records are kept of stock accessioned and planted out – and that the material can be re-found, with its identity and details quickly and easily able to be accessed.

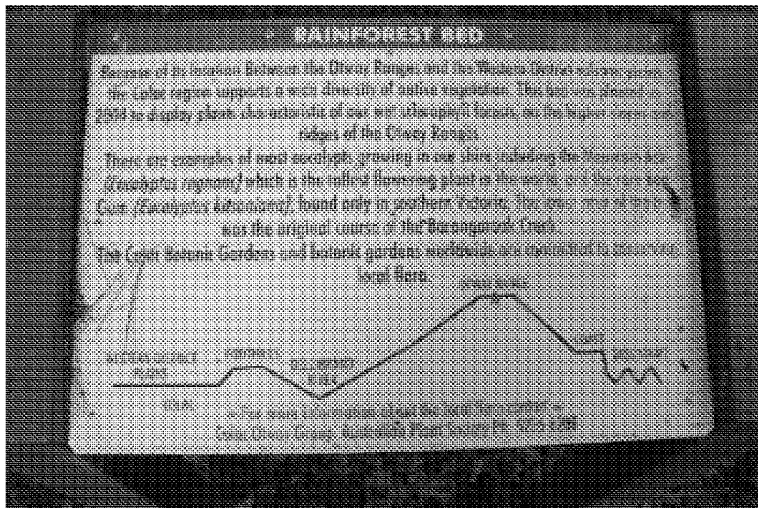
A good, durable, cost-effective and readily available plant labeling system for the CBG needs to be identified, to ensure that the plant-labeling program can be reasonably serviced into the future. Plant labeling is a role to which that the Friends group may well be able to helpfully contribute. This function is being very usefully supported by Friends groups in other regional botanic gardens. It may be that the existing arrangement of supply from the Friends of Geelong Botanic Garden may be suitable for the medium term, but equally a more locally-based production system would have benefits of supply and replacement at shorter notice.



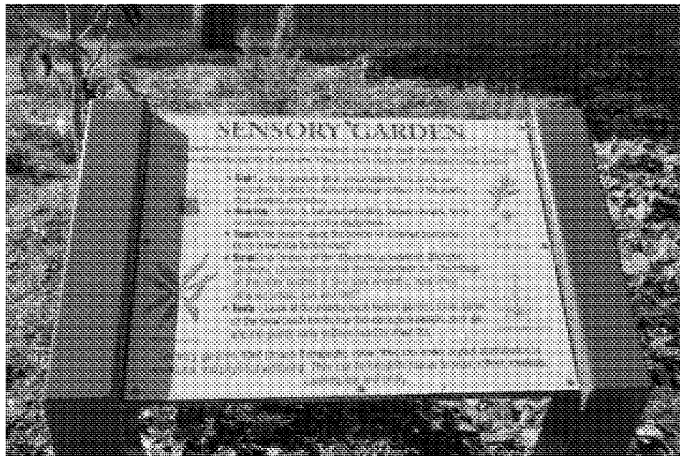
Engraved metal labels currently in use, sourced from Geelong Botanic Gardens.

c. Plant collection interpretive signs

Apart from plant labels, other interpretive signage within the site has a variable appearance, level of detail, construction and material. For best results over time, it is recommended that a 'house style' for interpretive signage be adopted. The signs should have consistent style, font (size and type), colour and finish. The information should be pitched at a reasonably consistent level. It should aim to provide perhaps more than one level of information, so that there is value for the casual 'skimmer', and also for the person seeking a greater level of information.



Recent interpretive sign – Rainforest Bed.



Recent interpretive sign – Sensory Garden.

Recommendations:

- That the main entry information and orientation signs be augmented or replaced over time, with inclusion of specific information about the cultural and botanical significance of the site, and its living plant collections;
- That engraved metal plant labels continue to be sourced from the Geelong Botanic Gardens for the foreseeable future;
- That options for a locally-based plant label production system be investigated, as an alternative to the current source of supply for the longer term;
- That a style guide for interpretive signs within the CBG be commissioned and adopted to achieve a more consistent appearance.

Internet

The CBG has a very low profile and presence within the Shire of Colac Otway's internet pages. Indeed it is hard to locate a reference to the CBG on the shire's internet site, let alone a good level of tourist information, or interpretive or educative detail. A Google® search brings up a set of references from more general sites such as the ANBG register of botanic gardens, the National Trust's garden register, ABC's Gardening Australia television program etc. There is however a dearth of good detailed and relevant information about the site going through the local shire channels. The internet-based potential is therefore still relatively untapped. This situation should be remedied as a high priority.

Recommendation:

- **That information regarding the Colac Botanic Gardens be easily located within the Shire's website;**
- **That the information (at the least) includes location, summary of history, cultural importance, living collections and details of the Friends of CBG.**

APPENDIX A: Collection Management Plans

COLAC BOTANIC GARDENS - COLLECTION MANAGEMENT PLAN

Collection Name: Southern Australian Acacias

Location within site Scattered through site

Collection category: (as per Living Plant Collections Policy and Plan)

Taxonomic & Evolutionary

Objectives of collection:

1. Display a selection of species of Acacia from south-eastern Australia to show diversity within the genus.
2. Display Acacia spp. that perform well in local growing conditions
3. Demonstrate diversity of growth form, flowering display and timing

Interpretation objectives:

(broad messages to be interpreted from collection)

1. Acacia is one of Australia's iconic genera, with over 750 species across the country.
2. Acacias have are very well adapted to our varied climate and growing conditions, including adaptations for species regeneration after fire.
3. Selected Acacia spp. have great horticultural potential for the home gardener, and are easy to grow.

Current plant list:

34 taxa on gardens list – good representation of common and some less common species. Some augmentation of the collection would be beneficial – particularly to get a longer duration of flowering display with CBG.

Species as at Sept 2011:

Acacia acinacea
A. baileyana
A. calamifolia
A. cardiophylla
A. cognata
A. cognata 'Lime Magic'
A. cultriformis
A. dealbata
A. decurrens
A. elata
A. falciformis
A. floribunda

A. glaucoptera
A. howittii
A. implexa
A. iteaphylla
A. leprosa 'Scarlet Blaze'
A. longifolia
A. mucronata
A. mearnsii
A. melanoxyton
A. myrtifolia
A. myrtifolia prostrate form
A. paradoxa
A. pendula
A. podalyriifolia
A. pravissima
A. pycnantha
A. retinodes
A. saligna
A. sophorae
A. stricta
A. suaveolens
A. verniciflua
A. verticillata

Priorities for collection development:

(genera, taxa, plant type, collecting zone, rare & threatened material etc.)

Greatest scope for low to tall shrub layer within CBG (limited opportunities for planting specimen trees; continue to disperse the collection through the site, rather than grouping many acacias together in one bed (unless to show contrast between two types or growth forms).

Some possible additions:

Acacia adunca
A. alata
A. aneura
A. beckleri
A. boormanii
A. buxifolia
A. deanei subsp. *paucijuga*
A. doratoxyton
A. flexifolia
A. genistifolia
A. glandulicarpa
A. gunnii
A. hakeoides
A. kettlewelliae
A. lanigera
A. montana
A. obliquinervia
A. oxycedrus
A. riceana
A. rigens

A. sclerophylla
A. sicutiformis
A. terminalis

Brief history of collection:

Collection has developed over a long period, prominent specimen of *Acacia falciformis* was an early planting. Many of the species are relatively recent additions – post 1990.

Horticultural management notes:

Fertilising/nutrition	Little required. Local soils are quite fertile enough to support strong growth of most Acacias.
Pest or disease issues & treatment	Some species prone to infestation from the larvae of various moths, and wasp galls. Galls should be manually removed if possible, and destroyed.
Propagation	Generally propagation by seed most effective; some seed requires scarification, soaking or heat treatment (check specific requirements); Cutting propagation effective for some taxa – but seed easier.
Cultivation	Quick growth for most species, occasionally requiring support up to 1m height.
Pruning	Formative pruning of young stock important – removing weak branching, co-dominant stems etc.

Reference material

(eg. literature, people, organisations, websites etc.)

Australian Plants Society (formerly SGAP)
BGANZ (Botanic Gardens Australia & New Zealand)
Dept. of Sustainability & Environment (DSE)
(add)

Collection Management Plan reviewed by:.....

Date of review: Next review recommended:.....

COLAC BOTANIC GARDENS - COLLECTION MANAGEMENT PLAN

Collection Name: *Quercus* (oaks)

Location within site Scattered, many in avenues

Collection category: (as per Living Plant Collections Policy and Plan)

Taxonomic & Evolutionary

Objectives of collection:

1. Display of species of *Quercus* with historic associations with Colac Botanic Garden, and to continue to form a significant basis of the tree structure of the site.
2. Display of species of *Quercus* that are well-suited for Colac's climate and growing conditions
3. Display of species from western USA, northern Africa and Mediterranean zone, to show adaptations to climatic conditions.

Interpretation objectives:

(broad messages to be interpreted from collection)

1. Oaks were planted very early in Colac's history, and form part of the historic fabric of CBG and Colac's living landscape
2. There are various species that are well-suited to growing in the local conditions, many are drought tolerant, particularly some evergreen species from western USA, northern Africa and the Mediterranean region.
3. There is great diversity in the genus *Quercus*.

Current plant list:

(assessment of gap)

Several taxa well represented (particularly in avenues) such as *Q. canariensis*, *Q. robur*. Avenue plantings should continue to be of matching species. Reasonable diversity of taxa – 15 spp or hybrids. Potential for further increasing of representation within genus.

Species list as at Sept 2011:

Quercus acutissima
Q. canariensis
Q. canariensis X *Q. robur*
Q. castaneifolia
Q. cerris
Q. coccinea
Q. dentata
Q. ilex
Q. palustris

Q. phellos
Q. robur
Q. robur 'Fastigiata'
Q. skottsytana
Q. suber
Q. sp.

Priorities for collection development:

(genera, taxa, plant type, collecting zone, rare & threatened material etc.)

Quercus species from northern Africa, Mediterranean region and western USA.
Succession stock for any mature single-planting trees.
Consider significant views (keep open) and areas that need some protection (ie. use layering of trees for shelter – windbreak).

Suggestions for new accessions for collection (not exclusive):

North America:

Quercus douglasii
Q. durata
Q. fusiformis
Q. gambelii
Q. laurifolia
Q. lobata
Q. muehlenbergii
Q. agrifolia
Q. virginiana
Q. emoryi
Q. wislizenii
Q. macrocarpa

Europe/Africa:

Quercus faginea
Q. petraea
Q. leucotricophora
Q. lusitanica
Q. macranthera
Q. coccifera
Q. libani

Brief history of collection:

Developed from earliest plantings within the current site in 1800's. Oak avenue around the carriageway is a prominent feature of the site.

Horticultural management notes:

Fertilising/nutrition	Little required – local soils are generally fertile enough for healthy growth of most oak species. Where desired, use organic fertilizer in spring to assist tree growth.
Pest or disease issues & treatment	Browsing by possums possibly the most significant existing threat – minimize where necessary by installing acetate trunk guards to prevent access to the tree from the ground (only effective if the canopy can be separated from other trees- not always practical). Elm-leaf miner can infest summer foliage – generally only cosmetic damage. Monitor for appearance of any significant pathogens such as Sudden Oak Death (<i>Phytophthora ramorum</i>) – not known currently in Australia.
Propagation	Generally by seed, preferably from wild-collected source (but consider cultivated stock as parent if cross-pollination and hybridization is not likely). Consider parent stock from old heritage specimens in botanic gardens or other historic planted landscapes.
Cultivation	Ensure that root zone is not compacted by vehicular traffic or other machinery, avoid waterlogging or extreme desiccation of soil, mulch around young trees and if feasible mature trees.
Pruning	Formative pruning when young to avoid co-dominance or other structural weaknesses. Visually check trunk, major limbs and canopy for signs of weakness, cracking or breakage, and implement remedial pruning where needed.

Reference material

(eg. literature, people, organisations, websites etc.)

Heritage Victoria citation
Patrick & Wallace report (1993)
BGANZ
Royal Botanic Gardens Melbourne
(add)

Collection Management Plan reviewed by:.....

Date of review: Next review recommended:.....

COLAC BOTANIC GARDENS - COLLECTION MANAGEMENT PLAN

Collection Name: Cupressus

Location within site Scattered

Collection category: (as per Living Plant Collections Policy and Plan)

Taxonomic & Evolutionary

Objectives of collection:

1. Display a representative collection of *Cupressus* demonstrating the diversity within the genus
2. Develop a collection that demonstrates the suitability and landscape use of selected *Cupressus* species for the local growing conditions.
3. Utilise the collection to contribute to the significant landscape aesthetic of the CBG, particularly as framework feature trees.

Interpretation objectives:

(broad messages to be interpreted from collection)

1. While selected *Cupressus* species and cultivars form part of the cultural and rural landscapes of the region, there is far greater diversity within the genus.
2. *Cupressus* have been key feature trees within the historic CBG landscape
3. There are many species of *Cupressus* that are well suited to the current and future growing conditions of the region.
4. Many *Cupressus* show features and characteristics that show that they are well-adapted to hot, dry summers and harsh conditions.

Current plant list:

Cupressus arizonica
C. forbesii
C. funebris
C. glabra
C. lusitanica
C. lusitanica X *C. torulosa*
C. macrocarpa
C. macrocarpa 'Horizontalis Aurea'
C. macrocarpa 'Aurea Saligna'
C. sempervirens
C. sempervirens 'Swane's Golden'
C. torulosa

Priorities for collection development:

(genera, taxa, plant type, collecting zone, rare & threatened material etc.)

Cupressus species from homoclimatic zones of the world – such as western North America, parts of central Asia, Mediterranean zones.

Consider new accessions such as:

Cupressus atlantica

C. macnabiana

C. lusitanica var. benthamii

C. goveniana var. goveniana

C. dupreziana

And others

Brief history of collection:

Most likely developed from late 1800's, as *Cupressus macrocarpa* became widely planted in region. Additional planting of more interesting species in early 1900's, augmented in 1990's and early 2000's.

Horticultural management notes:

Fertilising/nutrition	Generally require little additional fertilizing or other soil additives.
Pest or disease issues & treatment	Some members of Cupressus (eg. <i>C. macrocarpa</i> , <i>C. sempervirens</i> , <i>C. arizonica</i>) susceptible to Cypress Canker, caused by either <i>Seiridium cardinale</i> , or <i>Botryosphaeria</i> sp. (fungal pathogens). Treatment (if caught early) using Phosphoric acid or Copper oxychloride. Cupressus spp. also susceptible to <i>Phytophthora</i> spp. (eg. <i>P. cinnamomi</i>)
Propagation	Propagation by seed (preferably wild-collected, known origin), or by cutting from known provenance stock.
Cultivation	Ensure that root zone is not compacted by vehicular traffic or other machinery, avoid waterlogging or extreme desiccation of soil, mulch around young trees and if feasible mature trees.

Reference material

(eg. literature, people, organisations, websites etc.)

Heritage Victoria citation
Patrick & Wallace report (1993)
BGANZ
Royal Botanic Gardens Melbourne
(add)

Collection Management Plan reviewed by:.....

Date of review: Next review recommended:.....

COLAC BOTANIC GARDENS - COLLECTION MANAGEMENT PLAN

Collection Name: *Pinus*

Location within site: Mostly on northern terraces, and scattered

Collection category: (as per Living Plant Collections Policy and Plan)

Taxonomic & Evolutionary

Objectives of collection:

1. Display a collection of *Pinus* species from homoclimatic parts of the world
2. Develop a collection that demonstrates diversity within the genus *Pinus*, and the environmental adaptations of the species.
3. Develop and maintain the collection to enhance the strong structural tree framework and heritage values of CBG.

Interpretation objectives:

(broad messages to be interpreted from collection)

1. *Pinus radiata* was introduced to Victorian landscapes in the 1860's but there is far greater diversity in the *Pinus* genus.
2. *Pinus radiata* is the most widely-planted pine in the world, has been an important economic timber tree in Victoria, and widely used in rural planting. Its natural distribution is very limited to only three wild stands in coastal California.
3. Species within this genus have developed particular adaptations in response to environmental conditions.

Current plant list:

List of current species of *Pinus* at CBG:

Pinus canariensis
P. coulteri
P. halepensis
P. monticola
P. patula
P. pinaster
P. pinea
P. ponderosa
P. radiata
P. thunbergii
P. wallichiana

Priorities for collection development:

(genera, taxa, plant type, collecting zone, rare & threatened material etc.)

Some suggestions for additions to collection, as the opportunity arises:

- Pinus mugo*
- P. strobus*
- P. sylvestris*
- P. roxburghii*
- P. contorta*
- P. sabiniana*
- P. nigra* (var. *italica*)
- P. resinosa*
- P. banksiana*
- P. aristata*

Brief history of collection:

Pinus planted in CBG from earliest years – notably as windbreaks along the terraces area between ‘upper’ garden and the foreshore of Lake Colac. A number of original plantings of *P. radiata* survive in this area, though most are towards the end of their functional lifespan. In recent years, new stock has been planted in some gaps (following removals), and also in the garden proper.

Horticultural management notes:

Fertilising/nutrition	No particular needs – soils should be generally neutral to slightly acid pH, well drained. Occasional application of organic fertilizer will deliver stronger, quicker growth.
Pest or disease issues & treatment	Most pines susceptible to specific fungal pathogens, insect infestation (eg. Sirex Wasp).
Propagation	By seed – young growth is generally quite fast, except for some species from arid or semi-arid zones which are slow to establish (eg. <i>P. coulteri</i>)
Cultivation	Ensure that root zone is not compacted by vehicular traffic or other machinery, avoid waterlogging or extreme desiccation of soil, mulch around young trees and if feasible mature trees.

Pruning	Remove co-dominant shoots when young, check for good structure as trees develop, remove cracked or broken branches.
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Reference material

(eg. literature, people, organisations, websites etc.)

Heritage Victoria citation Patrick & Wallace report (1993) BGANZ Royal Botanic Gardens Melbourne (add)
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Collection Management Plan reviewed by:.....

Date of review: Next review recommended:.....

COLAC BOTANIC GARDENS - COLLECTION MANAGEMENT PLAN

Collection Name: Otway Ranges Mountain Flora

Location within site Eastern end of CBG, b/n depot area and playground

Collection category: (as per Living Plant Collections Policy and Plan)

Ecological, Research & Conservation

Objectives of collection:

1. Display a collection of characteristic species of the Otway Ranges montane forests
2. Demonstrate plant associations commonly found in habitats of the Otway Ranges
3. Display the range of Otway Ranges montane species within selected genera (eg. *Eucalyptus*).

Interpretation objectives:

(broad messages to be interpreted from collection)

1. The Otway Ranges supports a diverse ranges of species within various habitats.
2. The local indigenous flora is rich and interesting.
3. The growth form and habit of some species varies greatly according to the conditions that it grows in, and genetic variation within the species (eg. *Acacia melanoxylon*).
4. Aborigines of who inhabited the Otway Ranges before European settlement of the area used various plants for food and in day-to-day life.

Current status vs. objectives:

(assessment of gap)

Existing collection area at the eastern end of the CBG is already well-established and thickly planted. Some additional species, particularly low-level ground covers and low shrubs could be added, in suitable areas of microclimate and light level. Interpretive information has been installed – this could be further expanded to reflect the key messages.

Priorities for collection development:

(genera, taxa, plant type, collecting zone, rare & threatened material etc.)

Addition of selected smaller species.
There is limited capacity to add tree material.

Brief history of collection:

Established after 2000, augmented by addition of new plants in ensuing years.

Horticultural management notes:

Fertilising/nutrition	Little needed.
Pest or disease issues & treatment	No major issues, unless infection from fungal pathogens (eg. <i>Phytophthora cinnamomi</i> - Cinnamon fungus, or <i>Uredo rangellii</i> – Myrtle Rust) becomes evident. Seek specific treatments advised for these or other pathogens.
Propagation	By seed or division as needed.
Cultivation	Little needed – mulching, using low P material.
Pruning	General 'tidying up' where necessary, and formative pruning to assist in achieving mature specimens of good form.

Reference material

(eg. literature, people, organisations, websites etc.)

Australian Plants Society (formerly SGAP)
BGANZ (Botanic Gardens Australia & New Zealand)
Dept. of Sustainability & Environment (DSE)
(add)

Collection Management Plan reviewed by:.....

Date of review: Next review recommended:.....

COLAC BOTANIC GARDENS - COLLECTION MANAGEMENT PLAN

Collection Name: Otway Ranges foothills - heathland

Location within site Fyans St Gate near Queen St

Collection category: (as per Living Plant Collections Policy and Plan)

Ecological, Research & Conservation

Objectives of collection:

1. Display a collection of characteristic species of the northern Otway Ranges foothills heathland vegetation.
2. Demonstrate plant associations commonly found in habitats of the foothills of the northern Otway Ranges
3. Display the range of Otway Ranges heathland species within selected genera.

Interpretation objectives:

(broad messages to be interpreted from collection)

1. The flora of the Otway Ranges foothills is rich and diverse.
2. The vegetation has developed over thousands of years, with fire as a major factor; most of the species are well-adapted to bushfires, and indeed rely on fire for regeneration.
3. The Victorian floral emblem (*Epacris impressa*) is a key species of the heathlands.
4. Knowing more about our local flora helps us to understand our environment.

Current status vs. objectives:

(assessment of gap)

Existing collection is housed in a bed area just inside the gate to Fyans Street, at the SE corner of the CBG. A good selection of species is currently growing, with scope to further enhance the collection with additional species and diversity.

Priorities for collection development:

(genera, taxa, plant type, collecting zone, rare & threatened material etc.)

Add rare & threatened species if available.

Brief history of collection:

Established after 2000, augmented by addition of new plants in ensuing years.

Horticultural management notes:

Fertilising/nutrition	Little needed.
Pest or disease issues & treatment	No major issues, unless infection from fungal pathogens (eg. Phytophthora cinnamomi - Cinnamon fungus, or Uredo rangellii – Myrtle Rust) becomes evident. Seek specific treatments advised for these or other pathogens.
Propagation	By seed or division as needed.
Cultivation	Little needed – mulching, using low P material.
Pruning	General 'tidying up' where necessary, and formative pruning to assist in achieving mature specimens of good form.

Reference material

(eg. literature, people, organisations, websites etc.)

Australian Plants Society (formerly SGAP) BGANZ (Botanic Gardens Australia & New Zealand) Dept. of Sustainability & Environment (DSE) (add)
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Collection Management Plan reviewed by:.....

Date of review: Next review recommended:.....

COLAC BOTANIC GARDENS - COLLECTION MANAGEMENT PLAN

Collection Name: Pittosporum

Location within site Scattered through various beds

Collection category: (as per Living Plant Collections Policy and Plan)

Cultural & Ornamental

Objectives of collection:

1. Display a collection of selected taxa from the genus *Pittosporum* that have been used in Victorian horticulture.
2. Display a range of cultivars from the genus *Pittosporum* selected or bred for ornamental value.
3. Display a range of *Pittosporum* that have historical connections with the CBG and gardens of the late nineteenth century in western Victoria.

Interpretation objectives:

(broad messages to be interpreted from collection)

1. *Pittosporum* is a diverse genus occurring in Australia and New Zealand, parts of Asia and Africa
2. While some native species can be weedy (eg. *Pittosporum undulatum*), there are many that are valuable garden plants with no weediness issues.
3. Many *Pittosporum* species and cultivars are very well-suited to growing in the local conditions.

Current list of plants:

The existing collection includes these taxa:

Pittosporum ?*buchananii*
P. ?*ralphii*
P. *crassifolium*
P. *eugenioides* 'Variegatum'
P. *eugenioides*
P. X 'Garnettii'
P. *tenuifolium* 'Eila Keightley'
P. *tenuifolium*
P. *tenuifolium* subsp. *colensoi*
P. *tobira*
P. *undulatum*

Priorities for collection development:

(genera, taxa, plant type, collecting zone, rare & threatened material etc.)

Further augment the collection with additional species and cultivars to show the range of useful garden plants within this genus, as the opportunity allows. For reasons of landscape amenity, distribute the collection within the site, rather than seeking to establish a bed of only *Pittosporum*.

Possible new accessions:

Pittosporum phillyrioides

P. resiniferum

P. bicolor

P. revolutum

P. obcordatum

P. lancifolium

P. argentifolium

P. angustifolium

P. ligustrifolium

Brief history of collection:

No documented record, but *Pittosporum* thought to have been included in site planting from 1800's, and certainly through 1900's.

Horticultural management notes:

Fertilising/nutrition	Most <i>Pittosporum</i> s are quite hardy, though application of a general organic fertilizer during spring and autumn will result in stronger, faster growth.
Pest or disease issues & treatment	Generally free from pests and diseases. Scale can occur on some larger-leafed species – treat with either winter oil or summer oil (depending on season).
Propagation	Seed or cutting.
Cultivation	Generally prefer uncompacted free-draining soils, apply mulch around young plants, avoid water-logging.

Pruning	General formative pruning when young; light canopy pruning (for shrubs) to encourage dense foliage growth.
Other	

Reference material

(eg. literature, people, organisations, websites etc.)

Heritage Victoria citation Patrick & Wallace report (1993) BGANZ Royal Botanic Gardens Melbourne (add)
--

Collection Management Plan reviewed by:.....

Date of review: Next review recommended:.....

COLAC BOTANIC GARDENS - COLLECTION MANAGEMENT PLAN

Collection Name: Palms (Arecaceae)

Location within site Scattered within site

Collection category: (as per Living Plant Collections Policy and Plan)

Cultural & Ornamental

Objectives of collection:

1. Display a collection of palms that are characteristic of the historic landscape style of CBG.
2. Display palm specimens for their individual amenity and visual interest.
3. Demonstrate a range of palms that suit the growing conditions of the local region.

Interpretation objectives:

(broad messages to be interpreted from collection)

1. Palms were widely planted as signature trees in nineteenth century landscapes in Victoria
2. The noted landscape designer William Guilfoyle often used palms (especially *Phoenix canariensis*) as feature specimens within his garden designs.
3. Palms add important texture and variety of form to garden landscapes, for strong visual effect.
4. *Phoenix canariensis* was commonly planted by 'Diggers' returning from the First World War, from seeds collected in foreign places. Many houses in the local area have palms from this period of planting.

Current plant list:

Butia capitata
Chamaerops humilis
Jubaea chilensis
Phoenix canariensis
P. roebelenii
Trachycarpus fortunei
Washingtonia filifera
W. robusta

Priorities for collection development:

(genera, taxa, plant type, collecting zone, rare & threatened material etc.)

Possibly add:
Phoenix sylvestris
P. dactylifera
Brahea armata

Brief history of collection:

Palms appear in early photographs of CBG – and are known to have been favoured by William Guilfoyle as featured elements in his garden designs. Most of the palms on site are 80-120 years old, approximately.

Horticultural management notes:

Fertilising/nutrition	Palms generally respond well to feeding with organic fertilizer, in the warmer months.
Pest or disease issues & treatment	Several species of Phoenix and Washingtonia are susceptible to Fusarium Wilt (<i>Fusarium oxysporum</i>), a fungal pathogen first recorded as the cause of the death of many palms in Centennial Park in Sydney in the early 1980's; has been recorded in inner Melbourne also. No currently effective treatment – infected palms will die, and must be removed hygienically and the material disposed of eg. in deep burial. Various other low-level pathogens infect palms, but usually not fatally.
Propagation	By seed.
Cultivation	Some palms (eg. Jubaea) take a long time to germinate – others are quicker. Feeding with high N will assist quicker growth when young. Plant out once the young palm is around 0.5m tall Transplant in warmer months – late spring to late summer.
Pruning	Occasional removal of old fronds (for aesthetic or safety reasons)
Other	

Reference material

(eg. literature, people, organisations, websites etc.)

Heritage Victoria citation
Patrick & Wallace report (1993)
BGANZ
Royal Botanic Gardens Melbourne
(add)

Collection Management Plan reviewed by:.....

Date of review: Next review recommended:.....

COLAC BOTANIC GARDENS - COLLECTION MANAGEMENT PLAN

Collection Name: Bush Tucker

Location within site

Collection category: (as per Living Plant Collections Policy and Plan)

Cultural & Ornamental

Objectives of collection:

1. Display a collection of selected plants that have been used as 'tucker' or food by indigenous Australians or other people.
2. Display a collection of edible plants with particular significance from the local region.
3. Display a collection of edible plants that also have value for their ornamental qualities.

Interpretation objectives:

(broad messages to be interpreted from collection)

1. Bush tucker plants often need to be prepared in certain ways or be eaten at particular times to avoid toxicity; Aboriginal people held valuable knowledge about edible local plants.
2. Some plants such as *Microseris lanceolata* were important food sources for local Aboriginal people.
3. Early European settlers used local species to make 'tea'.

Current list of plants:

Acacia pycnantha
Acacia retinodes
Acacia sophorae
Acacia verniciflua
Arthropodium milleflorum
Arthropodium strictum
Atriplex semibaccata
Bulbine bulbosa
Carpobrotus modestus
Carpobrotus rossii
Clematis microphylla
Coprosma quadrifida
Dianella revoluta
Kunzea pomifera
Leucopogon parvifolius
Lomandra longifolia
Mentha australis
Microseris lanceolata

Rubus parvifolius
Solanum laciniatum
Tetragonia implexicoma

Priorities for collection development:

(genera, taxa, plant type, collecting zone, rare & threatened material etc.)

Continue to source and try to establish extra plants. Suggested:

Exocarpus cupressiformis
Santalum acuminatum
Billardiera scandens
Sambucus gaudichaudiana
Enchylaena tomentosa
Burchardia umbellata
Pterostylis curta
Acacia ligulata
Acacia stenophylla
Acacia penninervis

Brief history of collection:

Developed by current horticulturist Laurence Towers with assistance of Bob Shoebridge in 2007.
--

Horticultural management notes:

Fertilising/nutrition	.Little required.
Pest or disease issues & treatment	.Browsing by possums can caused physical damage. Treatment difficult.
Propagation	By seed, cutting or division as needed to replenish stock.
Cultivation	Aim to keep plants growing quite close together to discourage foot traffic (kids), and to avoid soil compaction as a result.
Pruning	Keep path clear from foliage. Prune old or damaged stems as needed.
Other	

Reference material

(eg. literature, people, organisations, websites etc.)

Locally indigenous Aboriginal people. Australian Plants Society (formerly SGAP) BGANZ (Botanic Gardens Australia & New Zealand) Dept. of Sustainability & Environment (DSE)
--

(add)

Collection Management Plan reviewed by:.....

Date of review: Next review recommended:.....

APPENDIX B:

DEVELOPMENT and ENHANCEMENTS 1993 to 2011

The following table of prioritised items was included in the Colac Botanic Gardens Conservation Study (Patrick & Wallace 1993). The meaning of short-term, medium-term and long-term were defined thus:

Short-term: should be implemented within 5 years, dependent on budgets

Medium-term: should be completed within 10 years

Long-term: may not be undertaken for some time, as budgets become available

Cost estimates included in the original table are as listed in the 1993 report, but are unlikely to reflect current (2011) or future values.

Short-term priorities	Cost estimate	Current status
Curator's Residence redevelopment	\$40,000	Redevelopment completed, café operating successfully.
Removal of bollards	\$10,000	Completed
Establishment of climbers on Arbour		Completed
Treatment of Lily Pond	\$5,000	Lily Pond repaired, renovated and operational.
Painting of Angling Club rooms		Not completed
Painting and architectural treatment of toilet block	\$4,000	Completed
Removal of barbeque shelter	\$1,000	Not completed
Consultant study of playground	\$4,000	Completed, playground enhanced (2006).
Replacement of Rotary sign	\$250	Completed
Assessment and treatment of trees in playground	\$2,500	Continuing
Resurfacing of playground	\$4,000	Completed
Removal of bulldozer	\$250	Completed
Removal of fitness track	\$250	Completed
Planting in and around caravan park	\$3,000	Partially completed
Reconstruction of pedestrian paths		Paths reinstated as planned

Appointment and training of staff		Horticulturist appointed, professional development continuing; apprentice usually allocated to CBG
Extension of present irrigation system	\$25,000	In-ground (generally pop-up) system extended to most parts of gardens.
Promotion of Gardens	\$2,500	Limited promotion undertaken
Interpretation of Gardens	\$5,000	Several interpretive signs installed on site (eg. Otways flora, sensory garden, bush tucker)
Halting of vehicular access to the Gardens		Not attempted
Review of regulations for the Gardens and Public Reserve		Not Completed
Adoption of a policy of 'sustained amenity'		Continuing
Adoption of a low maintenance policy		Partially adopted (eg. lupins in Dahlia Bed)
Increase in plant diversity		Continuing
Implementation of a propagation program		Some propagation undertaken
Adoption of mulching as a standard practice		Generally adopted – could be increased
Establishment of indigenous planting	\$3,000	Indigenous collection developed at east end of Gardens; interpretation installed
Screen planting at the junction of Queen and Fyans Streets	\$2,500	Some planting implemented at entry zone.
Modification and screening of staff facility		Generally screened by plants.
Implementation of guidelines for Fyans Street	\$10,000	Platanus sp. not planted along CBG side of street; power lines still on south side of street.
Reinstatement of historic pathways	\$5,000	Pathways within Gardens reinstated
Construction of pedestrian/bike paths	\$6,000	Some paths constructed; foreshore linked by path to

gardens 2012		
Medium-term priorities	Cost estimate	Current status
Location of drinking fountain near playground	\$12,000	Completed near liberty swing
Removal of chain-link fence, replacement with picket fence	\$25,000	Chain-link replaced with metal fence
Construction of breakwater	\$8,000	Promontory constructed, installation of interpretive display
Renovation of Lake Colac Rowing Club	\$15,000	New roof installed, some screening planting
Removal of Post and Rail fence	\$1,000	Partially completed
Removal of Fire Brigade storage shed	\$2,500	Not completed - shed remains
Construction of single lane roadway	\$28,000	Not completed; path now along road
Installation of picnic and barbeque facilities	\$5,000	Picnic and barbeque facilities installed in foreshore 'common' zone
Establishment of additional indigenous foreshore planting	\$1,000	Continuing, completed in mosaic area and each side of path between rowing club and yacht club
Planting of shade trees around reserve carpark	\$2,500	Partially completed
Establishment of a plant index system	\$3,000	Completed, but further development of computerised plant census desirable
Planting of Otway flora in beds L & N		Otway flora established in beds to NE of depot
Reinforcement of planting on Gellibrand and Queen Streets	\$5,000	Partially completed

Long-term priorities	Cost estimates	Current status
Flagpole reconstruction	\$2,000	Not completed
Cannon restoration	\$12,000	Completed

Construction of rotunda/pavilion	\$40,000	Completed (foreshore) 1999
Reconstruction of terraces	\$6,000	Not undertaken
Removal of Angling Club rooms		Angling Club rooms remain
Provision of an education facility	\$3,000	Not undertaken (considered in this plan)
Development of Public Purposes Reserve	\$10,000	Area of site dedicated to public purposes (picnic ground etc.)
Reassessment of this report in light of changed conditions		Addressed in the current document

APPENDIX C:

LANDSCAPE DEVELOPMENT PRIORITIES

10 Year Outlook (2012-2022)

The table below contains a guide for year-by-year projects to be implemented within the Colac Botanic Gardens. These arise from review of the 1993 Conservation Study (Patrick & Wallace 1993), and review of existing living and built landscape opportunities and issues. The passage of time through the ten year period from 2012 will inevitably mean the the table will require some degree of adjustment, and should be used as a guide only. Unforeseen circumstances or opportunities may arise, meaning that priorities may change in order to achieve the best outcomes from these developments.

In the outer years of the 10 year outlook, the number of items is diminished, but these will no doubt be augmented by new priorities over that period. The report should be seen in that sense as a 'living document', which needs review and reprioritisation every few years to remain accurate and useful.

The table does not contain all recommendations of this report – some are qualitative or continuing processes, such as assessing the weed risk potential of new accessions, or timing of planting within seasons. See recommendations within the report for these items in their context.

The approximate cost is for general estimation purposes only, and will need to be reassessed and updated annually to keep step with future monetary value and changes in costs of materials and labour.

It is important to understand that the sum of each year of costed actions should not be seen as the total recommended operating budget for the CBG, as there are various general activities not included or not costed in this table.

Year	Item/Description	Approximate cost (2012 value)
1	Ensure that general and detailed information about CBG, its living collections and cultural importance is easily locatable and accessible on the Shire's website, or establish a linked site for CBG.	In-house (Shire); or \$2000 if external
	Carry out regular inspection of susceptible species of Myrtaceae for symptoms of Myrtle Rust; prepare Myrtle Rust action plan for contingency of detection on site	

	Establish site hygiene protocols for garden tools and equipment, and vehicles (including those of contractors)	In-house; \$1500 if external consultant advice required
	Initiate implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans	
	Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on prioritized basis.	\$3000
	Relocate rubbish skip away from Café pedestrian entry area	
	Tree maintenance: survey condition of trees; carry out general remedial works	In-house? \$10,000 p.a. if external
	Implement annual mulching program for garden beds and under canopy of selected trees as needed.	\$2,000 p.a. if external mulch required
	Identify lawn areas for introduction of warm season grasses; commence staged implementation	\$1500
	Investigate options for soil moisture sensing	\$3,000
	Implement changes to traffic access and parking as recommended (subject to Council approval); monitor changes and public traffic behaviour	\$2,500
	Confirm option for construction of facility for housing Friends of CBG on site; initiate concept planning; initiate fundraising	\$35,000 (concept design)
	Examine options for relocation of fire training track tower to eastern end of track, out of main view from lookout.	\$1,500
	Establish plan and timeframes for removal and relocation of fire brigade training track to alternate site and post-removal improvement of site; establish plans for reinstatement of terraced seating area subsequently; investigate options for community use of area	\$5,000 planning & design costs

	for events and gatherings.	
	Develop plans and designs for improved visitor information signs regarding the CBG and its plant collections, for visitors entering the café zone; include brochures or other media for patrons of café.	\$3,000
	Establish plan for botanically interesting plant displays in café zone, appropriate for a botanic gardens setting; implement plans as appropriate	\$1,500
2	Prepare a detailed survey and site plan for CBG	In-house (Shire)
	Develop style guide for interpretive signs within CBG	\$2,500
	Review results of traffic changes; implement adjustments as needed and agreed.	\$3,000
	Renew/replace main entry information signs, including information about living plant collections on site	\$8,000
	Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans	
	Implement soil moisture sensing option	\$20,000
	Tree maintenance: survey condition of trees; carry out general remedial works	In-house? \$10,000 p.a. if external
	Continue mulching program	\$2,000 p.a. if external mulch required
	Paint Colac Anglers' Club building in neutral tone to soften visual impact; plan and introduce screening planting.	\$10,000
	Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on prioritized basis.	\$3,000

	Finalise concept plan for new Friends facility; undertake detailed design works; continue fundraising	\$15,000
	Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report	\$6,000
	Continue staged introduction of warm season grasses to lawn areas	\$1,500
	Carry out basic maintenance on old toilet block, including removal of graffiti; close access from northern entry; inspect and remove graffiti as needed.	\$5,000
3	Remove bed QQ; plan, design and reintroduce bed close to arbour (old bed RR); replace climbing roses on arbor as needed.	\$5,000
	Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans	
	Develop plans for integration of Colac street trees and urban forest with CBG collections (including Barongarook Ck); develop interpretive themes and public information strategy	In-house
	Check surface of gravel walking paths – resurface as necessary	\$3,000
	Implement recommended solution to relocation of fire training track tower to eastern end of track, out of main view.	\$5,000
	If necessary funding achieved, initiate construction of new Friends facility	?\$350-400,000
	Develop modules and content for schools' education programs to be based at CBG	In-house, or \$7,500 if consultant
	Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report	\$6,000
	Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on	\$3,000

	prioritized basis.	
	Tree maintenance: survey condition of trees; carry out general remedial works	In-house? \$10,000 p.a. if external
	Continue mulching program	\$2,000 p.a. if external mulch required
4	Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report	\$6,000
	Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans	
	Tree maintenance: survey condition of trees; carry out general remedial works	In-house? \$10,000 p.a. if external
	Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on prioritized basis.	\$3,000
	Finalise construction of new Friends' facility	TBC
	Implement pilot modules of schools' education programs	\$5,000
	Continue mulching program	\$2,000 p.a. if external mulch required
5	Fully implement schools education programs	Part-self-funding; \$7,000
	Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans	
	Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this	\$6,000

	report	
	Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on prioritized basis.	\$3,000
	Tree maintenance: survey condition of trees; carry out general remedial works	In-house? \$10,000 p.a. if external
	Continue mulching program	\$2,000 p.a. if external mulch required
6	Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report	\$6,000
	Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans	
	Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on prioritized basis.	\$3,000
	Tree maintenance: survey condition of trees; carry out general remedial works	In-house? \$10,000 p.a. if external
	Continue mulching program	\$2,000 p.a. if external mulch required
7	Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report	\$6,000
	Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans	
	Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on	\$3,000

	prioritized basis.	
	Tree maintenance: survey condition of trees; carry out general remedial works	In-house? \$10,000 p.a. if external
	Continue mulching program	\$2,000 p.a. if external mulch required
8	Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report	\$6,000
	Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans	
	Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on prioritized basis.	\$3,000
	Tree maintenance: survey condition of trees; carry out general remedial works	In-house? \$10,000 p.a. if external
	Continue mulching program	\$2,000 p.a. if external mulch required
9	Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report	\$6,000
	Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans	
	Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on prioritized basis.	\$3,000
	Tree maintenance: survey condition of trees; carry out general remedial works	In-house? \$10,000 p.a. if

		external
	Continue mulching program	\$2,000 p.a. if external mulch required
10	Plan and implement renovations of 1-3 beds within the CBG, as guided by priority list in this report	\$6,000
	Continue implementation of Living Collection Plan, focusing on accessing species consistent with Living Collection Management Plans	
	Carry out annual inspection of gravel paths; identify high priority areas for renovation or repair; as identified, resurface gravel paths on prioritized basis.	\$3,000
	Tree maintenance: survey condition of trees; carry out general remedial works	In-house? \$10,000 p.a. if external
	Continue mulching program	\$2,000 p.a. if external mulch required

APPENDIX D:

CITATION ON VICTORIAN HERITAGE REGISTER

(listed December 2010)

Victorian Heritage Register (VHR) Number H2259

Level of Significance: Registered.

Location: 1-5 FYANS STREET COLAC, COLAC OTWAY SHIRE

Statement of Significance:

What is significant?

The Colac Botanic Gardens occupy an elevated site of approximately 16 hectares north-east of the town centre bounded by the southern shores of Lake Colac, Gellibrand Street, Fyans Street and Barongarook Creek.

The main entrance to the Colac Botanic Garden is through the south-west entrance Bilson gates (1962) on the corner of Fyans Street and Gellibrand Street where a carriage drive, lined with predominantly *Quercus robur* (English Oak) and few *Quercus cerris* (Turkey Oak), forms a row around the perimeter of the Gardens and is open to vehicle access. The area enclosed by the drive has a network of winding paths and is mainly open lawn with specimen trees, shrubberies, some bedding plants together with a palm bed, rose garden, rose arbour, pond and fountain, and cannon (acquired 1904) near the south eastern gate. The curator's cottage (c.1924, now a café) is located at the western end of the gardens with playground equipment, picnic facilities and car parking at the eastern end. A caravan park occupies the north-east corner along Barongarook Creek adjacent to the lake shore.

A steep escarpment planted with *Pinus radiata* (Monterey Pines) and specimen trees runs between the botanic gardens and the flat area around the shore of Lake Colac which contains remnant terracing, an old brick toilet block with castellated roof (c.1930s), a walking track, a fire brigade asphalt training track and shed, rotunda (1999), car parks, a rowing club, angling club, public toilets, boat ramp (1968) and jetty (1971). The escarpment provides separation between the two areas and provides extensive views from the Botanic Gardens over Lake Colac.

The site was temporarily reserved in 1865 for botanical and recreational purposes after a request from local residents. Little progress was made until 1868 when Daniel Bunce, Director of the Geelong Botanic Gardens, was approached to lay out a plan for the garden. Implementation of the plan was slow with the construction of a carriageway and planting of trees the only known details.

Between c.1875 -80, curators Reeves and McDonald made changes to the carriageway and introduced garden beds, curved paths, lawns and shady arbours. In the 1890s structures added to the gardens included a pavilion overlooking the lake a conservatory in the south-eastern corner and a permanent rowing clubhouse on the edge of the lake joining the existing structures of piers, baths and a boat shed. Most of these structures have been removed.

In 1910 William Guilfoyle, Director of the Melbourne Botanic Gardens, prepared a

plan and a 'Report on the remodelling and development of the Colac Botanic Gardens', which are extant, suggesting some improvements and remodelling to take advantage of the slope and vistas across over the lake which he considered had been ignored. This included simplifying the existing path system within the circular drive, and removal of borders and crowded areas in favour of larger trees and clumps of shrubs and a palm and cordyline bed all of which were implemented. Curators Archibald Campbell (1911-40) and Dugald Leitch (1940-55) were responsible for implementation of part of the Guilfoyle plan and maintaining the maturing Gardens but, with Guilfoyle's death in 1912, any further influence ended. The last resident curator Donald Greenwood (1955-65) was responsible for the addition of many native plants and in more recent times the gardens have more simplified planting and a park-like character.

The Colac Botanic Gardens contains many rare plant species only found in historic gardens and several significant and uncommon trees including four *Cupressus forbesii* (Tecate Cypress), a very large *Sophora japonica* (Pagoda Tree), a *Pittosporum tenuifolium* 'Eila Keightley' (Kohuhu), a large *Araucaria bidwillii* (Bunya Bunya Pine) and an outstanding *Ulmus x hollandica* 'Vegeta' (Huntington Elm). In March 1996, James Guilfoyle, grandson of William Guilfoyle, planted an *Arbutus canariensis* (Canary Island Strawberry Tree). In 2004 the Australian Plant Society planted an Otway Flora Bed on the eastern side of the Gardens.

This site is on the land of the traditional owners.

How is it significant?

Colac Botanic Gardens are of historical, aesthetic, and scientific (botanical) significance to the State of Victoria.

Why is it significant?

Colac Botanic Gardens are of historical significance as an important example of a regional botanical garden, established in the nineteenth century in response to the increased wealth of Victoria with the discovery of gold and the desire to provide a place for recreation and education in keeping with European trends.

The Colac Botanic Gardens are of historical importance through the association with Daniel Bunce and William Guilfoyle, two pioneers of botanic gardens and garden design in Victoria.

The Colac Botanic Gardens are of aesthetic significance due to their park - like character and elevated location immediately above the southern shore of Lake Colac, providing vistas across the lake. The gardens are of aesthetic significance for the sub-tropical plant groups supported by Guilfoyle together with his gardenesque style. They are of aesthetic significance for the contrasting form and variety of trees and plants which includes conifers, evergreen and deciduous plantings, together with the leaf shapes, colours and flowers, also contribute to the Garden's aesthetic quality and appeal.

The Colac Botanic Gardens are of scientific (botanical) significance for a number of rare plants and trees including four *Cupressus forbesii* (Tecate Cypress), the only known examples in Victoria, a large *Sophora japonica* (Pagoda Tree), *Pittosporum tenuifolium* 'Eila Keightley' (Kohuhu), and large *Araucaria bidwillii* (Bunya Bunya Pine) and an outstanding *Ulmus x hollandica* 'Vegeta' (Huntington Elm).

APPENDIX E:

CONSERVATION POLICY (reproduced from Patrick & Wallace 1993. 'Colac Botanic Gardens. A conservation study' p49-50)

The existing form and layout of the Colac Botanic Garden and Recreation Reserve is sympathetic to their original form. Policies developed for the Gardens should retain and, as far as possible, conserve and reconstruct, nineteenth century character. At the same time management policies should recognise the need for the gardens to meet modern demands and accommodate various recreational activities.

Policy Statements

1. The Colac Botanic Gardens should be managed as a botanic garden while accommodating the original recreational intent of the site. Designs by Daniel Bunce appear to have been modified by succeeding Directors of the gardens, and though William Guilfoyle prepared a report and plan, much of this was not implemented. It should be policy to retain the gardens original form where possible and not to specifically implement William Guilfoyle's work.
 2. To extend the late nineteenth century quality of the Gardens, it should be policy to reconstruct lost garden structures, including surrounding fences, glasshouse and pavilion where significant evidence exists. Paths should be re-aligned to late nineteenth century alignments.
 3. The role of the reserve as a Botanic Garden and Recreation Reserve should be respected. Critical to this is a recognition of the vital role the Colac Gardens have played in the community of Colac. This role should be dynamic and on-going and the presence of a children's playground, caravan park, angling club etc. on the site should be maintained though the presence of the fire track is a major intrusion into the site and should be relocated at the earliest opportunity. Future development should respect the sensitive nature of the site and should be carefully assessed in terms of visual intrusion.
- In general it is recommended that no further recreational facilities other than those for which an historic precedent exists should be situated on the upper plateau area of the Gardens.
4. Vehicular access to the main site of the Botanic Gardens should be restricted. Access to the Recreation Reserve should be improved with provision of suitable parking facilities.
 5. Landscaping should be implemented to integrate the Colac Botanic Garden into the City of Colac, and protect their urban setting by suitable planning protection to adjacent buildings in Fyans Street. Suitable tree planting programmes should be implemented in Fyans, Queen and Gellibrand Streets.
 6. The diversity of plants currently contained in the Colac Botanic Gardens should not be reduced and increased diversity should be sought.

7. The use of indigenous vegetation along Lake Colac and Barongarook Creek should be encouraged.
8. Attention should be given to marketing, promoting and interpretation of the Colac Botanic Gardens to attract greater visitor numbers. This should be augmented by the provision of an interpretation centre and restaurant.
9. Horticultural Management strategies established in the Gardens should be dynamic and should be designed to extend the qualities currently present in the Gardens to the middle of the next century.

APPENDIX F:
Table of acceptable water quality parameters for irrigation
(reproduced with permission of RBG Melbourne)

RBG Melbourne Water Quality Parameters (For Irrigation Application)				
Parameter	Unit	Target Range	Phytotoxic Levels	Comments
Biological				
E.coli	orgs/100ml	<10		
Heminth	orgs/1L	<1		
Protozoa	orgs/50L	<1		
Viruses	orgs/50L	<1		
Blue-green algae	Cells/ml	<15,000		
Significant plant pathogen content		None		
Physico-chemical				
Alkalinity	mg/L	<100	40-500	
Aluminium	mg/L	<5	>5	
Arsenic	mg/L	<0.1		
Beryllium	mg/L	<0.1		
Bicarbonate (HCO ₃)	mg/L	<90		High levels impact uptake of iron
Biological Oxygen Demand (BOD)	mg/L	< 1		Class A = <10
Boron	mg/L	<0.3	>0.3-0.5	
CaCO ₃	mg/L	<130		
Cadmium	mg/L	<0.01		
Calcium	mg/L	<120		
Chlorine Cl ² (total)	mg/l	<0.1		
Chlorine Cl ² (free)	mg/l		4	
Chloride (CL ⁻) (overhead sprinklers)	mg/l	<40 - 100	>100	
Chloride (CL ⁻)	mg/l	<100-140	>100	
Chloride (CL ⁻)	me/L	<3.0	>3.0	
Chromium	mg/l	0.1		
Copper	mg/L	0.001	>0.2	
Fluoride	mg/L	<1.0		
Iron (soluble)	mg/L	<5		
Lead	mg/L	<5.0		
Lithium	mg/L	<2.5		
Manganese	mg/L	<0.2		
Magnesium	mg/L	<50		
Molybdenum	mg/L	<0.01		
Nickel	mg/L	<0.2		
Nitrogen (Total)	mg/L	< 5		
Nitrogen (Ammonia) NH ₄ -N	mg/L	< 5		
Nitrogen (Nitrate) NO ₃ -N	mg/L	< 5	>5-30	Class A = 5
pH	Units	6-7.5		

Phosphorous (Total)	mg/L	<0.05- 5	>15	Class A = 0.5
Salinity (EC)	dS/cm	<0.28-0.75	>1.2-3.0	
Salinity (TDS)	ppm	<180-480	>480-2000	
Selenium	mg/L	<0.02		
Sodium	mg/L	<50-100	>100-115	
(Sodium Absorption Ratio)	SAR	<3	>3-9	
Sulfate (SO ₄ ⁻²)	mg/L	<240		
Sulfur (S)	mg/L	<100		
Suspended Solids (TSS)	mg/L	<50		Class A = <5
Vanadium	mg/L	<0.1		
Zinc	mg/L	<2	>2	
Turbidity	NTU	<2		For effective disinfection

References

Irrigation Water Quality (1998), Vomocil JA and Hart J, Oregon State University Extension Service 1998
<http://extension.oregonstate.edu/catalog/pdf/fq/fq76-e.pdf>

Ayers, RS and Wescott, DW. (1994). Water quality for agriculture, FAO Irrigation and Drainage Paper 29 Rev. 1, Reprinted 1989, 1994
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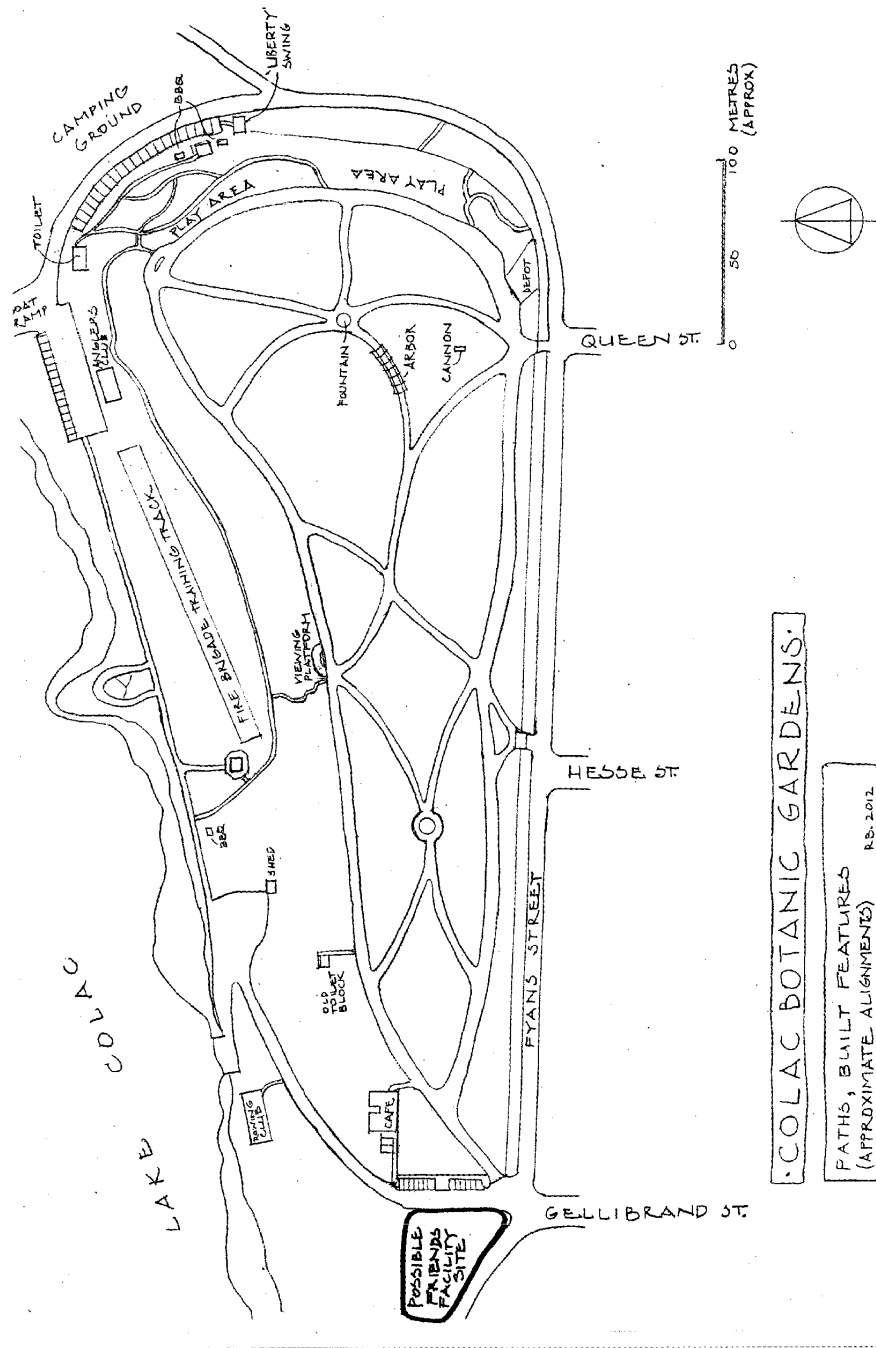
Handreck, KA and Black, ND. (2002). *Growing Media for Ornamental Plants and Turf*. (New South Wales University Press, Randwick, NSW).

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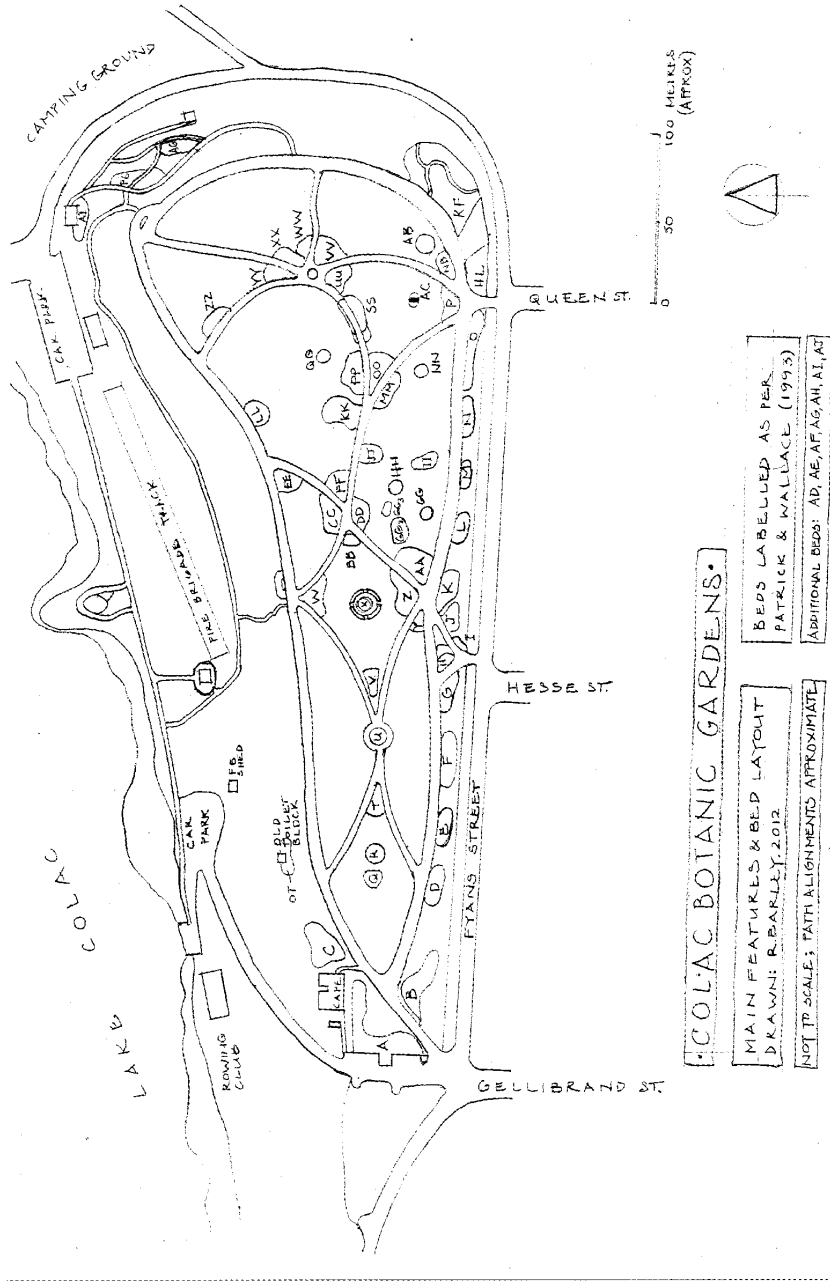
Nursery Industry Water Management Best Practice Guidelines
http://www.ngia.com.au/docs/Water_Manage_BMPG.pdf

Australian and New Zealand Environment and Conservation Council and Agriculture and Resources Management Council of Australia and New Zealand (2000) Australian and New Zealand guidelines for fresh and marine water quality, Volume 1, The Guidelines (Australian and New Zealand Environment and Conservation Council: Canberra)

Rolfe C, Yiasoumi W, Keskula E. (2000). *Managing Water in Plant Nurseries, 2nd edition*, (NSW Agriculture, Orange, NSW)



Colac Botanic Gardens Masterplan – 2012 Review



REFERENCES

Patrick, J & Wallace, K (1993). *Colac Botanic Gardens – A Conservation Study*, prepared for the then Shire of Colac by Patrick & Wallace Pty Ltd in 1993

Botanic Gardens Australia & New Zealand: www.bganz.org.au

Victorian Department of Primary Industries (Myrtle Rust & other diseases):

<http://www.dpi.vic.gov.au/forestry/pests-diseases-weeds/diseases/myrtlerust>

Royal Botanic Gardens Melbourne, Living Collections Plan (in RBGM Masterplan – 10 year Review 2009).

Victorian Heritage Register:

<http://www.dpcd.vic.gov.au/heritage/victorian-heritage-register>

Geelong Otway
Tourism

**Memorandum
of
Understanding**

Extension
Until the 30th June

2013



MEMORANDUM OF UNDERSTANDING

between

GEELONG OTWAY TOURISM INC.

Busport, Level 1, 48 Brougham Street, Geelong ("G.O.T.")

and

MEMBER MUNICIPALITIES

comprising:

- GREATER GEELONG CITY COUNCIL 30 Gheringhap Street, Geelong
 - SURF COAST COUNCIL 1 Merrijig Dve, Torquay
 - COLAC OTWAY SHIRE COUNCIL 2 Rae Street, Colac
 - QUEENSCLIFFE BOROUGH COUNCIL 50 Learmonth Street, Queenscliff
 - GOLDEN PLAINS SHIRE 2 Pope Street, Bannockburn
- (collectively called "the Councils")

RECITALS:

- A.** Geelong Otway Tourism is an association incorporated for the purposes of marketing and developing tourism within the municipal districts of the member Councils.
- B.** Geelong Otway Tourism has prepared and adopted the attached Business Plan, which details the marketing and development initiatives, and performance targets have been established to monitor performance.
- C.** The Councils are members of Geelong Otway Tourism. The annual subscription fee shall be determined as per the ratio contribution outlined under Resourcing 1.5, and in consultation with the CEO's of the Councils and the Executive Director of Geelong Otway Tourism. In lieu of payment of the annual subscription the Greater Geelong City Council meets the administrative and staffing costs of Geelong Otway Tourism.
- D.** The tourism industry as represented through the local tourist organisations and municipal tourism committees funds the marketing program of Geelong Otway Tourism through annual subscription and direct advertising. The marketing budget is further supplemented by sponsorship and relevant Federal and State Government grants.
- E.** In order to achieve greater certainty of Council support for Geelong Otway Tourism over the period and commitment from Geelong Otway Tourism to the implementation of the business plan, the parties have recorded their understanding of the relationship and obligations between the parties. The parties as signatories to this document understand and record the following:

1. RESOURCING

1. Geelong Otway Tourism will dedicate financial resources to the implementation of the regional marketing and development initiatives as detailed in the business plan.
2. The City of Greater Geelong having regard to its overall budgetary constraints shall continue to provide at its cost, resources to staff accommodate and allow effective administration of Geelong Otway Tourism.
3. The City of Greater Geelong shall continue to provide dedicated resources to Geelong Otway Tourism to seek, and support conferences and meetings, within the municipality.
4. The City of Greater Geelong shall continue to provide dedicated resources to Geelong Otway Tourism to coordinate the staffing (volunteers and council staff) and operations of the local and regional Visitor Information Centres located within the municipality.
5. The Councils will continue to provide financial resources to Geelong Otway Tourism via annual subscription to support staffing, administration, marketing and development initiatives as detailed in the business plan. The ratio of contribution between each Council shall be at the fixed rate of:
 - City of Greater Geelong 86.5%
 - Surf Coast Shire 6.0%
 - Colac Otway Shire 6.0%
 - Golden Plains Shire 0.5%
 - Borough of Queenscliffe 1.0%
6. In addition to this the municipal membership annual contribution will also be adjusted by the increase in CPI movements.
7. The Councils will each be responsible for the provision of dedicated staff to further develop and coordinate local tourism whilst recognising that Geelong Otway Tourism will be the primary body promoting the region on behalf of the industry as represented by the local associations and the member Councils.
8. Geelong Otway Tourism will support Councils to attract tourism related investment and tourism infrastructure and where appropriate will work closely with Councils' Economic Development Boards and relevant Council officers.

2. ACCOUNTABILITY & COMMUNICATION

9. Geelong Otway Tourism will present to the Councils an acceptable annual progress report that details performance against key targets established in the business plan and outlines the marketing program and key result areas to be achieved by the board in the forthcoming financial year.
10. Geelong Otway Tourism will provide Council with regular statistical reports relating to the tourism performance of the region.
11. The Executive Director of Geelong Otway Tourism will, consult with Councils' Chief Executive Officers prior to establishing Councils annual subscriptions. To allow for Council budget consideration this will occur by May 31 each year.

12. The Councils recognise the independent role, structure, mission and expertise of Geelong Otway Tourism and understands the function includes being an independent advocate for the tourism industry. This role also includes being a tourism industry voice in the local and national media.

13. Geelong Otway Tourism will on request attend any Council meeting to discuss / present tourism related issues.

14. Geelong Otway Tourism in addition to holding board meetings approximately every six weeks and will regularly communicate with Councils, relevant staff and the industry membership of the local associations.

15. The Councils will encourage local and municipal tourism officers to attend regular designated staff meetings with Geelong Otway Tourism staff, and to communicate with the Geelong Otway Tourism office on a regular basis.

16. Geelong Otway Tourism will instigate and maintain a program of communication with members through local associations that ensures members are fully informed of Board activities and marketing program.

3. VISITOR INFORMATION CENTRES

17. The staffing, management and operations of Local Visitor Information Centres will be the responsibility of Councils, nominated bodies of Councils or Local Associations.

18. The Councils recognise the regional role of the Geelong Great Ocean Road Visitor Information Centre located at Little River (proposed to relocate during the term of the M.O.U.).

19. Geelong Otway Tourism will coordinate the implementation of consistent display and distribution policies for all Visitor Information Centres in the region.

20. Visitor Information Centre Co-ordinators from the Geelong Otway Region will meet on a regular basis to co-ordinate training, management and centre operations and to distribute relevant marketing materials.

4. SUSTAINABLE TOURISM

21. The Councils recognise the strengths and benefits of a sustainable tourism approach that will ensure the long-term survival of the tourism industry and to encourage industry best practice.

22. Geelong Otway Tourism will coordinate the implementation of sustainable tourism initiatives in conjunction with local and municipal officers and will communicate progress to municipal partners as part of annual reporting procedures.

23. Geelong Otway Tourism will support the Councils efforts to attract funding for additional sustainable tourism initiatives. Geelong Otway Tourism will continue to source State and Federal funding support for regional initiatives.

24. The Councils will promote the local initiatives and encourage participation in their implementation through communications with local communities and other key stakeholders.

5. GENERAL

25. Geelong Otway Tourism will not expand its membership base to include new municipal members unless agreed to by the board and all existing municipal members.

26. Geelong Otway Tourism will coordinate industry training and tourism policy formulation to ensure a consistent approach and application to tourism across the region.

27. If any dispute or difference arises between the parties in carrying out the principles of this memorandum of understanding, the parties will seek bona fide to resolve that difference or dispute between them. Should a Council wish to withdraw its membership of Geelong Otway Tourism then written notice must be given twelve months in advance of ceasing membership. Such notice will allow appropriate modifications to the business plan and budget process.

28. Notwithstanding clause 27. each party maintains the right to exercise its individual powers as it sees fit. This memorandum of understanding lapses one year after the date it is signed and may be renewed or renegotiated by further agreement between the parties.

29. Due to the current Tourism Structure Review, a review will be conducted each quarter. This Memorandum of Understanding will cease ONLY if a new structure is agreed upon by all parties during the 2012-13 period.

30. Due to the current Tourism Structure Review, subscription as outlined under clause 5. will be invoiced at the commencement of each quarter to Surf Coast Shire Council, Colac Otway Shire Council, Borough of Queenscliffe Council and Golden Plains Shire Council. Greater Geelong City Council will continue resourcing via the current 2012-13 budget provisions as approved by Council in the 2012-13 Greater Geelong City Council budget process.

Geelong Otway Tourism Memorandum of Understanding Extension Until the 30th June 2013

DATED this..... day of2012

SIGNED on behalf of:)
GEELONG OTWAY TOURISM INC.)
by its duty authorised representative:)

.....
Witness

SIGNED on behalf of the:)
CITY OF GREATER GEELONG COUNCIL)
by its duty authorised representative:)

.....
Witness

SIGNED on behalf of the:)
SURF COAST SHIRE COUNCIL)
by its duty authorised representative:)

.....
Witness

SIGNED on behalf of the:)
COLAC OTWAY SHIRE COUNCIL)
by its duty authorised representative:)

.....
Witness

SIGNED on behalf of the:)
BOROUGH OF QUEENSCLIFF COUNCIL)
by its duty authorised representative:)

.....
Witness

SIGNED on behalf of the:)
GOLDEN PLAINS SHIRE COUNCIL)
by its duty authorised representative:)

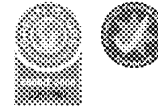
.....
Witness



14 June 2012

Mr Rob Small
Chief Executive Officer
Colac Otway Shire
Level 1, 61-65 Gellibrand Street
COLAC VIC 3250

Level 1 - 48 Brougham St
Geelong 3220
Victoria Australia
Telephone: 03 5223 2588
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International: 61 3 5223 2588
admin@visitgeelongotway.com
www.visitgeelongotway.com
ACN. A06 286 22D
ABN. 26 990 691 173



Dear Rob

Annual Municipal Contribution to Geelong Otway Tourism Inc 12/13

Please find attached to this letter a copy of the Geelong Otway Tourism Memorandum of Understanding (MOU) for 2012-13. This MOU has been compiled due to the current Tourism Structure Review in place and need to roll over the agreement until a new Tourism Structure has been negotiated and planned in consultation with all Municipal Partners and State Government. We have been advised to organise this extension due to the current arrangements with the Great Ocean Road Interim Tourism Board working towards implementation of a new structure after consultation in 13/14.

It should be noted that the MOU is identical to the current MOU in place until 30 June 2012. As per last year, the following clauses are included to ensure flexibility due to potential change which may occur during the MOU period:

29. Due to the current Tourism Structure Review, a review will be conducted each quarter. This Memorandum of Understanding will cease ONLY if a new structure is agreed upon by all parties during the 2012-13 period.

30. Due to the current Tourism Structure Review, subscription as outlined under clause 5. will be invoiced at the commencement of each quarter to Surf Coast Shire Council, Colac Otway Shire Council, Borough of Queenscliffe Council and Golden Plains Shire Council. Greater Geelong City Council will continue resourcing via the current 2012-13 budget provisions as approved by Council in the 2012-13 Greater Geelong City Council budget process.

As per the extension of the Memorandum of Understanding (MOU) – until 30th June, 2013 Clauses 5 and 6, Geelong Otway Tourism has calculated your Municipalities commitment for 2012-13.

Generally every year the calculation is determined based on the City of Greater Geelong's (COGG's) contribution as well as maintaining the ratio as established in the MOU. In addition to the above the calculation also reflects movements in the Consumer Price Index. This year there was minimal movement in the City of Greater Geelong's contribution in comparison to previous years.

Based on this I am pleased to advise you that the contribution for 2012-13 will be based on last years' subscription of \$75,921.30 plus \$2,277.64 being CPI increase of 3%, being a total of \$78,198.94 (plus gst). Due to Clause 30, it is proposed the contribution will be invoiced at the commencement of each quarter at an amount of \$19,549.74 (plus gst).

Rob, thank you again for Colac Otway Shire's contribution to Geelong Otway Tourism during this interim period. Please confirm your acceptance of the MOU via returning a signed copy.

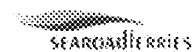
Yours sincerely

[Handwritten signature of Brett Ince]

BRETT INCE
Business Manager

PRINCIPAL PARTNERS

Geelong Region
Community Boards branches
Bendigo Bank



EXECUTIVE PARTNER



GREEN PARTNER





**TOURISM ECONOMIC IMPACT
ANALYSIS
COLAC-OTWAY SHIRE**



**REPORT PREPARED FOR
COLAC-OTWAY SHIRE
in partnership with
GEELONG OTWAY TOURISM
2011**



Colac-Otway Shire – Tourism Economic Impact Analysis

Colac-Otway Shire: Tourism Economic Impact Analysis

This project has been conducted by Compelling Economics Pty Ltd

Project Team

Matthew Nichol
Principal Economist

Shayne Campi
Research Officer

November 2011

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DISCLAIMER

All figures and data presented in this document are based on data sourced from the Australia Bureau of Statistics (ABS) and other government agencies. Using ABS datasets, the regional economic modelling software REMPLAN, developed by Compelling Economics Pty Ltd has been applied to generate industrial economic data estimates. This document is provided in good faith with every effort made to provide accurate data and apply comprehensive knowledge. However, Compelling Economics does not guarantee the accuracy of data nor the conclusions drawn from this information. A decision to pursue any suggestions mentioned in the report is wholly the responsibility of the party concerned. Compelling Economics advises any party to conduct detailed feasibility studies and seek professional advice before proceeding with any action and accept no responsibility for the consequences of pursuing any of the findings or actions discussed in the document.

RESOURCES

All modelling has been undertaken using REMPLAN™ software that has been authored by Principal Research Fellow (ret.), Ian Pinge, at La Trobe University Bendigo.



info@compellingeconomics.com.au

Colac-Otway Shire – Tourism Economic Impact Analysis

Contents

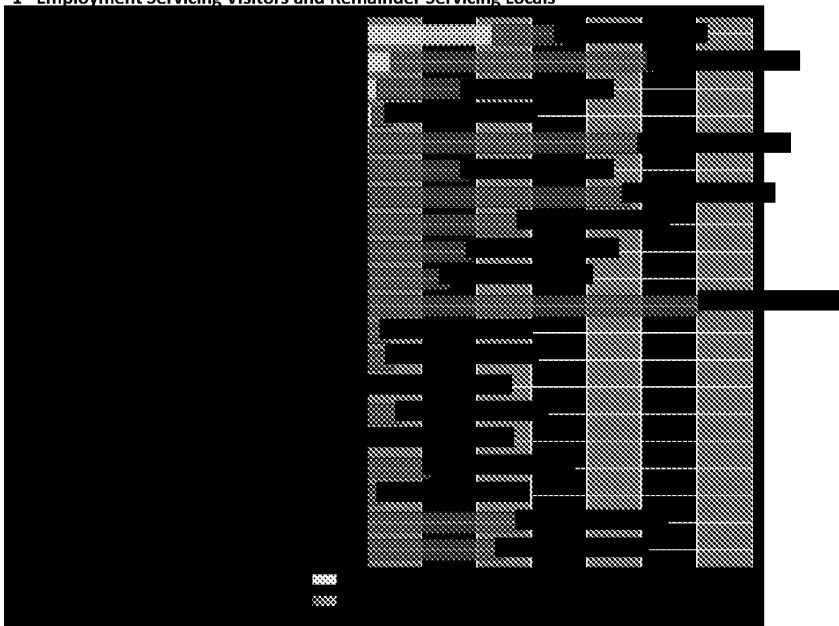
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Colac Otway Shire – Tourism Economic Impact Analysis

1. Executive Summary

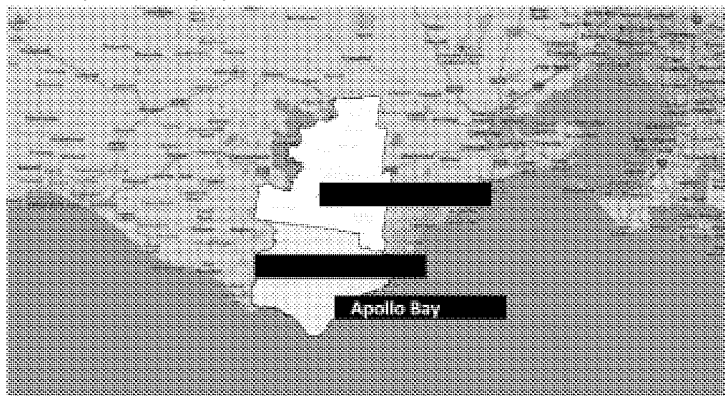
Colac Otway Shire is part of the broader Great Ocean Road that spans over 200 km from the City of Greater Geelong in the East through to Glenelg Shire in the West which meets the border with South Australia. The Great Ocean Road region supports an estimated 126,404 jobs, of which 8,639 jobs are in the Colac Otway Shire. A key objective of this study has been to estimate the proportion of these jobs that are supported by the demand for goods and services by visitors to the municipality, as opposed to demand by local residents.

ES – 1 Employment Servicing Visitors and Remainder Servicing Locals



Of the 8,639 people employed in the Colac Otway Shire, it is estimated that demand by visitors for goods and services supports 643 jobs (highlighted in yellow above). That is, the Tourism sector represents 7.4 % of total employment in the Colac Otway Shire; compared to 5.6 % for the broader Great Ocean Road region. The major tourism related activities in Colac Otway include accommodation & food Services (455 jobs), retail trade (86 jobs) and arts & recreation Services (35 jobs). The map below highlights concentrations of tourism jobs across Colac Otway Shire.

ES - 2 Key Tourism Employment Locations



Colac Otway Shire – Tourism Economic Impact Analysis

The Tourism sector in Colac Otway Shire is estimated to generate \$104.7 Million in annual economic output. The industries contributing most to the Colac Otway Shire's Tourism sector are those that are the greatest beneficiaries of expenditure by visitors. On average, for each dollar spent by a visitor to Colac Otway Shire \$0.61 is for accommodation & food Services, \$0.09 for ownership of dwellings, \$0.08 for retail trade, and \$0.08 for transport.

For every dollar of direct expenditure by visitors to Colac Otway Shire, the broader local economy is estimated to benefit by a further \$0.65 once flow-on industrial and consumption effects are taken into consideration. This can also be expressed as a tourism output multiplier of 1.650.

An important finding in the report is that industry sectors benefiting from visitor expenditure in Colac Otway Shire include 'Financial & Insurance Services' and 'Professional, Scientific & Technical Services', despite these sectors not typically having direct connections to tourists. This highlights the fact that the region's economy is an interconnected system where direct benefits to one industry will ripple to the economy to impact on all sectors to varying degrees.

Applying the tourism industry multiplier of 1.650 to the total output generated by Colac Otway Shire's Tourism sector of \$104.7 Million, the total value (direct + industrial + consumption) of tourism to the municipality's economy is estimated at up to \$172.7 Million. This economic output is estimated to support 937 jobs in the region.

Colac Otway Shire – Tourism Economic Impact Analysis

2. Introduction

2.1 Purpose and Aim

This report has been prepared for the Colac-Otway Shire in partnership with Geelong Otway Tourism, with the aim of detailing the benefits of tourism for the Local Government Area (LGA) of Colac-Otway Shire.

2.2 Intended Outcomes

This report will detail the unique structure of tourism for the Colac-Otway Shire. The report will examine the contribution made to the Colac-Otway Shire by the various industry sectors that comprise the tourism industry and will highlight the importance of the tourism industry to the Colac-Otway Shire.

2.3 Scope of Work

This report examines the role and contributions of tourism to the economy of the Colac-Otway Shire. Tourism is viewed in terms of an amalgam of activities such as retail, accommodation, cafes & restaurants, and cultural & recreational services, and is unique to each region. Visitation encompasses all people spending money in the region that do not usually live or work in the region.¹ This includes both Australians and overseas visitors. This visitation includes recreational tourism, people visiting friends and relatives, business travellers and also people visiting to access services such as retail, health, education and government services.

¹ As per Tourism Research Australia's definition of tourism related visitation

Colac Otway Shire – Tourism Economic Impact Analysis

2.4 Methodology

REMPPLAN models are built on the latest available datasets sourced from the Australian Bureau of Statistics (ABS) and Tourism Research Australia (TRA). The underlying ABS and TRA datasets used are:

- ABS, Journey to Work data from the 2006 Census of Population and Housing
- ABS, 2006/2007, ABS, National Input/Output Tables
- ABS, June 2010 estimates of Victoria's Gross State Product
- ABS, 2010, Tourism Satellite Account
- 2009/2010, Tourism Research Australia, Regional Tourism Profile; Western Region

These datasets have been used to build REMPLAN Tourism datasets, detailing the economic contributions of Tourism alongside estimates for other industry sectors for Colac Otway Shire.

Under the methodological approach applied in this report the economic contributions of the Tourism sector are determined by the number of local tourism related jobs as a proportion of the total tourism related jobs across the country. Therefore, the greater the number of local jobs in tourism intensive sectors such as accommodation, the greater the estimate of the area's tourism product output, and the greater the area's proportionate contribution to Australia's tourism product output. The estimate of Colac Otway Shire's tourism product output, added to that of all other municipalities across the nation, in total equals the latest estimate of Australia's tourism product output from the Australian Bureau of Statistics' Tourism Satellite Account.

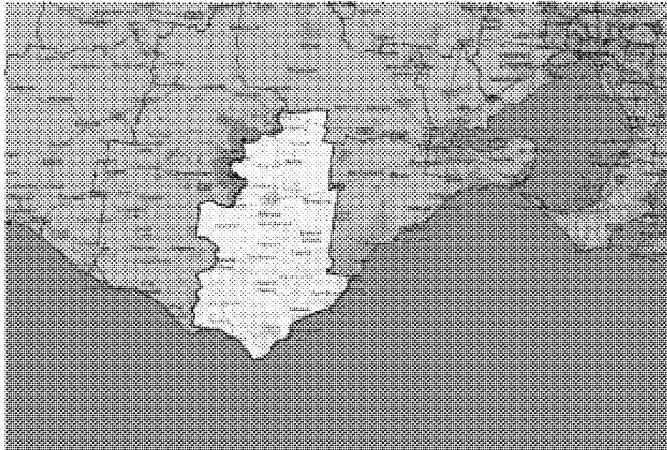
It is important to note that most tourism analysis undertaken in the past relied upon Tourism Research Australia estimates of average visitor expenditure for the region multiplied by the estimated number of visitors to the area. This approach can in some circumstances lead to anomalies (i.e. over valuing) in estimating the value of tourism output relative to the output associated with servicing demand for goods and services by local people. The approach applied in this report removes the potential for such anomalies to arise.

Colac Otway Shire – Tourism Economic Impact Analysis

2.5 Region Definition

The economic impact analysis has been undertaken in the context of the LGA boundaries of Colac-Otway Shire.

Map 2-1 Colac-Otway Shire



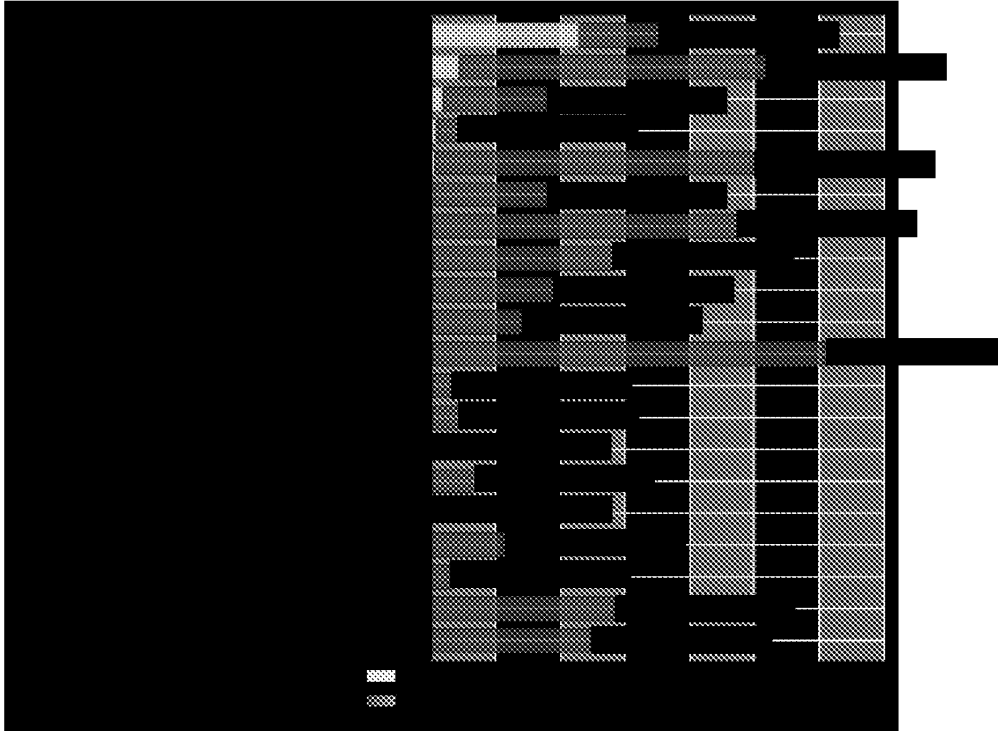
Source: REMPLAN MapBuilder

Colac Otway Shire – Tourism Economic Impact Analysis

3. Tourism – Colac-Otway Shire

Tourism is an amalgam of activities. The figure below presents estimates of the proportion of industry sector employment that is servicing demand from visitors to Colac-Otway Shire. The remainder is the estimated proportion of employment attributable to servicing demand from local businesses and consumers.

Figure 3-1 Employment Servicing Visitors and Remainder Servicing Locals

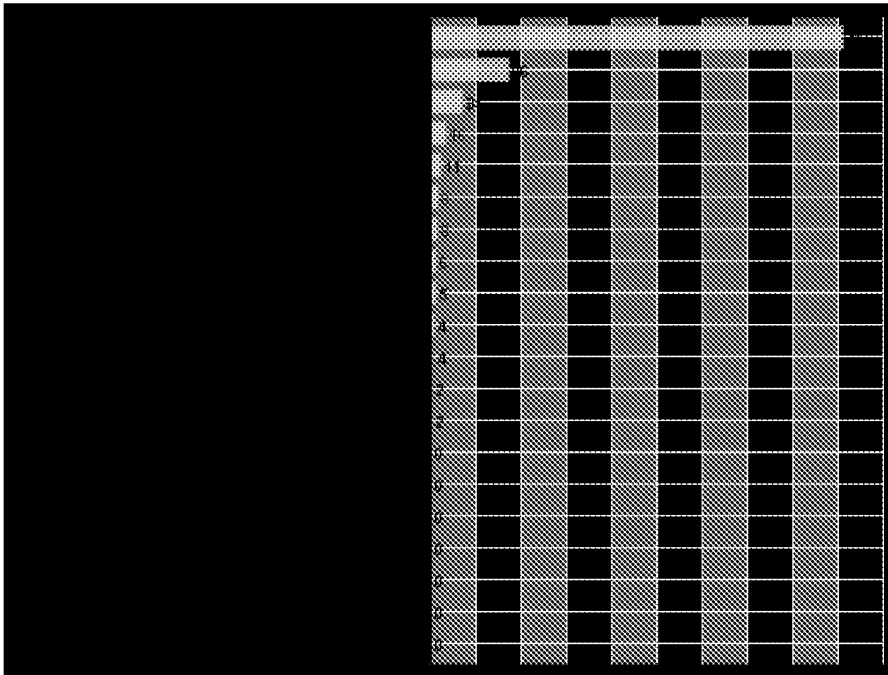


Source: REMPLAN Tourism Analysis Module, July 2011

In total, the Colac-Otway Shire economy supports 8,639 jobs. The Accommodation and Food Services sector employs 710 people of which it is estimated that 455 people (64.1 %, depicted in gold above) are employed to service demand for goods and services from visitors to Colac-Otway Shire. In the figure below the 'gold' tourism component of Figure 3-1 is presented separately. Figure 3-2 Employment Attributable to Tourism (Jobs)

Colac Otway Shire – Tourism Economic Impact Analysis

Figure 3-2 Employment Attributable to Tourism (Jobs)



Source: REMPLAN Tourism Analysis Module, July 2011

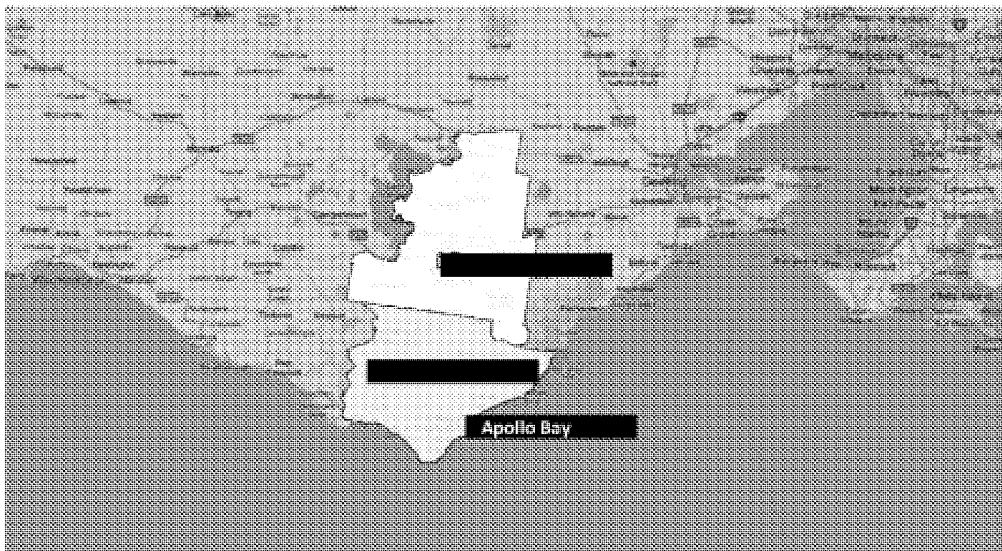
This report shows the number of jobs in each industry sector in Colac-Otway Shire which service demand generated by tourists to the area. It is estimated that the Tourism sector in Colac-Otway Shire employs 643 people in total; 455 people in Accommodation and Food Services, 86 people in Retail Trade, 35 people in Transport, Postal and Warehousing and 16 people in Arts and Recreation Services. These top four sectors in terms of tourism employment, when combined, represent 593 jobs, or 92.2 % of total tourism related employment. Tourism sector jobs represent 7.4 % of total employment in the region.

Across the broader Great Ocean Road region of which Colac-Otway Shire is a part of, the Tourism sector is estimated to employ 7,098 people, which represents 5.6 % of total jobs.

Colac Otway Shire – Tourism Economic Impact Analysis

The total tourism related employment estimate for Colac-Otway Shire is 643 jobs. The Accommodation & Food Services sector contributes 455 jobs, or 70.8 % to total tourism related employment. The map below highlights the concentrations of accommodation and food Services jobs in Colac-Otway Shire. The highest concentrations are found in the destination zones² of Colac, Apollo Bay, and Beech Forest.

Map 3-1 Tourism Employment Locations



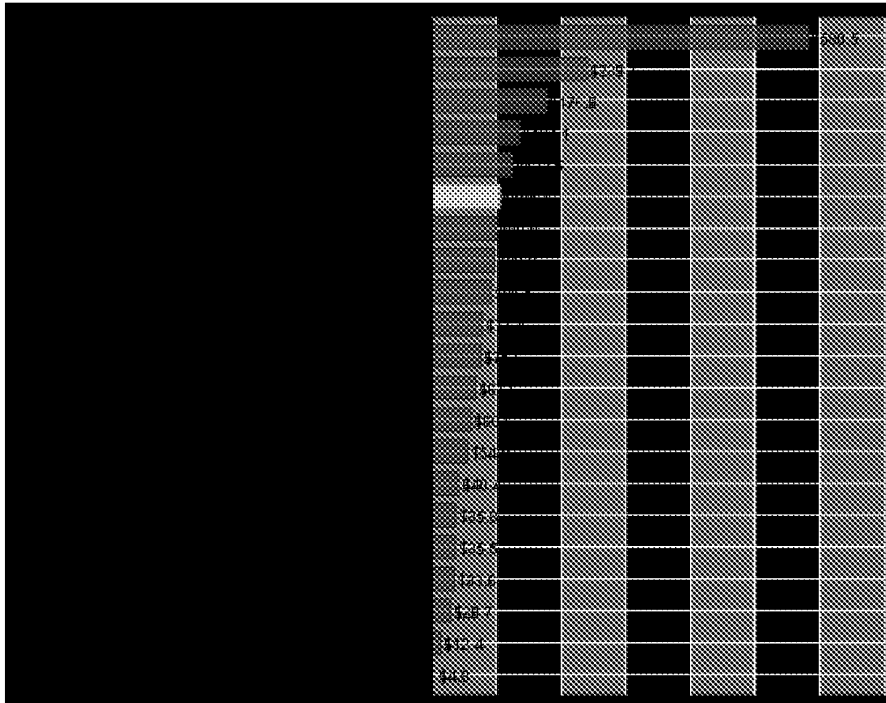
Source: REMPLAN, July 2011

The Accommodation & Food Services sector employment figures are based on the Australian Bureau of Statistics place of work employment data from the 2006 Census and provide insights regarding the degree to which the respective destination zones attract and service visitors.

² As defined by the Australian Bureau of Statistics, destination zones are a spatial unit used to code Place of Work (POW) data; the boundaries are defined by each State/Territory Transport Authority.

Colac Otway Shire – Tourism Economic Impact Analysis

Figure 3-3 Tourism Output (\$ Million)



Source: REMPLAN Tourism Analysis Module, July 2011

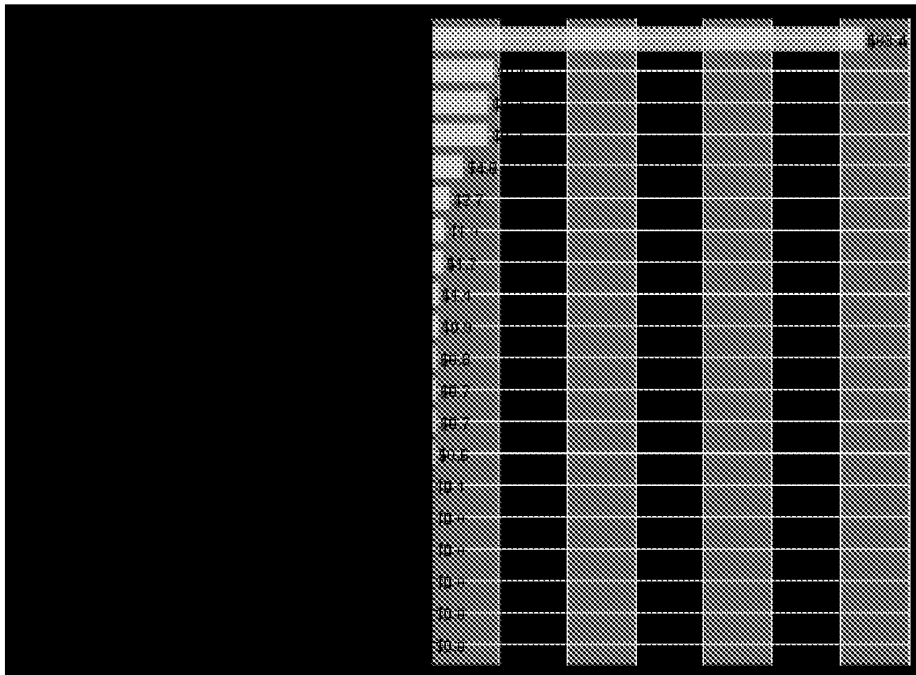
This figure shows the gross revenue generated by business and organisations in Colac-Otway Shire. The total output³ estimate for Colac-Otway Shire is \$2.172 Billion. The 643 people employed in the Tourism sector in Colac-Otway Shire are estimated to generate over \$104 Million in direct economic output. The Tourism sector contributes \$104.691 Million, or 4.8 % of total output.

Across the broader Great Ocean Road region of which Colac-Otway Shire is a part of, the Tourism sector is estimated to contribute 2.9 % to total output.

³ Output data represents the gross revenue generated by businesses/organisations in each of the industry sectors in a defined region. Gross revenue is also referred to as total sales or total income. The output generated to service demand from visitors for each industry sector has been estimated through applying industry profiles from the Australian Bureau of Statistics Tourism Satellite Account and consolidated into a separate Tourism sector, shown highlighted in gold in the graph.

Colac Otway Shire – Tourism Economic Impact Analysis

Figure 3-4 Output Attributable to Tourism (\$ Million)

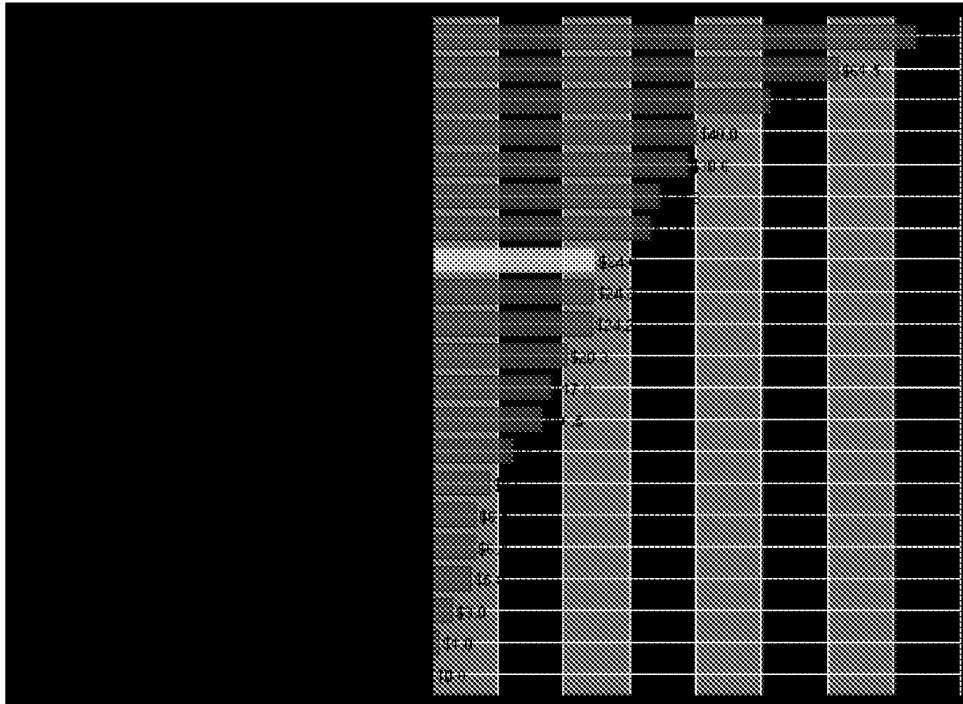


Source: REMPLAN Tourism Analysis Module, July 2011

The industries contributing to the Colac-Otway Shire Tourism sector are detailed in the figure above. The total value of tourism related output for Colac Otway (\$) is estimated at \$104.691 Million. The Accommodation & Food Services sector contributes \$63.434 Million, or 60.6 % of total tourism related output.

Colac Otway Shire – Tourism Economic Impact Analysis

Figure 3-5 Tourism Wages & Salaries (\$ Million)



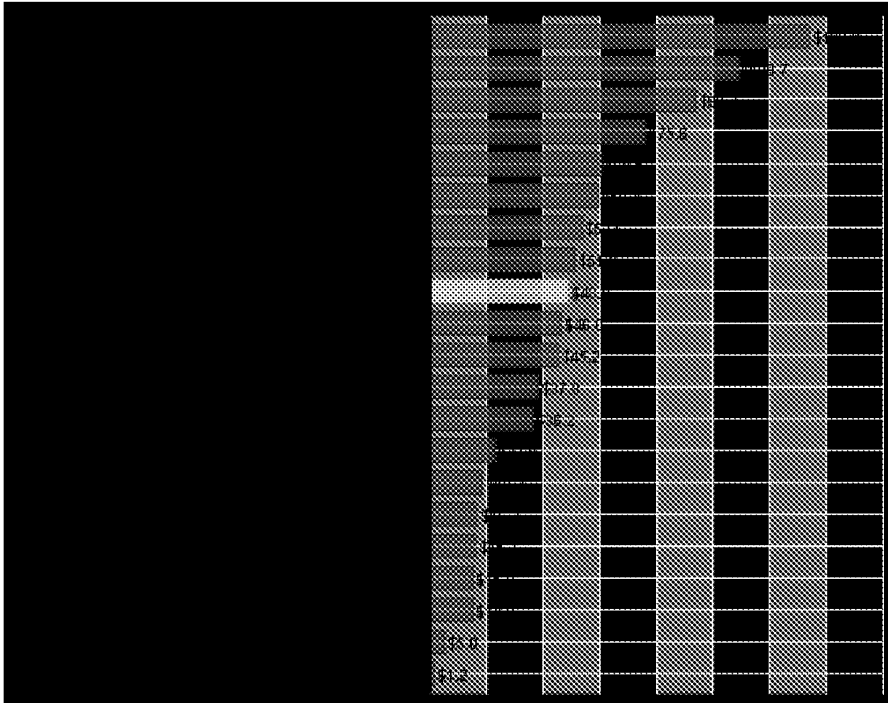
Source: REMPLAN Tourism Analysis Module, July 2011

This figure shows the wages and salaries paid to employees who work in Colac-Otway Shire. The total wages and salaries estimate for Colac-Otway Shire is \$502.905 Million. The 643 people employed in the Tourism sector in Colac-Otway Shire are estimated to receive over \$24 Million in wages and salaries. The Tourism sector contributes \$24.574 Million, or 4.9 % of total wages and salaries. Of the \$24.574 Million in wages and salaries paid to Tourism sector workers a proportion is expected to be used for consumption, and a proportion of this consumption is expected to be captured within Colac-Otway Shire.

Across the broader Great Ocean Road region of which Colac-Otway Shire is a part of, the Tourism sector is estimated to contribute 3.7 % to total wages and salaries.

Colac Otway Shire – Tourism Economic Impact Analysis

Figure 3-6 Tourism Value-Added (\$ Million)



Source: REMPLAN Tourism Analysis Module, July 2011

The value that is added by industry sectors in Colac-Otway (S) to intermediate inputs are presented in the figure above. The total value-added⁴ estimate for Colac Otway (S) is \$959.445 Million. The Tourism sector contributes \$48.762 Million, or 5.1 % of total value-added.

Value added represents the contributions that industries make to Colac Otway’s Gross Regional Product (GRP)⁵, which is estimated at \$1.048 Billion.

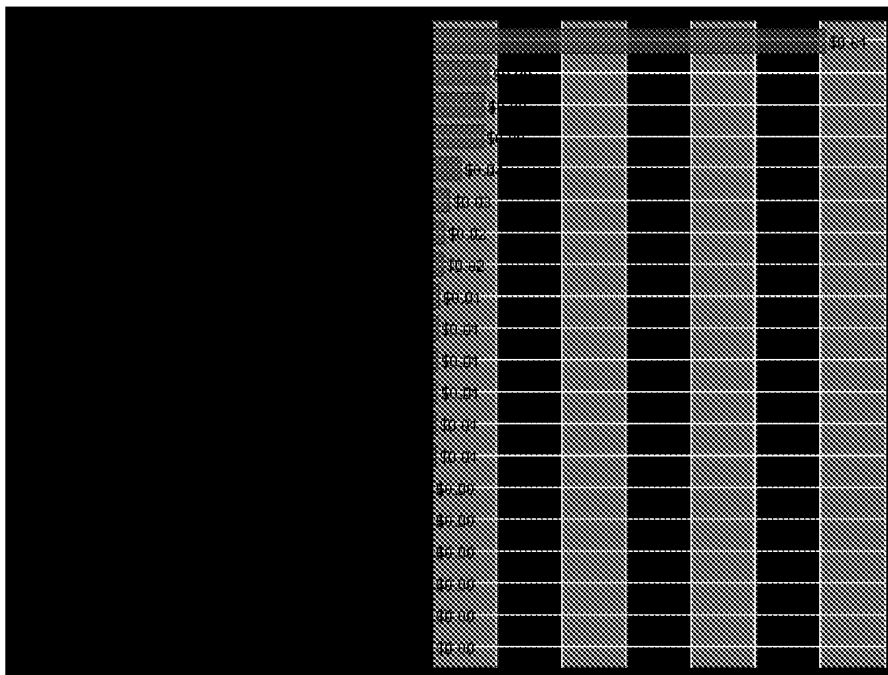
⁴ Value Added data represents the marginal economic value that is added by each industry sector in a defined region. Value Added can be calculated by subtracting local expenditure and expenditure on regional imports from the output generated by an industry sector. Or alternatively, by adding the wages & salaries paid to local employees, the gross operating surplus and taxes on products and production. Value Added by industry sector is the major element in the calculation of Gross Regional Product.

⁵ GRP is the total value added to final goods and services produced in the region over the period of one year; this includes exports but excludes imports. This methodology is the same as that used to calculate Gross Domestic Product (GDP) at a national level. GRP can be measured by adding up all forms of final expenditure, including consumption by households, consumption by governments, additions or increases to assets (minus disposals) and exports (minus imports). The expenditure approach does not include intermediate expenditure, as this would lead to double counting (e.g. the wheat and flour in a loaf of bread). GRP can also be measured by adding up all incomes earned by individuals (wages and salaries), firms (gross operating surplus or profits) and governments (taxes on products or services).

4. Supply Chains

The Tourism sector in Colac-Otway Shire is estimated to generate \$104.691 Million in annual economic output. The industries contributing the most to the Tourism sector are those that are the greatest beneficiaries of expenditure by visitors. The figure below provides insights regarding how the Colac-Otway Shire economy benefits from each dollar spent by a tourist.

Figure 4-1 Distribution of each \$1 spent by a visitor – Colac-Otway Shire



Source: REMPLAN Tourism Analysis Module, July 2011

For each dollar spent by a tourist in Colac-Otway Shire, it is estimated that typically \$0.61 is spent on accommodation & food services, \$0.09 on ownership of dwellings and \$0.08 on retail trade. This data provides the basis for understanding the likely direct benefits for Colac-Otway Shire should visitation and the associated expenditure increase.

Under an increased visitor expenditure scenario it is anticipated that indirect or flow-on benefits would also be realised in the region’s economy. Increased visitation would boost the revenue generated by tourism related business, which would increase their demand for intermediate goods and services, some of which are likely to be sourced locally. The flow-on benefits associated with purchases of local intermediate goods and services are referred to as industrial effects.

Increased demand for local goods and services by visitors would typically correspond to job creation and the payment of additional wages and salaries, delivering further consumption related benefits for the region’s economy.

Colac Otway Shire – Tourism Economic Impact Analysis

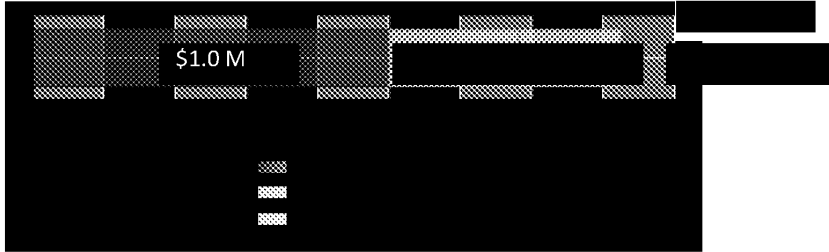
Figure 4-2 \$1 Million Visitor Expenditure Scenario, Economic Impacts – Colac-Otway Shire

Output	Direct Effect (\$M)	Industrial Effect (\$M)	Consumption Effect (\$M)	Total (\$M)
Agriculture, Forestry & Fishing		\$0.028	\$0.007	\$0.035
Mining		\$0.001	\$0.000	\$0.001
Manufacturing	\$0.040	\$0.055	\$0.022	\$0.117
Electricity, Gas, Water & Waste Services		\$0.009	\$0.004	\$0.013
Construction		\$0.020	\$0.004	\$0.025
Wholesale Trade	\$0.010	\$0.032	\$0.022	\$0.064
Retail Trade	\$0.080	\$0.017	\$0.037	\$0.134
Accommodation & Food Services	\$0.600	\$0.005	\$0.024	\$0.629
Transport, Postal & Warehousing	\$0.080	\$0.026	\$0.010	\$0.116
Information Media & Telecommunications	\$0.010	\$0.021	\$0.008	\$0.039
Financial & Insurance Services		\$0.020	\$0.020	\$0.040
Rental, Hiring & Real Estate Services	\$0.100	\$0.024	\$0.069	\$0.193
Professional, Scientific & Technical Services		\$0.029	\$0.007	\$0.035
Administrative & Support Services	\$0.020	\$0.054	\$0.007	\$0.081
Public Administration & Safety		\$0.005	\$0.001	\$0.006
Education & Training	\$0.010	\$0.002	\$0.011	\$0.023
Health Care & Social Assistance	\$0.010	\$0.000	\$0.015	\$0.025
Arts & Recreation Services	\$0.030	\$0.003	\$0.005	\$0.038
Other Services	\$0.010	\$0.012	\$0.012	\$0.034
TOTAL	\$1.000	\$0.364	\$0.286	\$1.650
		Type 1		Type 2
Multiplier		1.364		1.650

Source: REMPLAN Tourism Analysis Module, July 2011

Colac Otway Shire – Tourism Economic Impact Analysis

Figure 4-3 \$1 Million Impact Scenario



Source: REMPLAN, July 2011

For \$1 Million of direct expenditure by visitors to Colac-Otway Shire, the local economy is estimated to benefit by a further \$0.650 Million once flow-on industrial and consumption effects are taken into consideration. The total benefit for the region’s economy under this scenario would be \$1.650 and so for each dollar spent by a visitor, the Colac-Otway Shire economy is estimated to benefit by a further \$0.65. This can also be expressed as a tourism output multiplier of 1.650. It is important to note that the multiplier also represents the likely indirect negative impacts for the economy should tourism activity contract.

The Tourism sector output multiplier for the Great Ocean Road is estimated at 1.842.

Applying the tourism industry multiplier of 1.650 to the total output generated by Colac Otway Shire’s Tourism sector of \$104.7 Million, the total value (direct + industrial + consumption) of tourism to the municipality’s economy is estimated at up to \$172.7 Million. This economic output is estimated to support 937 jobs in the region.

Colac Otway Shire – Tourism Economic Impact Analysis

5. Visitor and Source Markets Characteristics

\$1.0 M

Section 4 details how visitors to Colac Otway Shire spend their money and how this expenditure is likely to flow through the economy to benefit other industry sectors. The key question remaining is how much are visitors to an event likely to spend.

This information can be captured via visitor surveys or sourced from previous studies undertaken in relation to similar events. Tourism Research Australia’s Regional Tourism profiles also provide broad guidance regarding expenditure by visitor type.

Figure 3-10 Visitor Expenditure Profile

	Domestic Day	Domestic Overnight	International
Average Stay (nights)	-	3.0	5.0
Average Spend per trip (\$)	\$83	\$465	\$356
Average Spend per night (\$)	-	\$147	\$77

Source: 2009 / 2010, TRA, Regional Tourism Profile; Western Region



Birregurra and Forrest Township Community Infrastructure Plans

DRAFT 2

16/01/2012





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1 Introduction

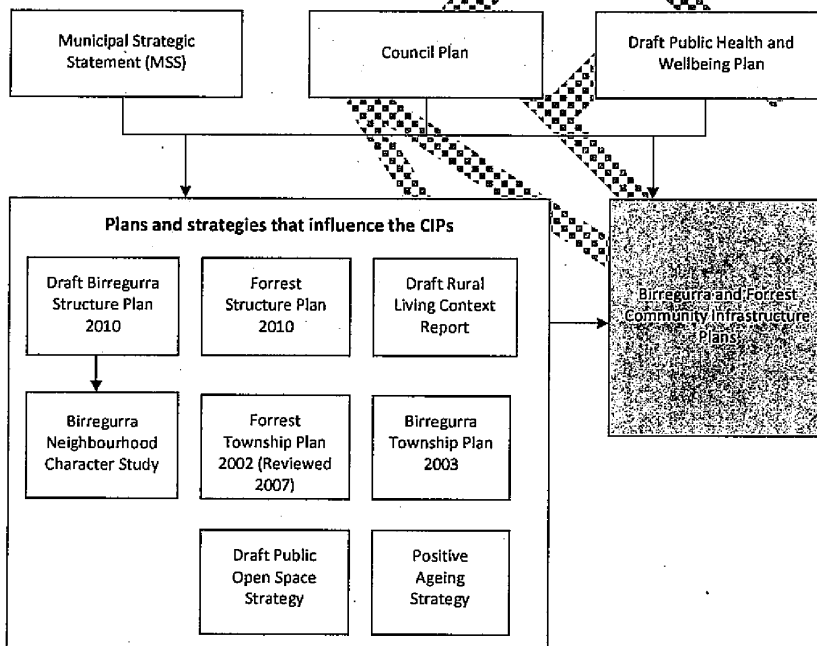
This report outlines the development of Community Infrastructure Plans (CIPs) for the Birregurra and Forrest townships. The two CIPs identify community infrastructure requirements and provide concepts plans for the delivery of the identified infrastructure over the short, medium and long term in both townships.

The development of the CIPs has been informed by local community engagement, consideration of the planning and policy context and the demographic profile and future growth of Birregurra and Forrest.

This study has considered the overall planning and policy context within the Colac-Otway Shire, including existing and draft plans being undertaken by Council. Figure 1 outlines how the Birregurra and Forrest CIP report fits within this context.

The study areas for both towns were limited to the town centre as detailed in Section 1.3. The provision of community infrastructure in the town centre focuses on facilities that improve people's ability to enjoy and engage in the town centre area (such as community halls, kindergartens, footpaths, tree plantings and gardens, lighting, barbeque areas, recreation facilities and parks). The CIPs do not address private development, expanding the town, or the character of new houses and commercial premises.

Figure 1: Current plans and policies that influence the Birregurra and Forrest CIP report.



Colac-Otway Shire Council, Birregurra and Forrest Community Infrastructure Plans, DRAFT



1.1 Methodology

The development of the Birregurra and Forrest CIPs is based on the following steps:

- Site visits to understand the:
 - Broad context of the townships.
 - Location and condition of existing infrastructure.
 - Potential sites for additional infrastructure.
- Strategic review of:
 - Existing and future planning projects within the two communities.
 - Consultation previously undertaken on community infrastructure needs.
 - State and government priorities for infrastructure funding and provision in the two communities.
 - Service and facility demand data.
 - Demographic information to indicate potential changes to service and infrastructure demand.
- Stakeholder consultation activities including:
 - One on one consultation with key stakeholders.
 - Community drop-in sessions and surveys to identify the community infrastructure needs, priorities and potential locations of required infrastructure.
- Development and review of draft concept plans through:
 - Community drop-in sessions.

1.2 Strategic context

1.2.1 State and local policy review

The following State Government policies and plans were reviewed for this report:

- Barwon South West Regional Strategic Plan 2010
- Regional Growth Fund Application Guidelines: Putting Locals First, 2011

A strategic review of local plans, policies and strategies has been undertaken with focus on community infrastructure, open space, recreation and accessibility. An overview of the local policy strategic review is presented below.

The following plans were reviewed as part of this report:

- Birregurra Structure Plan Report, October 2010 – Colac Otway Shire and CPG.
- Birregurra Structure Plan Context Report, October 2010 – Colac Otway Shire and CPG.
- Birregurra Township Plan 2003.
- Forrest Structure Plan Report, October 2010 – Colac Otway Shire and CPG.
- Forrest Structure Plan Context Report, September 2010 – Colac Otway Shire and CPG.
- Forrest Township Plan 2002 (Reviewed 2007).
- DRAFT Rural Living Strategy, January 2011 – Colac Otway Shire and CPG.
- DRAFT Rural Living Strategy Context Report, December 2010 – Colac Otway Shire and CPG.
- DRAFT Colac Otway Public Open Space Strategy, July 2011, Colac Otway Shire and Sykes Consulting/Urbanis.



- Positive Ageing Strategy Plan 2008-2012, May 2008 – Colac Otway Shire and ASR Research.
- DRAFT Public Health and Wellbeing Plan 2010-2013 – Colac Otway Shire and Judy Nichols and Associates.
- Municipal Early Years Plan, 2005-2008, Colac Otway Shire.
- Colac Otway Shire Council Plan, 2009-2013.
- Birregurra Neighbourhood Character Study: Issues Analysis Paper.

1.2.2 Policy review findings

The key findings from the policy review are:

1.2.2.1 State Government

- The Putting Locals First Program (PLFP) is a component of the Victorian State Government's Regional Growth Fund. The PLFP is a \$100m initiative which helps regional communities respond to local priorities through:
 - Improved infrastructure, facilities and services (including town revitalisation, upgraded community facilities, heritage, pathway and innovation initiatives and projects).
 - Increased business and employment (including economic planning, tourism and event promotion, business support and climate change response).
 - Improved community connections (supporting local leadership, service coordination, innovative community projects and mentoring).
 - Empowering communities to respond to their own challenges.
- Small towns face different challenges as a result of isolation, major changes in agricultural production, the consolidation of services to larger centres and limited employment options.

1.2.2.2 Colac Otway Shire

- Birregurra and Forrest are identified as 'Rural Towns'. Rural Town settlements account for 6% of the Shire's population.
- Lifestyle opportunities in Rural Towns are based around the amenity and community values of rural township living with the provision of a reasonable level of services.
- Council promotes community health and wellbeing in partnership with other health services. Council provides a broad range of customer focused health, recreational, cultural and community amenities, services and facilities.
- Key issues within the region include:
 - Limited access to health and recreation facilities due to lack of transport options. Council notes that home-based health and community services are provided throughout the Shire through home care and in locations close to where people live.
 - As the population is ageing, the Colac Otway Shire needs responsive planning and urban design responses to both the urban landscapes and community's housing and service delivery needs.
 - An increase in single person households, highlighting importance of building strong communities that provide support networks outside the home.

1.2.2.3 Birregurra

- Birregurra has a regional role as a residential location for larger employment generating towns such as Colac and Geelong. It contains a range of community infrastructure, including health, civic and community activities.



- Improved road infrastructure, including the duplication of the Princes Highway from Geelong to Winchelsea, with a further stage onto Colac, will improve access to Birregurra, potentially increasing the desirability of Birregurra as a commuter town and leading to population growth. The expansion of some facilities may be required to respond to the growing needs of the population.
- Medium density housing is proposed on the vacant lot of Main and Strachan Streets to encourage population density near key community facilities.
- A retirement village or assisted living development is proposed, however the exact site is yet to be confirmed.
- Council recommends that opportunities for development of community infrastructure (i.e. expanded library and health services) be considered for young families and the ageing, including expanded library services and health facilities. These facilities should be located near existing community infrastructure in the civic centre of Birregurra.
- Council is encouraging the expansion of the community node in line with the Structure Plan, to consolidate community health services requirements for the town.
- The reuse of the Masonic Hall is encouraged as a community meeting or civic space.
- The *Birregurra Township Plan* proposed the following community infrastructure recommendations for the Town Centre:
 - Proposed enhancements at the northern, eastern and western entry to the township, including plantings, paths and fencing.
 - Explore opportunities to restore the Birregurra Public Hall.
 - Improve existing public toilets, with construction of new public toilets in Birregurra Park once sewerage infrastructure is installed.
 - Improve the heritage walk, through plantings, seating, handrails on steep sections and providing ongoing maintenance.
 - Construct a footpath from Main Street to the Birregurra Railway Station.
 - Install street lighting, street furniture and signage on Main Street which reflects a style selected by the Birregurra and District Action Group.
 - Investigate opportunities to extend Birregurra Park across Main Street to the public land to the south-east.
- The *Birregurra Neighbourhood Character Study Issues Analysis Paper* noted the importance of the heritage streetscaping and improving the three township entrances.
- The *Draft Public Open Space Strategy* identified the potential need to expand open space to meet population growth through:
 - Improving the playing and other facilities on the recreation reserve to meet the requirements of sports users/visitors.
 - Improving links between the town, Main Street, the school and open space.
 - Investigate further development of the Tiger Rail Trail from Birregurra to Barwon Downs and Forrest.

1.2.2.4 Forrest

- Issues identified through the community consultation for the *Forrest Structure Plan* included:
 - The lack of visitor information services.
 - Need to improve community facilities.
 - Ensure the school stays open.



- There is a need to provide ongoing support for the community use of equipment and services at the primary school including computers, library and sporting equipment.
- Medical and health services provision is based on population demographic thresholds; existing service provision is expected to remain at the current level.
- There is a need to advocate for the ongoing provision of quality, accessible health, community and education services in Forrest as relevant to the needs of the resident population.
- The community hall was recently upgraded to include a commercial kitchen, the hall is a local asset used by different community groups for events and activities.
- Forrest is identified as having low growth potential for rural living development.
- The *Forrest Township Plan 2002, reviewed 2007* outlined the following community infrastructure priorities within the Town Centre:
 - Development of internal and external facilities at Forrest Hall, including: kitchen upgrades, sound proofing, paving and insulation, septic and toilet upgrade and an extension to include storage and art space.
 - Development of Grant Street, including street tree plantings, safe crossing points and lighting for pedestrians.
 - Proposed club rooms at Forrest Tennis Club and Forrest Mountain Bike Club.
 - Resurfacing and upgrades of Forrest Recreation Reserve, including drainage and new canteen extension.
- The *Draft Public Open Space Strategy* identified the following improvements:
 - Improve the Forrest walking track network, including provision of seats and shelters.
 - Work with the DSE to develop an integrated strategy for development and investment in the Forrest mountain bikeriding area, e.g. change/toilet facilities.
 - Develop the community park with a range of high standard user facilities.
 - Investigate further development of the Tiger Rail Trail from Birregurra to Barwon Downs and Forrest.

1.3 Site context

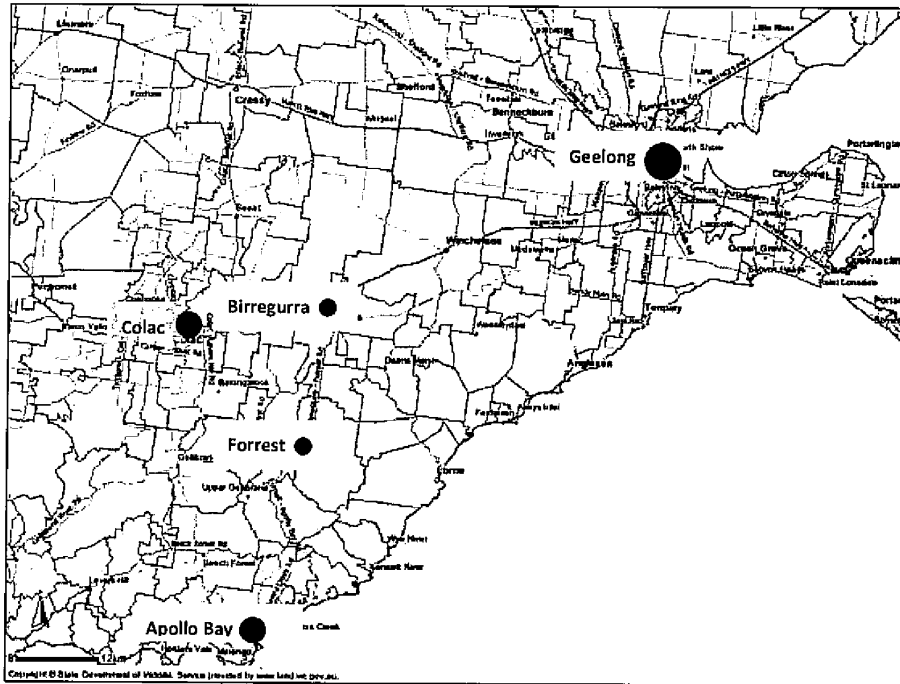
1.3.1 Regional context

Birregurra and Forrest Townships are located in the Colac Otway Shire in southern Victoria.

Birregurra is located approximately 60 kilometres from Geelong, 63 kilometres from Apollo Bay and 19 kilometres from Colac. Forrest is located approximately 33 kilometres south of Colac, 36 kilometres north of Apollo Bay and 83 kilometres from Geelong. Figure 1 shows the location of both townships within the region.



Figure 2 Regional Context Map



Source: www.land.vic.gov.au

1.3.2 Birregurra

Birregurra is a small district township with a residential population of 463 persons (ABS 2006). The township provides key commercial services to support the needs of the residential population and surrounding farms. Birregurra is a key tourist destination enhanced by its location along the tourist route to the Otways and its existing natural surrounds.

Birregurra is identified as a strategic location for growth within the Colac Otway Shire. It is anticipated that the completion of the Princes Highway duplication and installation of reticulated sewerage will increase pressure for more residential development within the township.

The Birregurra CIP study area focuses on the township centre, including Main Street, Birregurra Park, the skate park. Key township linkages, including the Birregurra Train Station and the township entrances are also taken into consideration.

A map of the study area is shown in Figure 3 below:



Figure 3: Birregurra Study Area



1.3.1 Forrest

Forrest is a small community with around 170 residents (ABS 2006). The town is currently going through a transition as it moves away from its reliance on the timber industry and grows as a tourism destination focused around mountain biking. It has limited capacity for growth, with constraints placed on development from the surrounding natural environment.

Due to the limited community facilities, services and retail options available in Forrest, residents rely on Colac as a regional service centre. Given the relatively small size of the existing population, services are likely to continue to operate at their current level of service provision, with residents continuing to rely on sourcing goods and services from nearby regional centres.

The Forrest CIP study area focuses on central areas of the township, including Grant Street and Station Street. Key sites that link to the township, including the Forrest Recreation Reserve, and mountain bike trail heads are also taken into consideration.

A map of the study area is shown in Figure 4 below.

Figure 4: Forrest Study Area





1.4 Population

1.4.1 Birregurra

A summary demographic profile of Birregurra is shown in Table 1. Key observations for Birregurra in comparison to the Colac Otway Shire and G21 region are:

- Lower proportion of infants and mature adults aged 65-85 and higher proportion of school aged children and work aged adults.
- Higher proportion of primary education attendance, but lower proportion of secondary and tertiary attendance.
- Higher rate of one parent families and similar rates of families with and without children.
- Higher rates of home purchasing, similar rate of home ownership and lower rate of renting.
- Lower proportion of non-English speaking background (NESB residents) and Indigenous persons.

Birregurra is designated as a centre for new growth within the *Draft Rural Living Strategy* as a result of the new sewerage system and improved road access to Geelong. Future growth scenarios for Birregurra are currently being reviewed as part of *Draft Birregurra Structure Plan* with findings due in mid 2012.

While specific population forecasts are not available for Birregurra, Informed Decision¹ projections for the Rural South area (which includes Birregurra) predicts an average annual growth rate of 0.76% per annum between 2006 and 2021. Over this period, the average persons per household rate is predicted to fall from 2.68 to 2.49 for the area.

1.4.2 Forrest

A summary demographic profile for Forrest is shown in Table 1. Key observations for Forrest in comparison to the Colac Otway Shire and G21 region are:

- Higher proportion of school aged children and work aged adults and lower proportion of infants and mature aged adults (65-85 years).
- Higher proportion of primary and secondary attendance but approximately half the rate of tertiary attendance.
- Significantly higher proportion of one parent families.
- Higher proportion of home purchasing but lower proportion of home ownership and renting.
- Higher proportion of NESB than the Shire but lower than G21 region.
- No recorded Indigenous population.

As with Birregurra, population forecasts are based on the broader region, in this case, the Rural North area. The Rural North Area is predicted to grow by 0.06% per annum between 2006- 2021. Over this period, the average persons per household rate is predicted to fall from 2.55 to 2.41.

¹ .id, 2011. Summary & Key Results. Online. <http://forecast2.id.com.au/Default.aspx?id=242&pg=5110>



Table 1: Demographic Profile - Birregurra and Forrest

Indicator	Birregurra		Forrest		Colac Otway Shire (%)	G21 (%)	
	No.	%	No.	%			
Age	Infants 0-4 years	23	4.9	9	5.3	5.9	6.1
	Children 5-17 years	93	20.0	38	22.4	18.9	18.0
	Adults 18-64 years	289	62.0	105	61.8	58.1	60.1
	Mature adults 65-84	57	12.2	18	10.6	14.8	13.8
	Senior citizens 85 years and over	4	0.9	0	0	2.2	2.0
Education	Attending pre-school or primary school	56	12.4	28	45.9	37.4	34.4
	Attending secondary school	27	20.5	19	31.1	27.7	24.1
	Attending a tertiary institution	16	12.1	3	4.9	9.5	15.9
Families	Couples without children	49	39.8	10	31.3	41.1	39.1
	Couples with children	53	43.1	14	43.8	42.3	43.8
	One parent families	21	17.1	8	25.0	15.1	15.8
Culture	Non-English Speaking Background	6	1.3	0	5.4	2.7	7.8
	Indigenous Population	3	0.6	0	0	0.7	0.7
Tenure	Owned a home	84	41.2	25	37.3	42.9	38.3
	Purchasing a home	75	36.8	25	37.3	29.9	33.6
	Renting	32	15.7	12	17.9	21.3	22.1

Source: Summary Profile, .id, 2006

1.4.3 Demographic considerations for CIPs

The demographic profile for both Forrest and Birregurra shows that there is a need to consider the following population indicators when developing the community infrastructure plans:

- Facilities and activities for school aged children (primary and secondary).
- Support activities and services for one parent families, particularly in Forrest.
- Opportunities to promote social interaction for the small proportions of elderly residents in both towns.



1.6 Desktop audit of existing infrastructure

An audit of community infrastructure facilities, including recreation and open space, has been undertaken for Birregurra and Forrest (Table 2).

Table 2: Existing Infrastructure Audit - Birregurra and Forrest

	Birregurra	Forrest
Open Space and Recreation	<ul style="list-style-type: none"> • Birregurra Bowls Club • Football Oval/Reserve • Netball Courts • Birregurra Park • Birregurra Recreation Reserve • Skateboard Park • Birregurra Golf Club • Barwon River Reserve 	<ul style="list-style-type: none"> • Tennis Courts and BBQ facilities • Mountain Bike Shelter • Forrest Park • Forrest Recreation Reserve • Various bike trails
Community and Cultural Facilities	<ul style="list-style-type: none"> • Birregurra Public Hall • Birregurra Community Health Centre (includes yoga, craft, exercise and tai chi classes) • Masonic Lodge • Senior Citizen Centre 	<ul style="list-style-type: none"> • Community Hall • Medical Centre
Early Years	<ul style="list-style-type: none"> • Birregurra and District Preschool 	<ul style="list-style-type: none"> • Forrest Pre-school
Primary Schools	<ul style="list-style-type: none"> • Birregurra Primary School 	<ul style="list-style-type: none"> • Forrest Primary School
Emergency Services	<ul style="list-style-type: none"> • Country Fire Association • Police Station 	<ul style="list-style-type: none"> • Country Fire Association • Police Station



2 Community engagement

A series of community engagement activities were held between May and October 2011 in Forrest and Birregurra to inform the development of the CIPs.

This section provides outlines the five steps taken in the development of the CIP:

1. Introductory drop-in sessions.
2. Design agenda and social landscape development.
3. Follow up drop-in session and community survey.
4. Development of Draft CIPs.
5. Presentation of draft CIP for feedback.

Table 3 below provides details of the three consultation sessions, including dates, location and participant numbers.

Table 3: Summary of consultation activities

Consultation	Dates	Attendance
Introductory drop-in session	Birregurra: 23 May 2011	Birregurra: 16
	Forrest: 24 May 2011	Forrest: 20
Community survey and follow-up drop-in session	Birregurra: 13 July 2011	Birregurra: 8 participants at the drop-in session, 30 mailed surveys and 1 online survey completed
	Forrest: 12 July 2011	
Community presentation of draft CIPs	Birregurra: 18 October 2011	Birregurra: 5
	Forrest: 17 October 2011	Forrest: 14

2.1 Introductory drop-in session

2.1.1 Overview

The introductory drop-in sessions were designed to provide an informal setting to identify and explore existing community values, character and needs in both Birregurra and Forrest.

The three hour workshops included the following four activities:

- Existing community infrastructure values and needs.
- Current use of community infrastructure.
- Community infrastructure priorities.
- Personality of the town.

Photographs from the Birregurra and Forrest sessions are shown below:



Photo 1 Birregurra Drop-in Session



Photo 2 Forrest Drop-in Session

2.1.2 Feedback

A summary of findings from the introductory round of consultation are shown below:

Table 4: Birregurra summary of introductory drop-in session

Birregurra		
Local Character	Existing Values	Local Needs
<ul style="list-style-type: none"> • A relaxed, welcoming town with strong heritage values • The desire to retain heritage values through sensible town improvements • A small town with good access to larger regional centres 	<ul style="list-style-type: none"> • Public transport, particularly the V-Line train service to Geelong and Colac • Streetscapes, including the heritage values of the shopfronts on Birregurra Road • Community and health services provided by the Community Health Centre • Open space and recreation, including parks, exercise trails and active recreation facilities 	<ul style="list-style-type: none"> • Improve and maintain the heritage walk • Improve footpaths and streetscapes in line with the existing heritage character of the town • Increase public transport, particularly the number of train services to the town • Improve open space and recreation facilities, including: <ul style="list-style-type: none"> ○ upgraded exercise trails surrounding the town ○ a new community garden/orchard ○ improved local parks



Table 5: Forrest summary of introductory drop-in session

Forrest		
Local Character	Existing Values	Local Needs
<ul style="list-style-type: none"> A friendly, tight-knit, active community, involved in a range of activities focused around Grant Street and the natural surrounds A walkable, heritage town with quiet and leafy streets and historic heritage trails An active, nature-based town, with residents and visitors involved in bush walking, mountain biking and fishing 	<ul style="list-style-type: none"> Community services, including existing activities at the Neighbourhood House National parks and reserves, particularly the extensive bush walking trails and active recreation facilities (e.g. mountain biking paths) 	<ul style="list-style-type: none"> Footpath and streetscape improvements for visual and safety reasons, particularly on the left-side of Grant Street New mixed-use community hub (including shared meeting spaces, a men's shed, historical museum and fire refuge) New sheltered children's play area/park Improve drainage infrastructure on the main street for both visual and safety reasons Introduce regular bus services for local residents and visitors

2.2 Design agenda and social landscape

The findings from the first round of consultation were consolidated into a design agenda and social landscape.

The design agenda outlined the community infrastructure that was valued in both towns and set priorities for the CIP. In addition, the design agenda identified complementary suggestions and listed community ideas that, while important, were outside the scope of the project.

The social landscape mapped community priorities identified in the first drop-in consultation session. Community features were shown on a colour scale. The darker the colour red, the more significance the community placed on this feature.

The Birregurra and Forrest social landscape and design agenda posters, which were presented at the follow-up drop-in sessions, are shown in Figure 5 through Figure 8.

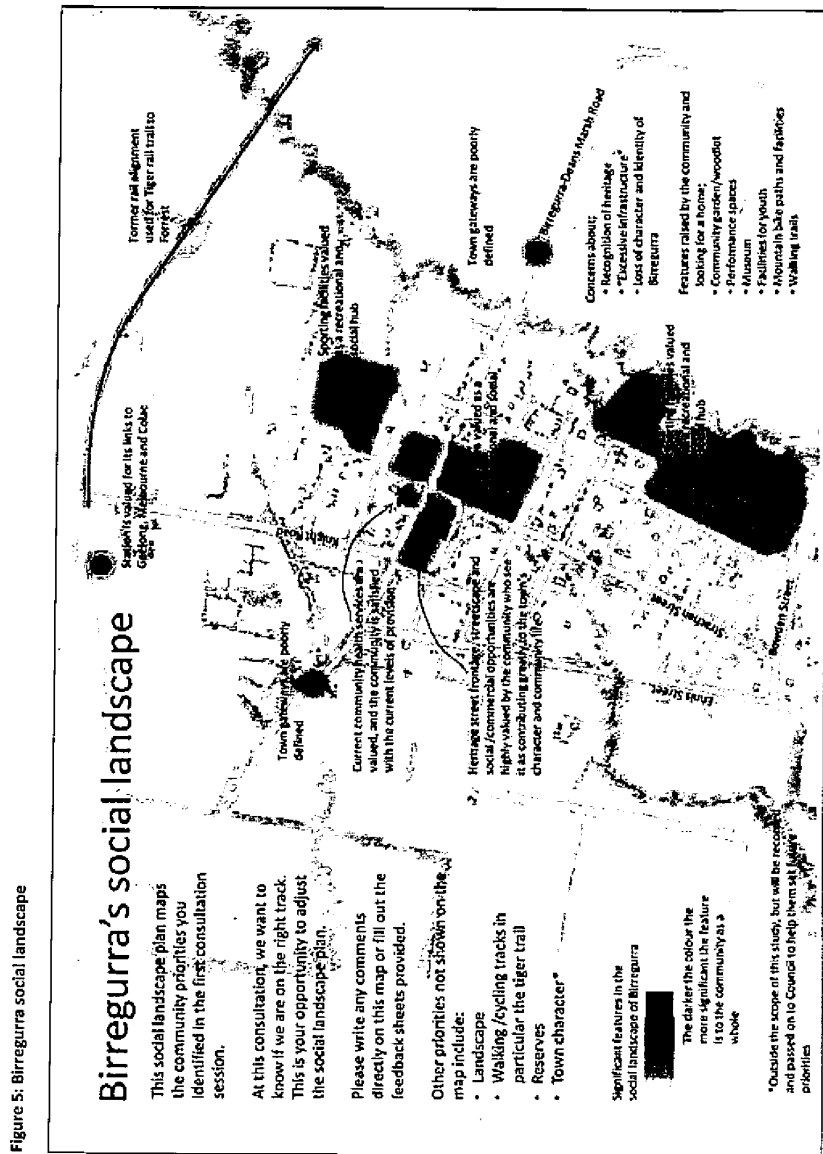


Figure 5: Birregurra social landscape

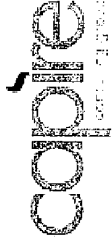


Figure 6: Birregurra design agenda

A Design Agenda for Birregurra

At the first consultation session, we asked you about the community infrastructure you value and need in Birregurra. This page is a summary of your feedback from that session.

This summary is called a design agenda, which sets the priorities for the community infrastructure plan. The design agenda is also mapped on the social landscape plan.

At this consultation, we want to know if we are on the right track. This is your opportunity to adjust the design agenda and share your ideas about how it can be achieved.

What direction should we pursue?

At the first you consultation, we heard that you would like to:

- Retain the town's character
- Celebrate the town's history
- Supporting local businesses
- Improve open space
- Restore and maintain the heritage walk
- Improve footpaths and streetscapes
- Build connections to local businesses and parks

Complementary ideas

These are the things you raised that could be built with the items in the green circle to the left

- Community woodlot
- Community gathering/performance space
- Indigenous museum
- Create community garden

**We have passed these items on to Council to inform their future priorities.

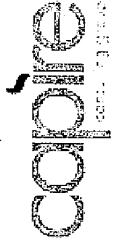


Figure 8: Forrest design agenda

A Design Agenda for Forrest

At the first consultation session, we asked you about the community infrastructure you value and need in Forrest. This page is a summary of your feedback from that session.

This summary is called a design agenda, which sets the priorities for the community infrastructure plan. The design agenda is also mapped on the social landscape plan.

At this consultation, we want to know if we are on the right track. This is your opportunity to adjust the design agenda and share your ideas about how it can be achieved.

What direction should we pursue?

At the first your consultation we heard that you would like to:

- Create a community hub where people can meet and access services.
- Support tourism.
- Improve lighting.
- Improve safety.
- Improve signage for volunteers.
- Fire refuge.
- Pedestrian safety.
- Improve footpaths.

Complementary ideas

These are the things you raised that could be built with the items in the green circle to the left

- Men's shed
- Heritage Centre
- Botanic Gardens
- Provide childrens play area/park

These on hand are implemented in somebody

• Community Centre

• Fire refuge

• Pedestrian safety

* We have passed these items on to Council to inform their future priorities



2.3 Community survey and follow-up drop-in session

2.3.1 Overview

The second round of consultation sought feedback on the design agenda and social landscape.

Community members were asked four feedback questions during the sessions:

1. Are the social landscape features correct? Are there any items we should add or remove from the map?
2. Have we got the infrastructure priorities right? Are there any items that should be added or removed from the design agenda?
3. What are your ideas about how the community infrastructure priorities can be achieved?

Feedback was requested either through a feedback sheet (available in Appendix A) or by writing comments on post-it notes and attaching them to the social landscape and design agenda posters (as shown in Photo 2).

The survey was mailed to all residential dwellings within the Birregurra and Forrest townships. The same feedback questions were used for the community survey and the follow-up drop-in session. A copy of the design agenda and social landscape maps were enclosed in the survey mail out. An online version of the survey was also available.

Photographs from the Birregurra and Forrest follow-up drop-in sessions are shown in tables 4 and 5 below.

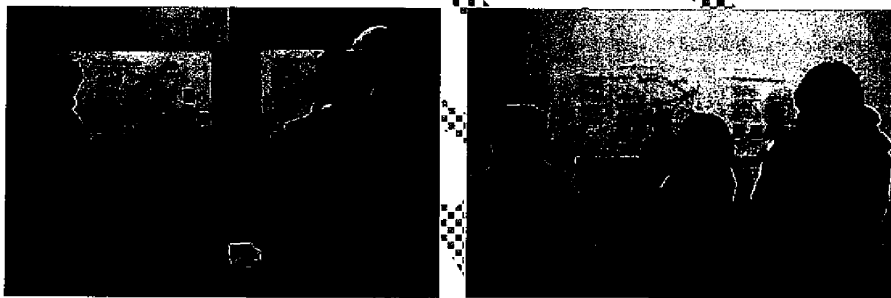


Photo 1 – Birregurra follow-up drop-in session Photo 2 – Birregurra follow-up drop-in session

2.3.2 Feedback

Table 6: Birregurra summary of community survey and follow-up drop-in session

Birregurra	
Support for:	Opposition to:
<ul style="list-style-type: none"> • Retaining the town character, including wide main streets and heritage look • Streetscape improvements and beautification, including street furniture, bike racks and lighting • Heritage Walk improvements, particularly cleaning up and sealing the walk to improve usability and safety • Improved pedestrian access and safety in town, including a new footpath to the Train Station • Improvements to open space and recreation 	<ul style="list-style-type: none"> • The use of the Masonic Hall, as it belongs to the Freemasons and is therefore not a community asset • Some respondents said that the social landscape did not need improvements, particularly the streetscape and shopfronts • Disagreement over the provision of town entrance improvements, with some respondents wanting low-key improvements (e.g. plantings, signage) while others did not want any changes

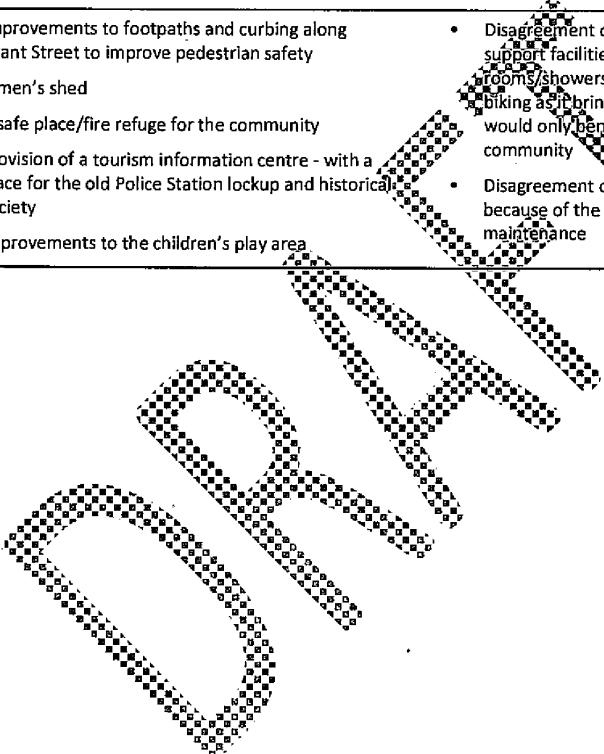
Colac-Otway Shire Council, Birregurra and Forrest Community Infrastructure Plans, DRAFT



- facilities, including a community garden that links with the primary school
- Provision of public toilets in a central location

Table 7: Forrest summary of community survey and follow-up drop-in session

Forrest	
Support for:	Opposition to:
<ul style="list-style-type: none"> • Improvements to footpaths and curbing along Grant Street to improve pedestrian safety • A men's shed • A safe place/fire refuge for the community • Provision of a tourism information centre - with a place for the old Police Station lockup and historical society • Improvements to the children's play area 	<ul style="list-style-type: none"> • Disagreement over improving mountain biking support facilities (e.g. bike wash, change rooms/showers). Some supported mountain biking as it brings tourists, while others said it would only benefit a proportion of the community • Disagreement over a new botanic garden because of the need for regular upkeep and maintenance





3 Summary of community infrastructure ideas and responses

This section consolidates all community feedback into a comprehensive table for both townships. Table 8 and Table 9 shows how each suggestion was responded to within the CIP process.

Community feedback and suggestions fell under eight categories:

1. The suggestion was incorporated in the CIP.
2. The CIP recommends that further Council investigations are taken into the suggestion (see Section 5).
3. The suggestion is outside of Council's control (e.g. Council does not own the land).
4. The suggestion may be possible in the future but requires support and/or agreement from external parties or a feasibility study.
5. The suggestion is outside the scope of the CIP study. All suggestions have been noted and passed on to Council but outside the scope of this study.
6. The suggestion needs to be community supported and led.
7. The suggestion was not a priority for the majority of participants during community engagement activities that informed the CIP.
8. Council is already undertaking work on the suggestion through other projects or studies.

DRAFT



Table 8: Birregurra - summary of ideas and responses

Idea	Response		Council is already undertaking work on this in other projects
	Incorporated into the CIP	CIP recommends that further work is undertaken to progress this idea	
New community infrastructure			
Community garden			
More cafes and shops			
Footpath/cycle-way to train station			
Activities for teenagers			
Tiger Trail to Forrest			
Facilities for older people			
Community artist co-op			
Bike racks in main shopping area			
Bicycle path			
Petrol outlet			
Indigenous museum			
Town entry board with organisations listed			
Retirement village			
Improvements to existing community infrastructure			
Maintenance and further development of heritage walk			
Streetscapes - footpaths, lighting and sealed roads			
Improve public hall			
Improve playground and recreation facilities			



Table 9: Forrest - summary of ideas and responses

Idea	Response							
	Incorporated into the CIP	CIP recommends that further work is undertaken to progress this idea	Outside of Council's control	Possible in the future but requires support/agreement from other parties and/or feasibility assessment	Will be noted in the CIP & passed on to Council but outside the scope of this study	This idea would need to be community-led	Idea was not a priority for majority of participants	Council is already undertaking work on this idea through other projects
New community infrastructure								
Fire refuge/ safe place								
History trail		the history trail (see attached Burroughs document)						
Botanic gardens								
Pedestrian crossing on Grant Street								
Cultural activities								
Sealed service road								
Museum/history centre								
Interpretive centre								
Community hub								
Men's Shed								
Bus connection and shelter								
New public toilet and amenity block with showers and drinking water facilities								
Skate park								
Community garden								
Environmental and sculpture walk								
Use the former mill site for community purposes								
Otway Fine Wood Centre								
Multi-use paths (not just mountain biking)								



4 Community infrastructure plans

As a result of community engagement activities, site analysis, and understanding of the planning context and Council's resources, the following community infrastructure changes are proposed for the Birregurra and Forrest townships:

4.1 Birregurra

1. Construction of a paved footpath to the train station.
2. Landscaping enhancements at the thresholds to the township.
3. Pause place to define the western threshold to the town centre.
4. Streetscape enhancements in front of shops to include seating, bicycle racks and landscaping.
5. Part of school site utilised for a community garden.²

4.2 Forrest

1. Northern threshold to the town centre defined by a village green incorporating landscaping, seating and sculptural play feature.
2. Linear botanic garden showcasing the area's native landscape character. Incorporate improvements to footpaths and the road edge, landscaping, seating, sculptural features and information about the plants growing there. This proposal would need to be undertaken in conjunction with the future drainage review.³
3. Southern threshold to town centre to incorporate improvements to parking adjacent to the Forrest Brewery and Café, traffic calming to facilitate safe pedestrian crossing (subject to VicRoads agreement) and sculptural gateway feature.
4. Signage strategy.

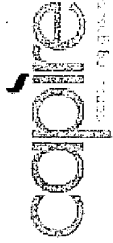
Detailed information, including the purpose, location and illustrative sketches for the proposals are presented in Section 4.4 and Section 4.5. It is important to note that all proposal visualisations are indicative only. The future design and location of any structures, paths or plantings would be determined during detailed design.

4.3 Community presentation of draft CIPs

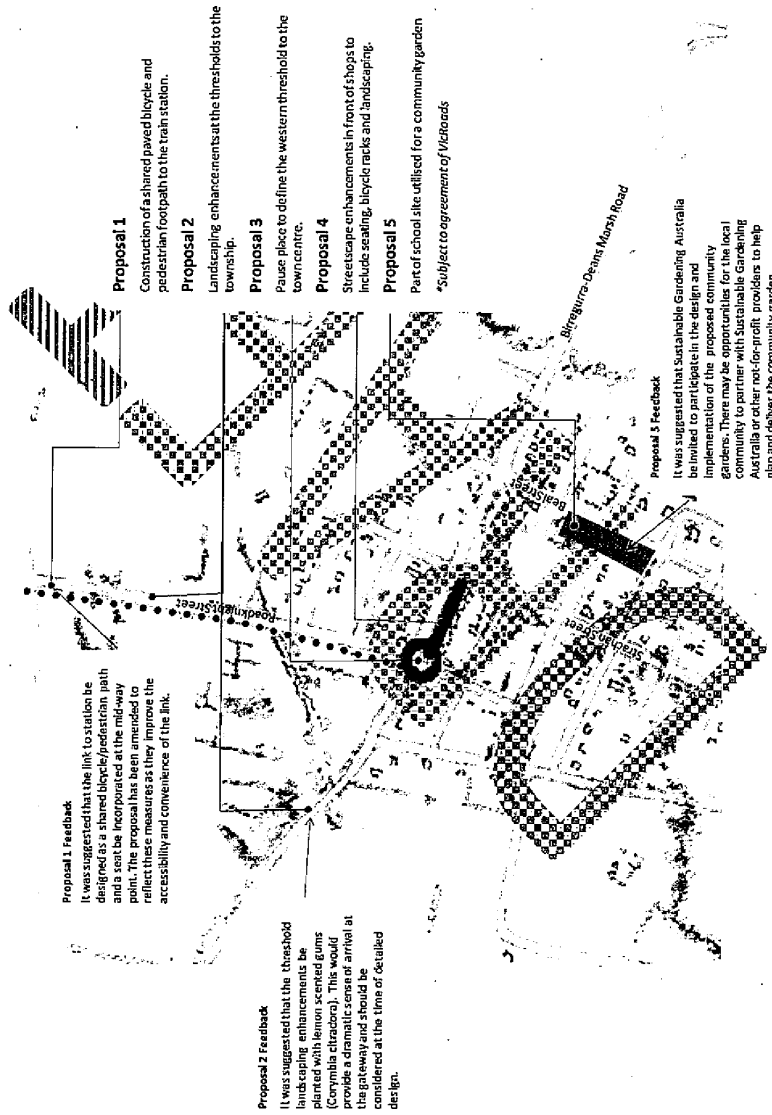
A third round of consultation was held in both townships. The draft CIPs were presented to the Forrest and Birregurra communities who were asked to review the proposals and provide feedback. A summary of community suggestions and proposal changes are shown in Section 4.4 and Section 4.5.

² The community garden was identified as a priority during the community engagement process. However, it is not supported by the Public Open Space Strategy and other Council strategies and plans.

³ A drainage review was identified as a priority in Section 8.1 of the Forrest Structure Plan 2010.

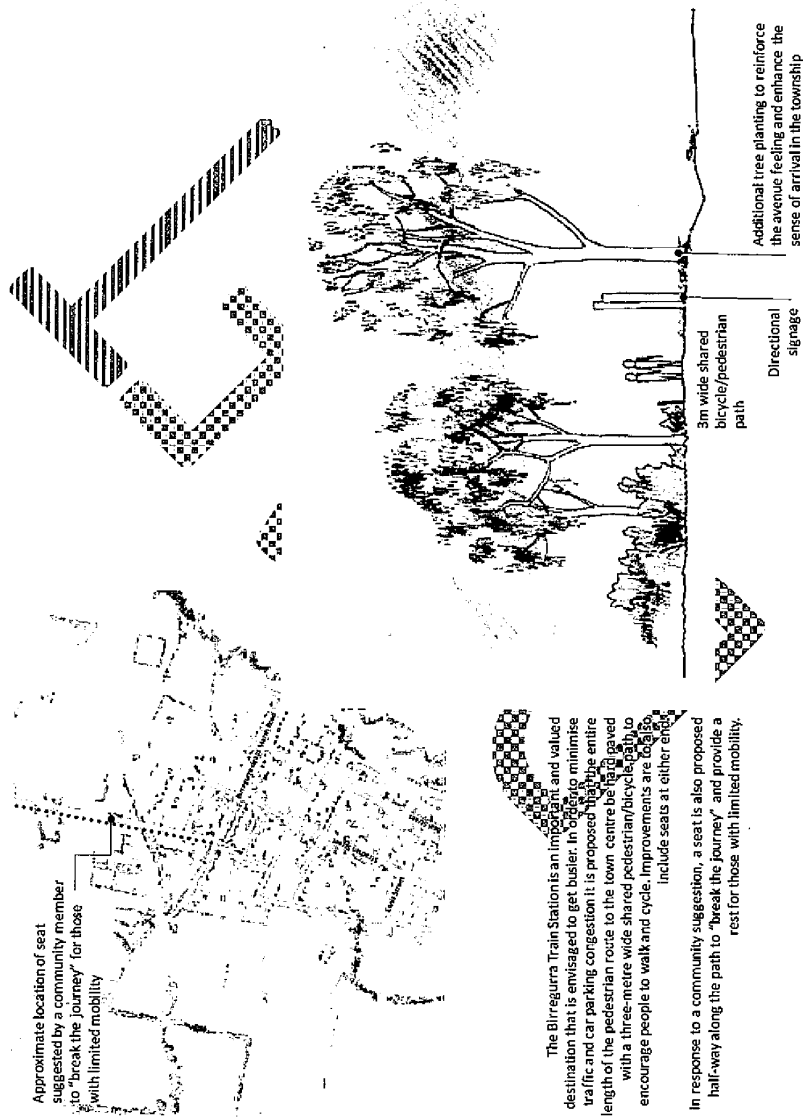


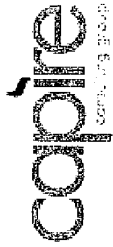
4.4 Birregurra CIP proposals





4.4.1 Proposal 1: Construction of a footpath from the town centre to the train station





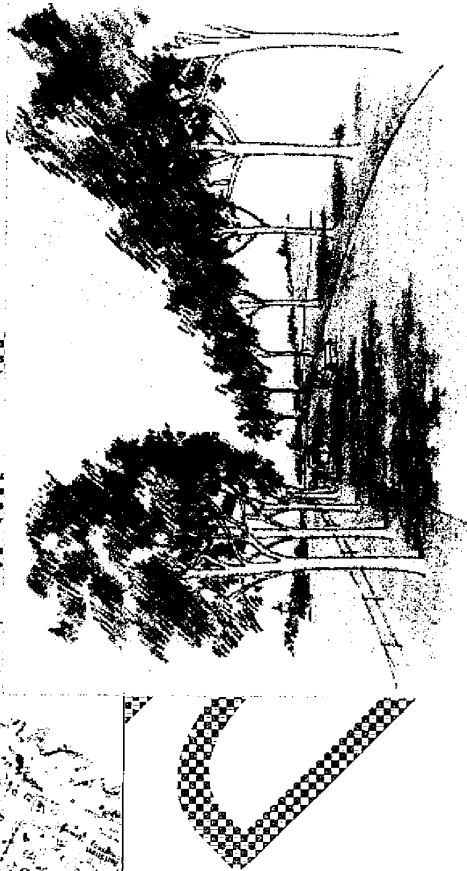
4.4.2 Proposal 2: Township entry enhancements



At present, people entering the township are not presented with clear signage when they arrive in Birregurra. This proposal seeks to create an attractive sense of arrival in the township that reflects the area's character as a rural community with a high degree of civic pride.

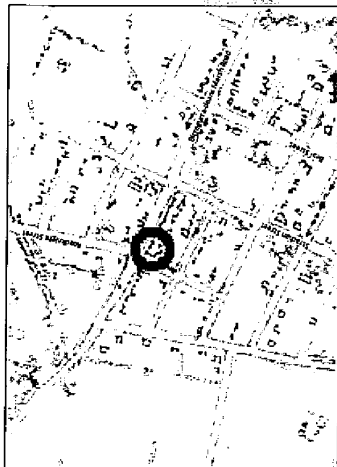
This can be achieved through improvements to landscaping to create short avenues of trees at the northern and eastern entry (to match the existing avenue to the west) that are uplit at night. This will diminish the visual dominance of the signs and create a striking image for the township, telling people they are arriving somewhere special.

In response to a community suggestion, we agree that lemon scented gums (Corymbia citadioria) should be considered for planting as they provide the necessary visual impact.



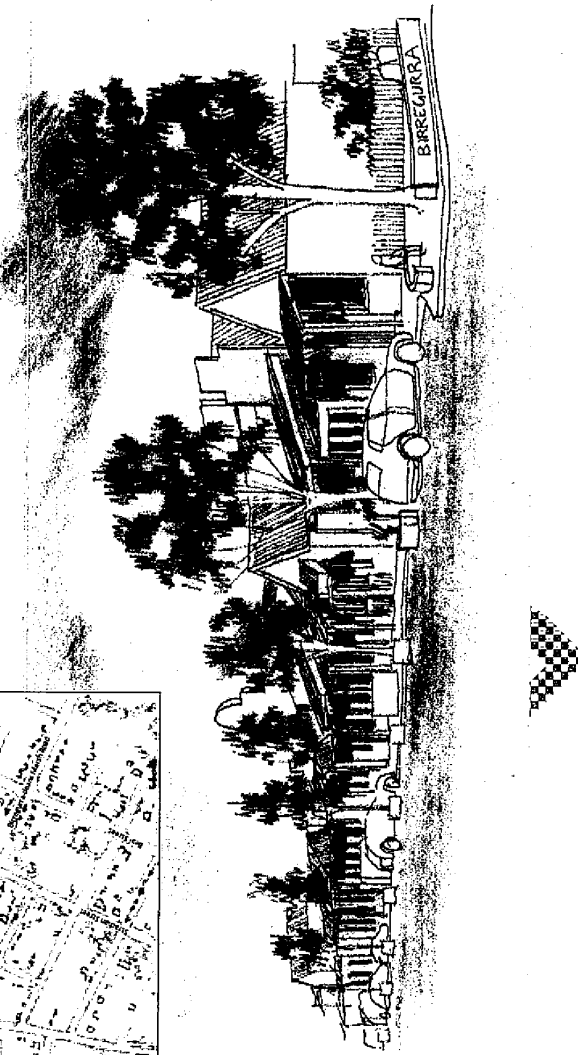


4.4.3 Proposal 3: Construction of a pause place and western threshold to the town centre



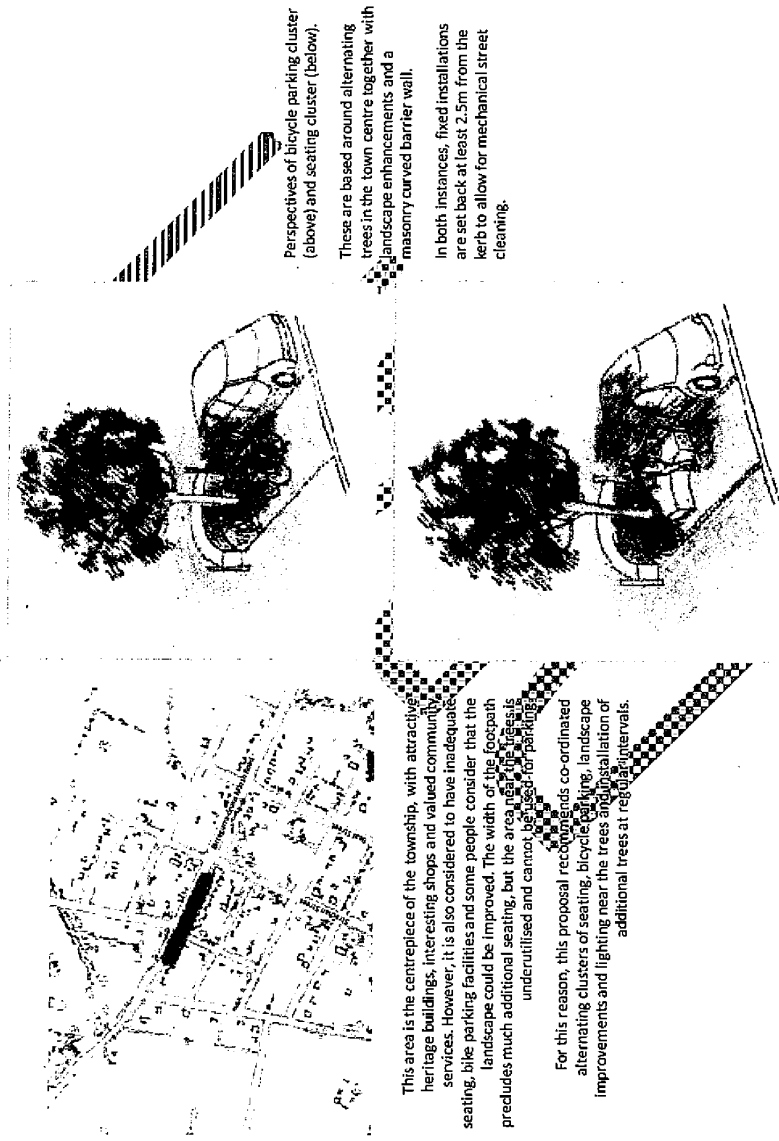
This is the point where people feel they have arrived at the town centre. This proposal seeks to create an attractive sense of arrival in the township that reflects the area's character as a rural township with civic pride.

This is achieved by improvements to landscaping to create a pause place with seating and discreet signage that will add to the memorable places in the township and offer a range of opportunities to rest and socialise.





4.4.4 Proposal 4: Construction of landscape improvements in the town centre



Perspectives of bicycle parking cluster (above) and seating cluster (below).

These are based around alternating trees in the town centre together with landscape enhancements and a masonry curved barrier wall.

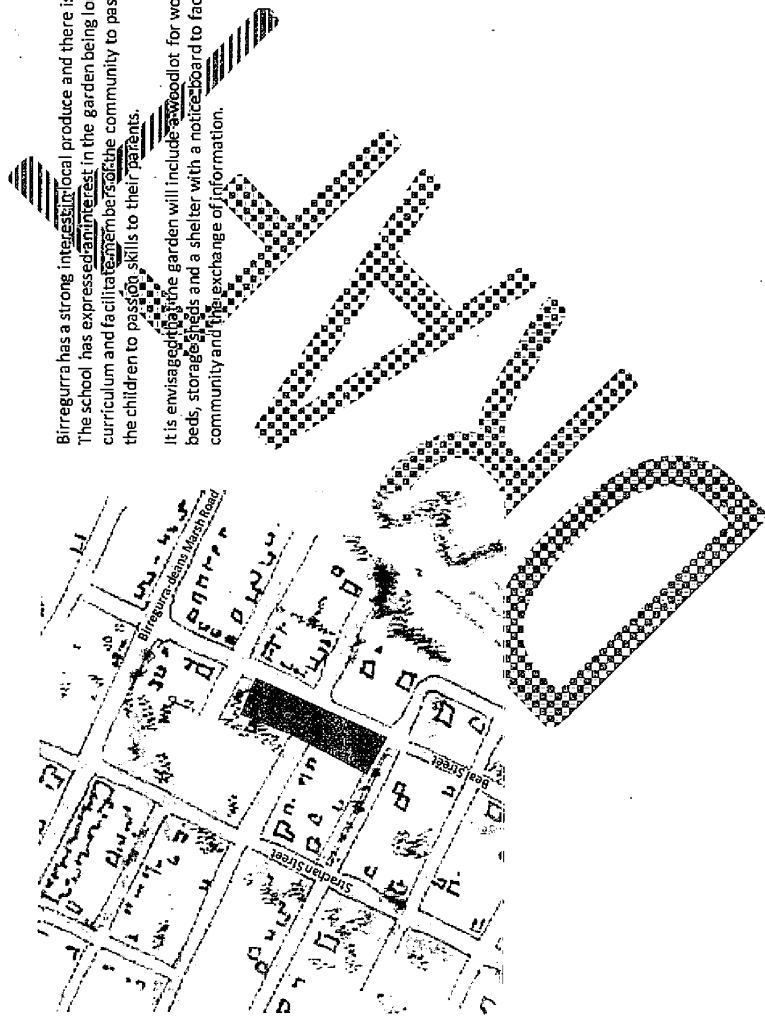
In both instances, fixed installations are set back at least 2.5m from the kerb to allow for mechanical street cleaning.

This area is the centrepiece of the township, with attractive heritage buildings, interesting shops and valued community services. However, it is also considered to have inadequate seating, bike parking facilities and some people consider that the landscape could be improved. The width of the footpath precludes much additional seating, but the area near the trees is underutilised and cannot be used for parking.

For this reason, this proposal recommends co-ordinated alternating clusters of seating, bicycle parking, landscape improvements and lighting near the trees and installation of additional trees at regular intervals.



4.4.5 Proposal 5: Explore the feasibility of a community garden, woodlot and community gardening educational facility on part of school grounds



Birregurra has a strong interest in local produce and there is a degree of support for a community garden. The school has expressed an interest in the garden being located on its site, where it can form part of the curriculum and facilitate members of the community to pass on their gardening skills to the children, and the children to pass on skills to their parents.

It is envisaged that the garden will include a woodlot for wood harvesting/coppicing, community garden beds, storage sheds and a shelter with a notice board to facilitate the development of a sense of community and the exchange of information.



4.5 Forrest CIP proposals

Proposal 1
Northern threshold to the town centre defined by village green incorporating landscaping, seating and sculptural play feature.

Proposal 2
Linear botanic garden showcasing the area's native landscape character. Incorporate improvements to footpaths and the road edge, landscaping, seating, sculptural features and information about the plants growing there.

Proposal 3
Southern threshold to town centre to incorporate improvements to parking adjacent to the Forrest Brewery and Café, traffic calming to facilitate safe pedestrian crossing and sculptural gate way feature.

Proposal 4
A co-ordinated signage strategy to present the area's heritage, recreational assets and to showcase commercial services effectively.

Recommendation 1
Multi-purpose community facility and information point.

During consultation, a number of community members did not agree with the proposed location for the multi-purpose facility as it would remove the grassed area currently used for events. While constrained, it is the only available location within the study area.

Consequently, the multi-purpose facility is included as a recommendation in recognition of the community need for an additional facility. However, if a less constrained site becomes available it is advised that it is pursued.

**In conjunction with the recommended future drainage study*
*** Subject to agreement with VicRoads*
**** Subject to DSE Agreement*

Proposal 2 Feedback
Community members suggested that the footpath also be improved on the east side of Grant Street, improving pedestrian access in the town centre. This has been incorporated into the proposal.

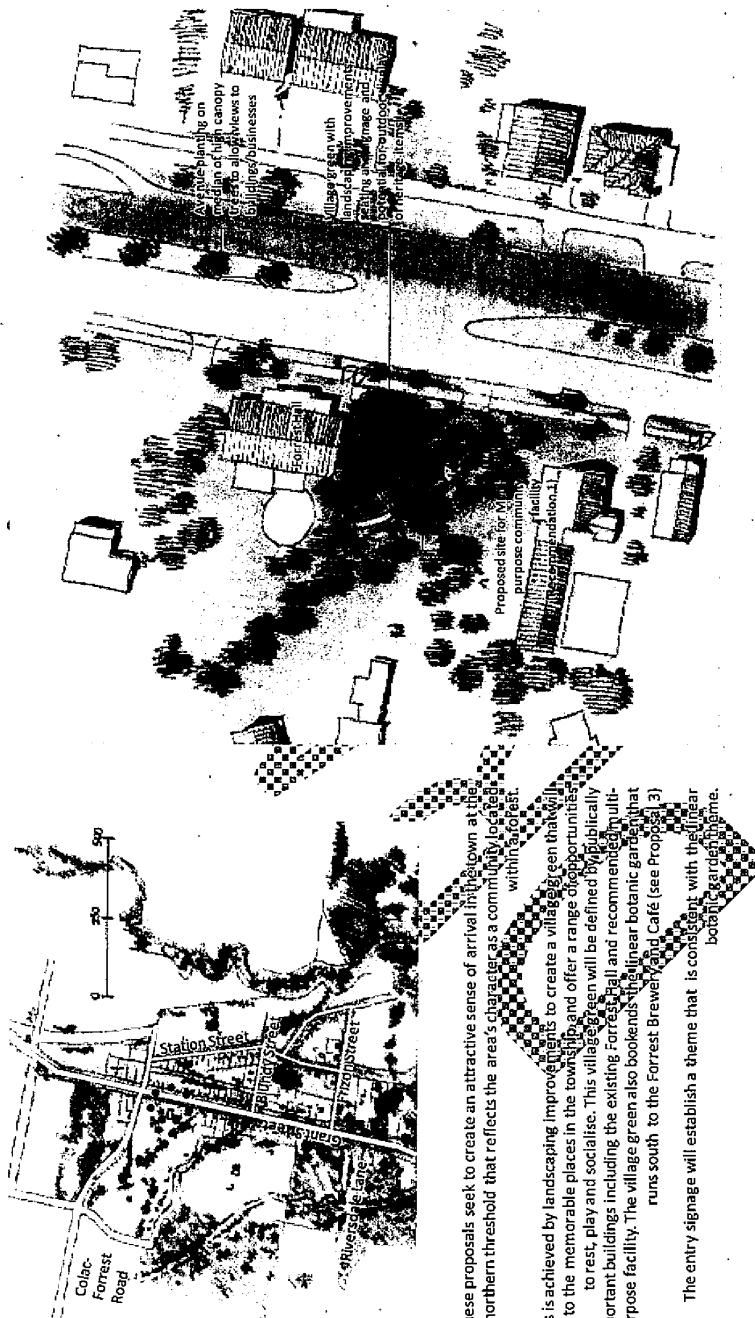
Proposal 2 Feedback
It was suggested that the linear botanic garden incorporate sculptural bicycle themed bike racks. This would contribute greatly to the area's character and so the proposals have been amended accordingly.

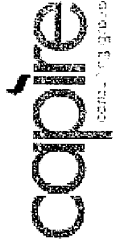
Proposal 4 Feedback
Community members were concerned that traffic calming, particularly a pedestrian crossing, would be more dangerous to pedestrians than the present situation.

In recognition of these concerns, any traffic calming measures will be designed with VicRoads and Council to ensure pedestrian safety is maintained.

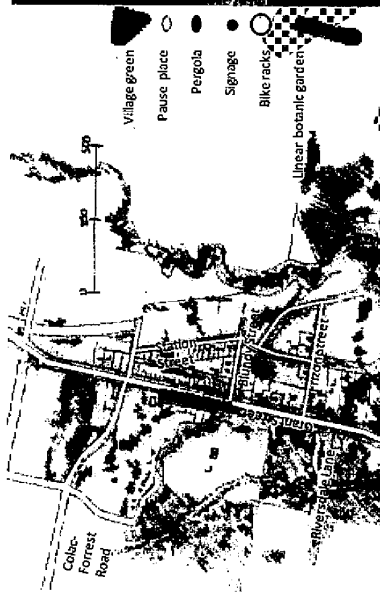


4.5.1 Proposal 1: Northern threshold





4.5.2 Proposal 2: Linear botanic garden



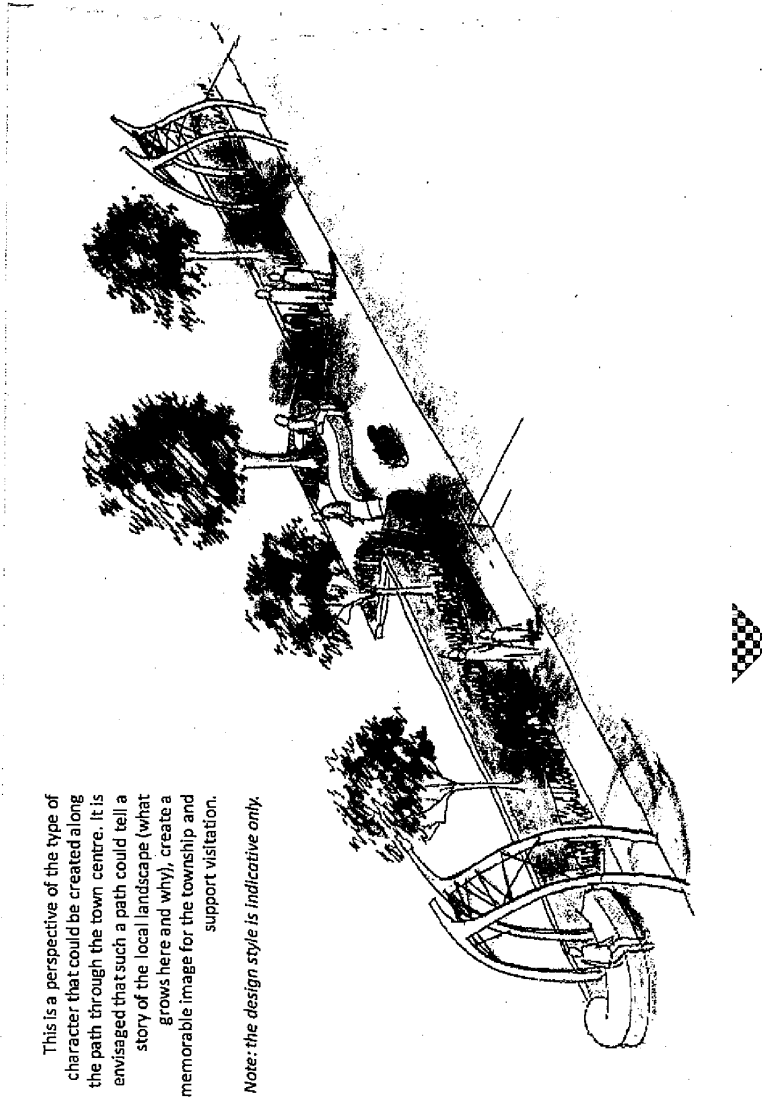
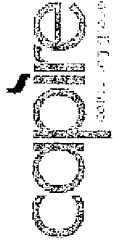
This links the two ends of the town centre, tying it together. It will incorporate pause places which will be attractive combinations of seating and planting and information about the plants in the garden, including where they came from and their uses.

It is noted that there are overhead powerlines. These are costly and disruptive to underground, therefore, the landscaping may be restricted to low/underscreened plants. Canopy tree planting along the median will provide filtered views through the trees to the town centre.

The proposal incorporates improvements to footpaths and kerbs on both sides of Grath Street, however this will need to occur in conjunction with works to improve drainage in the area. The footpath is to be hard paved, at least 1.5m in width and level with the kerbs at intersections. Care should be taken to avoid removing trees.

Sculptural bicycle racks, as per those being installed in town, are to be incorporated at either end of the linear botanic garden.

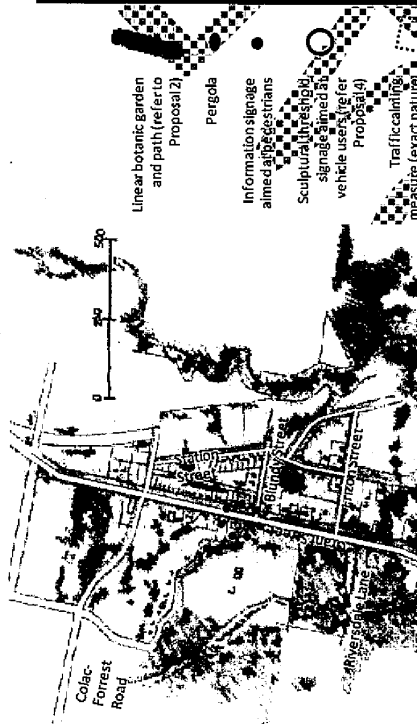




This is a perspective of the type of character that could be created along the path through the town centre. It is envisaged that such a path could tell a story of the local landscape (what grows here and why), create a memorable image for the township and support visitation.

Note: the design style is indicative only.

4.5.3 Proposal 3: Southern threshold



Linear botanic garden and path (refer to Proposal 2)

Pergola

Information signage aimed at pedestrians

Sculptural (threshold) signage aimed at vehicle users (refer to Proposal 4)

Traffic calming measure (exact nature to be determined)

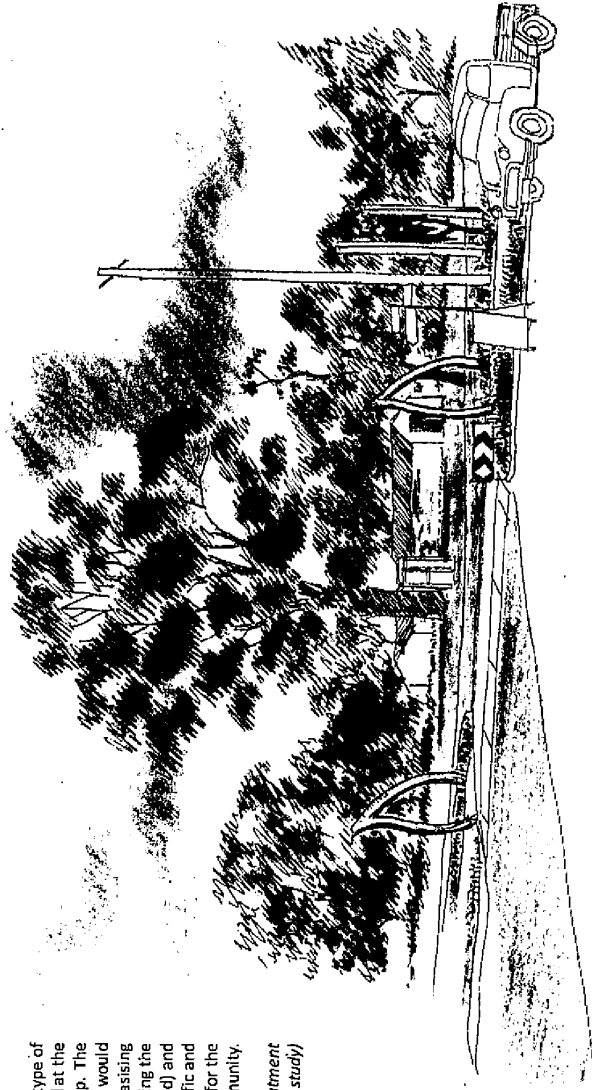
This is the point where people feel they have arrived at the town centre and is also the point connecting General Store to the Forrester Brewery and Cafe (two important assets noted by the community). The southern threshold will connect with the proposed linear botanic garden and path improvements.

These proposals seek to make crossing the road easier and create an attractive segue of arrival in the township that reflects the area's character as a community set within a forest. This is achieved by improvements to landscaping and traffic calming to change the balance between pedestrians, cyclists and cars.

In response to community concerns raised during consultation, the nature of the traffic calming measures will be designed in consultation with VicRoads and Colac Otway Shire Council to ensure that they help slow traffic, improve access and are safe for residents.



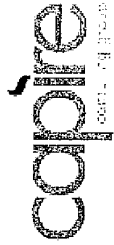
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community infrastructure



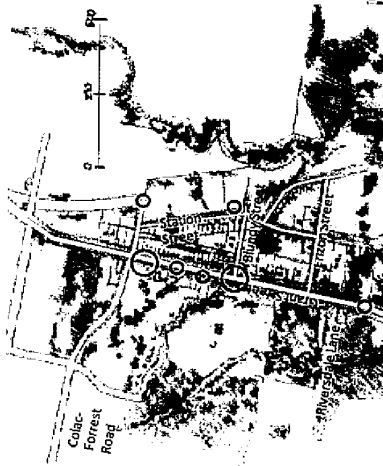
This is a perspective of the type of character that could be created at the southern entry to the township. The pergolas (indicative design only) would serve the twin purposes of emphasising the crossing point (minimising the perceived width of the road) and therefore slowing down traffic and providing a memorable image for the community.

(Note: exact design of road treatment will be subject to further study)

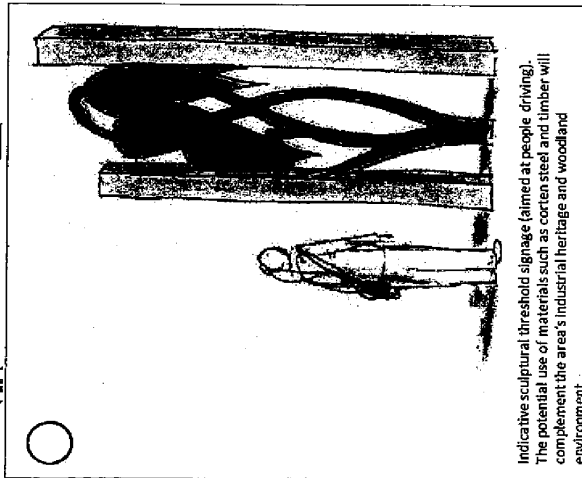




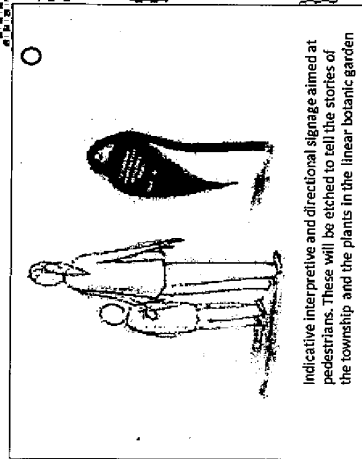
4.5.4 Proposal 4: Signage strategy



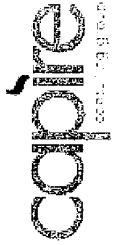
It is recommended that a co-ordinating signage strategy is commissioned to present the area's heritage, recreational assets and to showcase commercial services effectively. Future designs will be in line with the current DSE branding, ensuring consistency throughout the town.



Indicative sculptural threshold signage (aimed at people driving). The potential use of materials such as corten steel and timber will complement the area's industrial heritage and woodland environment.

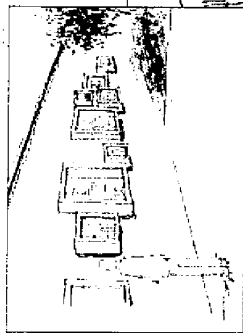


Indicative interpretive and directional signage aimed at pedestrians. These will be etched to tell the stories of the township and the plants in the linear botanic garden.

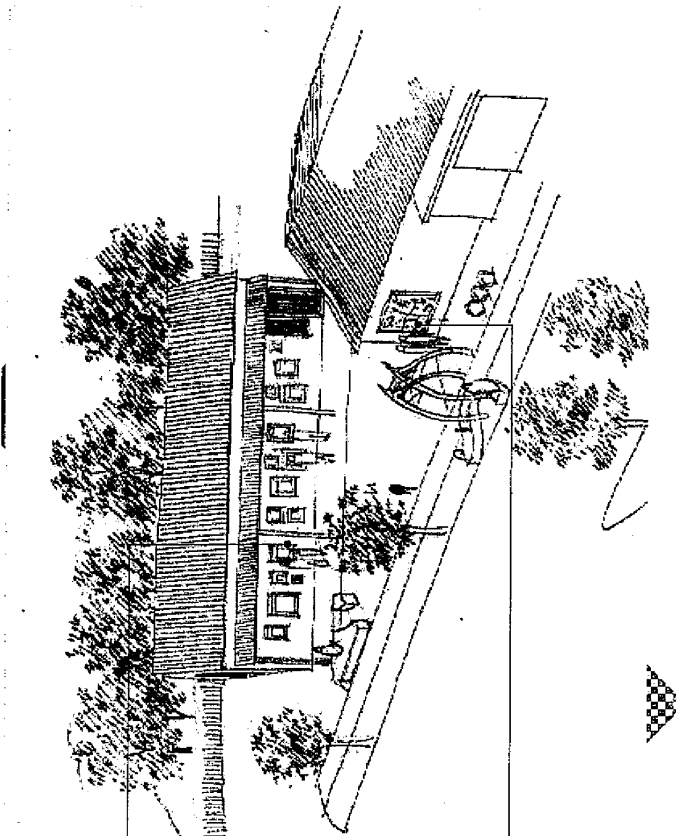


4.5.5 Recommendation 1: Multi-purpose community facility

The multi-purpose community facility could potentially provide additional space for the Neighbourhood House and/or other complementary community uses. The outside of the facility, facing the village green will include a historical display and information about the area's history and show visitors what Forrest has to offer in the present. As previously mentioned, this proposed location for the facility is constrained. Council should explore alternative sites if they become available.



Illustrative perspective of the multi-purpose community facility and village green



"Artistic" map of area showcasing local businesses and points of interest in prominent location on the side of the Forrest Hall



5 Recommendations

As part of the CIP development for the Birregurra and Forrest townships we identified a number of future proposals, opportunities and additional studies that would be beneficial for future community infrastructure development.

The following section outlines recommendations for both Forrest and Birregurra.

5.1 Birregurra recommendations

1. Improvements to the heritage trail

The heritage trail was raised on several occasions during consultation as being an important feature for the community. However, the condition of the footpath is variable and may well be a deterrent for some. For this reason, we recommend a staged program of improvements to the footpath as well as ensuring that the interpretive material is kept in good condition.

2. Activities for teenagers

During consultation we heard that there is a need to increase activities for young people in the town. We recommend Council investigate potential activities for young people to build on the existing Birregurra skate-park facility.

3. Facilities for older people

Birregurra's residents are getting older. During the consultation sessions, community members noted that improved aged care facilities and services should be provided so residents do not have to move to a larger town as they get older. Specific facility requirement will be dependent on the projected growth figures from the revised *Birregurra Structure Plan* to be released in mid-2012.

4. Tiger Trail

The re-establishment of the Tiger Rail Trail provides an opportunity to expand bicycle tourism opportunities in Birregurra.

5.2 Forrest recommendations

It is suggested that further studies are undertaken to resolve the following issues:

1. Social history study

Like all rural communities Forrest has a rich history of "little stories" surrounding how people lived in the past. Compiling these stories will provide much of the information for the interpretive signage and preserve them for posterity.

2. Forrest Community Hall management

During consultation we heard ongoing concerns from community members about the DSE owned Community Hall leasing arrangement with local community groups.

Community members noted that limited funds were available for the ongoing maintenance and improvement of the hall. It is our recommendation that Council works with the Forrest Community and DSE to identify alternative leasing arrangements which maximise the potential use and enjoyment of this important shared facility.

3. Playground improvements

The playground is socially significant but is the focus of some dissatisfaction. We recommend that a detailed study is undertaken to improve facilities, in particular relating to seating, landscaping and upgrading play equipment.



4. Safe place access

It is recognised that bushfires are a major issue for Forrest. An initial reading of the CFA's Safer Place Guidelines suggests that because of the relationship of the township to the surrounding bush and the nature of the subdivision and development in the centre means that there are no obvious candidate sites for "safer places".

However, these are not the only elements of bushfire protection and it is recommended a further study is undertaken.

5. Heritage study

The police lock-up and industrial heritage machinery are valuable historical assets that would add to the appeal of the area if attractively presented. It is recommended that a further heritage study is undertaken to gather information on how to best present these assets and how to incorporate this presentation into the signage strategy proposal.

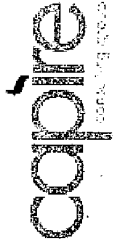
6. Design guidelines

It is recommended that Council prepares design guidelines to ensure new development retains and enhances the areas character of a rural township, located within a national park.

7. Management actions

The Committee of Management at the recreation reserve is a standard DSE agreement. However, it was suggested during consultation that Council help facilitate changes that enable increased community access outside of scheduled games and events.





Appendix A – Follow-up drop-in session - feedback sheets

Design Agenda

Have we got the infrastructure priorities right? Are there any items we should add or remove from the design agenda?

Please write your comments below or annotate the social landscape map provided.

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Social Landscape

Are the social landscape features correct? Are there any items we should add or remove from the map?

Please write your comments below or annotate the social landscape map provided.

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Where to from here?

What are your ideas about how the infrastructure priorities should be achieved? Where should things be located? What should they look like?

Are there any examples from other places that you would like us to refer to?

Please write your comments below or annotate the social landscape map provided.

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Appendix B – Community survey

Forrest and Birregurra Community Infrastructure Plans

Feedback Form

1. Social Landscape
Are the social landscape features correct? Are there any items that we should add or remove from the map?

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2. Design Agenda
Have we got the infrastructure priorities right? Are there any items that should be added or removed from the design agenda?

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3. Achieving the priorities
What are your ideas about how the community infrastructure priorities can be achieved? Where should things be located? What should they look like? Are there any examples that you have seen in other places that you would like us to refer to?

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44.01 EROSION MANAGEMENT OVERLAY

18/11/2011
VC83

Shown on the planning scheme map as **EMO** with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development.

44.01-1 Buildings and works

18/06/2010
VC62

A permit is required to construct a building or construct or carry out works, including:

- Roadworks.
- Buildings and works associated with a dependent person’s unit.
- A domestic swimming pool or spa and associated mechanical and safety equipment.
- Any matter specified in Clause 62.02-3 if specified in a schedule to this overlay.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

44.01-2 Vegetation removal

15/09/2008
VC49

A permit is required to remove, destroy or lop any vegetation. This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.
- If the table to Clause 44.01-3 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

44.01-3 Table of exemptions

18/11/2011
VC83

No permit is required to remove, destroy or lop vegetation to the minimum extent necessary if any of the following apply:

- | | |
|-----------------|--|
| Regrowth | <ul style="list-style-type: none"> ▪ The vegetation is regrowth which has naturally established or regenerated on land lawfully cleared of naturally established vegetation and is within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation. |
|-----------------|--|

This exemption does not apply to land on which vegetation has been cleared or otherwise destroyed or damaged as a result of flood, fire or other natural disaster.

- | | |
|----------------|--|
| Bracken | <ul style="list-style-type: none"> ▪ The vegetation is bracken (<i>Pteridium esculentum</i>) which has naturally established or regenerated on land lawfully cleared of naturally established vegetation. |
|----------------|--|

This exemption does not apply to land on which vegetation has been cleared or otherwise destroyed or damaged as a result of flood, fire or other natural disaster.

No permit is required to remove, destroy or lop vegetation to the minimum extent necessary if any of the following apply:	
Noxious weeds	<ul style="list-style-type: none"> ▪ The vegetation is a noxious weed the subject of a declaration under section 58 or section 58A of the Catchment and Land Protection Act 1994. This exemption does not apply to Australian Dodder (<i>Cuscuta australis</i>).
Pest animal burrows	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to enable the removal of pest animal burrows. <p>In the case of native vegetation the written agreement of an officer of the Department responsible for administering the Flora and Fauna Guarantee Act 1988 is required before the vegetation can be removed, destroyed or lopped.</p>
Land use conditions	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to comply with a land use condition served under the Catchment and Land Protection Act 1994.
Land management notices	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to comply with land management notice issued under the Catchment and Land Protection Act 1994.
Planted vegetation	<ul style="list-style-type: none"> ▪ The vegetation has been planted or grown as a result of direct seeding for Crop raising or Extensive animal husbandry.
Emergency works	<ul style="list-style-type: none"> ▪ The vegetation presents an immediate risk of personal injury or damage to property and only that part of vegetation which presents the immediate risk is removed, destroyed or lopped. ▪ The vegetation is to be removed, destroyed or lopped by a public authority or municipal council to create an emergency access or to enable emergency works.
Fire protection	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped for the making of a fuelbreak by or on behalf of a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Sustainability and Environment (as constituted under Part 2 of the Conservation, Forest and Lands Act 1987). The maximum width of a fuelbreak must not exceed 40 metres. ▪ The vegetation is to be removed, destroyed or lopped for fire fighting measures, fuel reduction burning, or the making of a fuel break up to 6 metres wide. ▪ The vegetation is ground fuel within 30 metres of a building. ▪ The vegetation is to be removed, destroyed or lopped in accordance with a fire prevention notice under: <ul style="list-style-type: none"> • Section 65 of the Forests Act 1958. • Section 41 of the Country Fire Authority Act 1958. • Section 8 of the Local Government Act 1989. ▪ The vegetation is to be removed, destroyed or lopped to keep the whole or any part of any vegetation clear of an electric line in accordance with a code of practice prepared under Part 8 of the Electricity Safety Act 1998. ▪ The vegetation is to be removed, destroyed or lopped in

No permit is required to remove, destroy or lop vegetation to the minimum extent necessary if any of the following apply:	
	<p>accordance with any code of practice prepared in accordance with Part 8 of the Electricity Safety Act 1998 in order to minimise the risk of bushfire ignition in the proximity of electricity lines.</p> <ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to reduce fuel loads on roadsides to minimise the risk to life and property from bushfire of an existing public road managed by the relevant responsible road authority (as defined by the Road Management Act 2004) in accordance with the written agreement of the Secretary to the Department of Sustainability and Environment (as constituted under Part 2 of the Conservation, Forest and Lands Act 1987).
Surveying	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped for establishing sight-lines for the measurement of land by surveyors in the exercise of their profession, and if using hand-held tools.
Road safety	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to maintain the safe and efficient function of an existing public road managed by the relevant responsible road authority (as defined by the Road Management Act 2004) in accordance with the written agreement of the Secretary to the Department of Sustainability and Environment (as constituted under Part 2 of the Conservation, Forest and Lands Act 1987).
Railways	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to maintain the safe and efficient function of an existing railway or railway access road, in accordance with the written agreement of the Secretary to the Department of Sustainability and Environment (as constituted under Part 2 of the Conservation, Forest and Lands Act 1987).
Stone extraction	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of Stone extraction in accordance with a work plan approved under the Mineral Resources (Sustainable Development) Act 1990 and authorised by a work authority granted under that Act.
Stone exploration	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of Stone exploration. <p>The maximum extent of vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:</p> <ul style="list-style-type: none"> • 1 hectare of vegetation which does not include a tree. • 15 trees if each tree has a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. • 5 trees if each tree has a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. <p>This exemption does not apply to vegetation to be removed, destroyed or lopped to enable costeaning and bulk sampling activities.</p>
Mineral extraction	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of Mineral extraction in accordance with a work plan approved under the Mineral Resources (Sustainable

No permit is required to remove, destroy or lop vegetation to the minimum extent necessary if any of the following apply:	
	Development) Act 1990 and authorised by a work authority granted under that Act.
Mineral Exploration	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of Mineral exploration.
Geothermal energy exploration and extraction	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of geothermal energy exploration or extraction in accordance with the Geothermal Energy Resources Act 2005.
Greenhouse gas sequestration exploration	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of geothermal energy exploration or extraction in accordance with the Greenhouse Gas Geological Sequestration Act 2008.
Greenhouse gas sequestration	<ul style="list-style-type: none"> ▪ The vegetation is to be removed, destroyed or lopped to enable the carrying out of geothermal energy exploration or extraction in accordance with the Greenhouse Gas Geological Sequestration Act 2008.

44.01-4
15/09/2008
VC49

Subdivision

A permit is required to subdivide land.

44.01-5
15/09/2008
VC49

Application requirements

An application must be accompanied by any information specified in a schedule to this overlay and information showing:

- The existing site conditions, including land gradient and the extent of any existing erosion, landslip or other land degradation.
- The extent of any proposed earthworks.
- The means proposed to stabilise disturbed areas.

44.01-6
15/09/2008
VC49

Exemption from notice and review

An application under this overlay is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

44.01-7
18/11/2011
VC83

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Regional Catchment Strategy (Catchment and Land Protection Act 1994).
- Environmental Guidelines for Major Construction Sites, Environment Protection Authority, February 1996.
- Construction Techniques for Sediment Pollution Control, Environment Protection Authority, May 1991.

- Control of Erosion on Construction Sites, Soil Conservation Authority.
- Your Dam, an Asset or a Liability, Department of Conservation and Natural Resources.
- Any proposed measures to manage concentrated runoff and site drainage.
- Any proposed measures to minimise the extent of soil disturbance.
- Whether the removal of vegetation will increase the possibility of erosion, the susceptibility to landslip or other land degradation processes, and whether such removal is consistent with sustainable land management.
- The need to stabilise disturbed areas by engineering works or revegetation.
- Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern.
- Whether buildings or works are likely to cause erosion or landslip.
- Whether access and servicing of the site or building envelope is likely to result in erosion or landslip.
- Land Capability Report (if prepared) as developed by the Department of Sustainability and Environment, Centre for Land Protection Resource.
- The need to remove, destroy or lop vegetation to create defensible space to reduce the risk of bushfire to life and property.
- Any technical information or reports required to be provided by a schedule to this overlay.

Notes: *Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

COLAC OTWAY PLANNING SCHEME

19/01/2006
VC37

SCHEDULE 1 TO THE EROSION MANAGEMENT OVERLAY

Shown on the planning scheme map as **EMO1**

1.0 Land susceptible to landslip and erosion

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C68

The Shire contains areas which are susceptible to landslip, including land throughout the Otway Ranges.

A number of geotechnical studies have been undertaken, in various forms and scope, within Colac Otway by various public agencies.

Colac Otway Shire Council has adopted updated landslip and erosion data for the whole Shire and subsequent reviews of selected areas displaying a greater complexity of landslip and erosion issues.

All land included in the Erosion Management Overlay has been identified as having a sufficiently high risk of potential instability to warrant specific review of these risks prior to the construction of buildings, commencement of works and the removal of vegetation as outlined below.

2.0 Definitions

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C68

AGS Guidelines 2007 means including all Practice Notes Guidelines (Part C) and Commentary (Part D).

Geotechnical Practitioner means a specialist Geotechnical Engineer or Engineering Geologist who is degree qualified, is a member of a professional institute, with experience in the management of slope stability problems and landslip risk management as a core competence.

Landslide, as defined by the AGS Guidelines 2007, or **“landslip”**, as defined by the VPPs, means the movement of a mass of rock, debris or earth down a slope. This includes debris flow, which is the rapid flow of water saturated soil or rock debris.

Acceptable Risk – A risk for which, for the purposes of life or work, we are prepared to accept as it is with no regard to its management. Society does not generally consider expenditure in further reducing such risks justifiable. An acceptable risk level for new development or changes to existing development a risk to life and/or risk to property is in accordance with the AGS Guidelines 2007. It reflects a combination of the slope and type of development proposed.

Tolerable Risk – A risk within a range that society can live with so as to secure certain net benefits. It is a range of risk regarded as non-negligible and needing to be kept under review and reduced further if possible. Tolerable Risk for new development or changes to existing development a risk to life and/or risk to property is in accordance with the AGS Guidelines 2007.

3.0 Guidance for users

This schedule;

- Requires at a minimum a Geotechnical Assessment to be prepared by a suitably qualified professional; and
- Potentially requires a Landslip Risk Assessment to be prepared where required by a Geotechnical Assessment or where the site is located within the slope thresholds contained in Clause 6.0 of this schedule by a suitably qualified professional.

COLAC OTWAY PLANNING SCHEME

4.0 Objectives

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C68

- To manage the risk of landslip.
- To ensure that development can be carried out in a manner which will not adversely increase the landslip risk to life or property affecting the subject land or adjoining or nearby land.
- To ensure that development is not carried out unless the risk associated with the development is a Tolerable Risk or lower.
- To ensure that applications for development are supported by adequate investigation and documentation of geotechnical and related structural matters.
- To ensure that development is only carried out if identified geotechnical and related structural engineering risks to life and property are effectively addressed.

5.0 Exemptions from permit requirements

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C68

A permit is not required to construct or carry out the following:

- Earthworks that do not exceed 1m in depth or fill exceeding 1m in height; or
- A retaining wall that does not exceed 1m in height that is replacing an existing retaining wall with the same form of construction and dimensions and/or materials of improved durability and is not associated with other building construction work and does not provide landslip protection for any adjoining land; or
- Extension to the floor area of an existing building, including decks and verandahs provided that there is no increase in the ground surface area covered by roofed buildings and the floor area of the extension does not exceed 20m²; or
- Road works undertaken by a public authority; or
- Minor structures ancillary to an existing dwelling where the floor area of the structure does not exceed 20m²; or
- The removal, destruction or lopping of any vegetation providing the roots below ground level are retained; or
- Timber production where all timber production activities comply with the Code of Forest Practices for Timber Production (Revision No.2 November 1996) or as amended from time to time in accordance with section 55 of the Conservation, Forests and Lands Act 1987, and/or the Timber harvesting Prescriptions for Environmental Protection – Otway Region Private Land Native Forests and Plantations, where details of management of landslip risk have been provided to the satisfaction of the Responsible Authority; or
- In the Farming Zone, the construction of an outbuilding with a floor area less than 150m² for non habitable agricultural purposes.

6.0 Application requirements

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C68

An application for a planning permit must be accompanied by a Geotechnical Declaration and Verification Form (Form A) and include the information set out below, to the satisfaction of the Responsible Authority.

Development Plans

Development plans drawn to scale and dimensioned, showing as appropriate:

- The proposed development, including a site plan and building elevations, access, any proposed cut and fill, retaining wall or effluent disposal system.
- Any existing development, including buildings, water tanks and dams on both the subject lot and adjacent land (as appropriate).

COLAC OTWAY PLANNING SCHEME

- Any existing development on the subject lot, including cut and fill, stormwater drainage, subsurface drainage, water supply pipelines, sewerage pipelines or effluent disposal installations and pipelines and any otherwise identified geotechnical hazard.
- Details and location of existing vegetation, including any vegetation to be removed.

Geotechnical Assessment

A written Geotechnical Assessment must be prepared by a suitably qualified and experienced Geotechnical Practitioner in accordance with the methodology described below and with reference to the AGS Guidelines 2007. The Geotechnical Assessment must be for the development proposed in the application and include, to the satisfaction of the Responsible Authority:

- Details of the Geotechnical Practitioner and their qualifications and experience including but not limited to experience in the management of slope instability problems and landslip risk management.
- A statement that the assessment is based on field survey measurements which have been undertaken not more than 12 months prior to the relevant application for development.
- A detailed site description.
- Site assessment plans and cross-sections of the subject lot within the landslip impact zone and related land form survey and field measurements with contours and ground slopes as measured shown and drawn to scale and dimensioned.
- A detailed assessment of subsurface conditions, including the underlying geology.
- A statement indicating whether there are natural slopes on or immediately adjacent to the subject lot which exhibit evidence of possible or past landslip.
- Details of all site investigations and any other information used in preparation of the geotechnical report.
- A statement indicating whether site investigation requires subsurface investigation or may involve boreholes and/or test pit excavations or other methods necessary to adequately assess the geotechnical/geological model for the subject lot and details of all such investigations, boreholes, test pits or other methods.
- Include a statement indicating that the risks for all slope instability hazards identified, are of an acceptable risk level (as defined above) and will remain at an acceptable risk level over the design life of the development such that a Landslip Risk Assessment (as described in the following section) is not required.
- Where it is considered that a Landslip Risk Assessment is not required, state that, in the opinion of the Geotechnical Practitioner, the development can be carried out in a manner which will not adversely increase the landslip risk to life or property affecting the subject lot or adjoining or nearby land
- A statement as to whether the subject lot/s are suitable for the proposed development, or can be made suitable for the proposed development, and that the subject lot/s and the proposed development can meet the tolerable risk criteria, as defined in this schedule.
- A statement indicating whether or not development should only be approved subject to conditions, and if so state recommendations of what conditions should be required including but without limitation conditions relating to:
 - The determination of appropriate footing levels and foundation materials in any structural works, including all footings and retaining walls.
 - The location/s of and depth/s of earth and rock cut and fill.
 - The construction of any excavations and fill and the method of retention of such works.
 - Any details of surface and sub-surface drainage.

COLAC OTWAY PLANNING SCHEME

- The selection and design of a building structure system to minimise the effects of all identified geotechnical hazards.
- Retention, replanting and new planting of vegetation.
- Any drainage and effluent discharge.
- Any necessary ongoing mitigation and maintenance measures and any recommended periodic inspections, including performance measures.
- The time within which works must be completed after commencement and the location/s and period in which materials associated with the development can be stockpiled.
- Any requirements for geotechnical inspections and approvals that may need to be incorporated into a construction work plan for building approval.
- A statement on whether or not a Landslip Risk Assessment is required.

Landslide/Landslip Risk Assessment

A written Landslip Risk Assessment of the proposed development must be included in the application for a planning permit if the Geotechnical Assessment or other landform data indicates natural slopes on or immediately adjacent to the subject lot which:

- are steeper than 9 degrees (15.8%) in Gellibrand Marl Narrawaturk Marl & the Yaugher Volcanic Group the unnamed coastal lagoon deposits and lake and swamp deposits; or
- are steeper than 14 degrees (25%) in all other geologies including the spatially extensive Eumeralla Formation (Otway Group); or
- exhibit evidence of possible or past landsliding on or immediately adjacent to the site; or
- where, in the opinion of the Responsible Authority, the Geotechnical Assessment is not sufficient to determine that the development can be carried out in a manner which will not adversely increase the landslip risk to life or property affecting the subject lot or adjoining or nearby land.

A written Landslip Risk Assessment must be prepared by a suitably qualified and experienced Geotechnical Practitioner in accordance with the methodology detailed in the AGS Guidelines 2007. The Landslip Risk Assessment must be for the development proposed in the application and include, to the satisfaction of the Responsible Authority:

- A copy of the Geotechnical Assessment prepared for the subject land and proposal and, if not prepared by the Geotechnical Practitioner preparing the Landslip Risk Assessment, contain a response by the Geotechnical Practitioner preparing the Landslip Risk Assessment that the findings and conclusions of the Geotechnical Assessment are agreed with.
- Contain all the requirements of a Geotechnical Assessment if the need for an LRA is triggered by the LRA slope thresholds above.
- If the Geotechnical Practitioner preparing the Landslip Risk Assessment does not agree with the findings and conclusions of the Geotechnical Assessment for the subject land and proposal, another Geotechnical Assessment must be prepared by that Geotechnical Practitioner.
- An assessment underpinned by field survey and measurements which have been undertaken not more than 12 months prior to the lodgement of the application for a planning permit.
- A full assessment of the risk posed by all reasonably identified geotechnical hazards which have the potential to either individually or cumulatively impact upon people or property on the subject lot or related land, in accordance with the AGS Guidelines 2007.
- A full assessment of the risk posed by future vegetation removal for bushfire protection if undertaken to the maximum extent permissible under the conditions of any planning

COLAC OTWAY PLANNING SCHEME

permit and under permit exemptions in the Planning Scheme, in accordance with the AGS Guidelines 2007.

- A conclusion as to whether the subject lot/s are suitable for the proposed development. This must be in the form of a specific statement that the subject lot/s are suitable, or can be made suitable, for the proposed development and that the subject lot and/or the proposed development can meet the tolerable risk criteria, as defined in this schedule. The report must specify all conditions required to achieve this objective.

7.0 Independent review

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C68

The Responsible Authority may require a Geotechnical Assessment and any Landslip Risk Assessment that has been submitted with an application to be reviewed by an independent Geotechnical Practitioner.

8.0 Decision Guidelines

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C68

Before deciding on a planning permit application the Responsible Authority must consider, as appropriate:

- Whether the risk to property and the risk to life measured against the tolerable risk as defined in the AGS Guidelines 2007 is acceptable.
- Geotechnical reports greater than two years old from the time of application will not be accepted unless accompanied by a letter from the Geotechnical Practitioner confirming report conclusions are still applicable.
- Whether the proposed subdivision, building or works or the removal of vegetation can be carried out in a manner which will not increase to an unacceptable level the possibility of landslip affecting the site or adjoining or nearby land.
- The recommendations of the Geotechnical Assessment and any Landslip Risk Assessment and any other information accompanying the application.
- The recommendations of any Independent Review of the Geotechnical Assessment and any Landslip Risk Assessment.
- Whether the proposed removal of vegetation is required to facilitate a permitted use or development of the land, and if there is any practical alternative form of development which would result in less disturbance to the existing vegetation.
- The impact of future vegetation removal for bushfire protection and whether any such vegetation removal would result in an increase to the risk to property and/or the risk to life as measured against the tolerable risk criteria defined in the AGS Guidelines 2007.
- The risks associated with the development requiring ongoing monitoring and maintenance of all mitigation measures.
- The risks associated with non-compliance with any conditions of any permit which may be subsequently issued.
- Effluent disposal considerations including any Environment Protection Authority requirements for on-site disposal in unsewered areas.

9.0 Permit conditions

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Any permit issued must also contain the following condition:

- The approved development must be carried out on the site in accordance with the recommendations of the Geotechnical Assessment (title/date/author) or, where applicable, the Landslip Risk Assessment (title/date/author) or any Geotechnical Practitioner engaged to review those assessments submitted with the application.

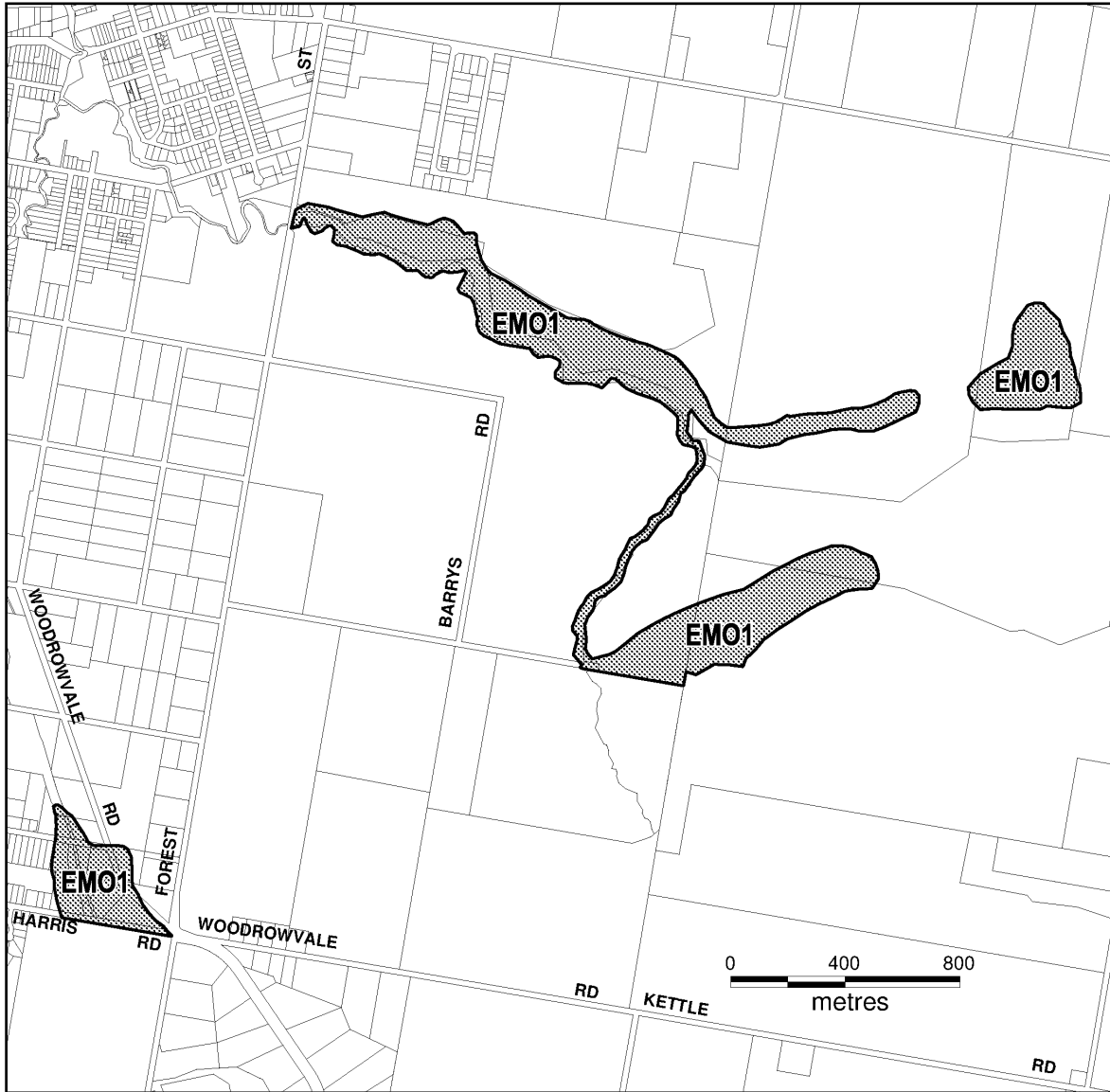
10.0 Reference Documents

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COLAC OTWAY PLANNING SCHEME

- Practice Note Guidelines for Landslide Risk Management 2007, Journal of Australian Geomechanics Society, Vol. 42: No 1, March 2007.
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- Guideline for Development of Sites Prone to Landslide Hazard, Final draft submitted to Australian Building Codes Board, prepared by Australian Geomechanics Society, 2004.
- Miner A S & Dalhaus P 2011, Revision of Colac Otway Shire's Erosion Management Overlay, A.S. Miner Geotechnical, Manifold Heights, Victoria, Australia.

COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



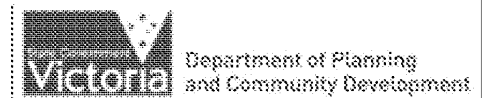
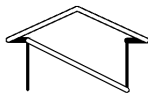
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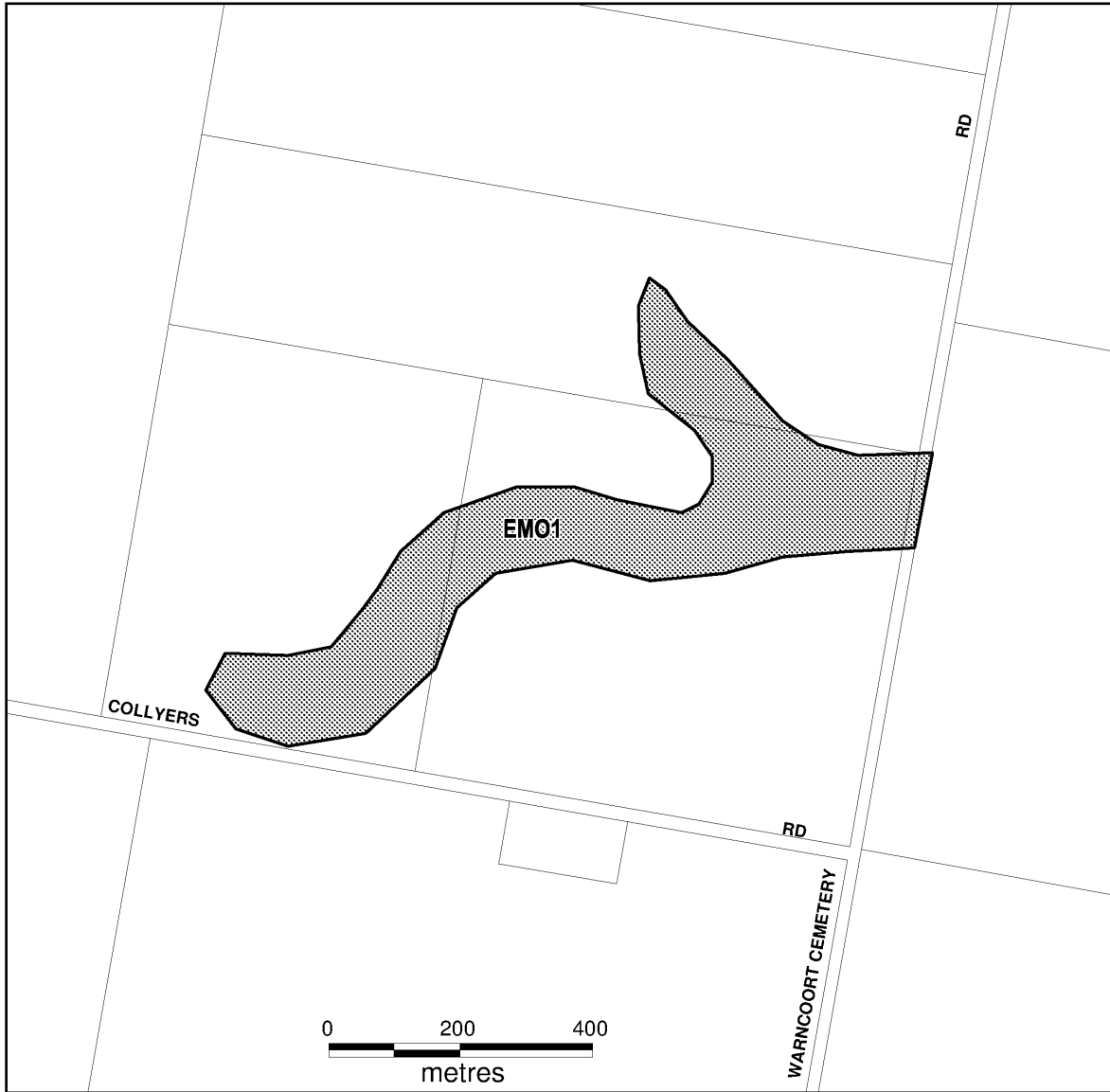
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COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



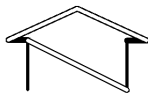
Part of Planning Scheme Maps 9EMO, 16EMO

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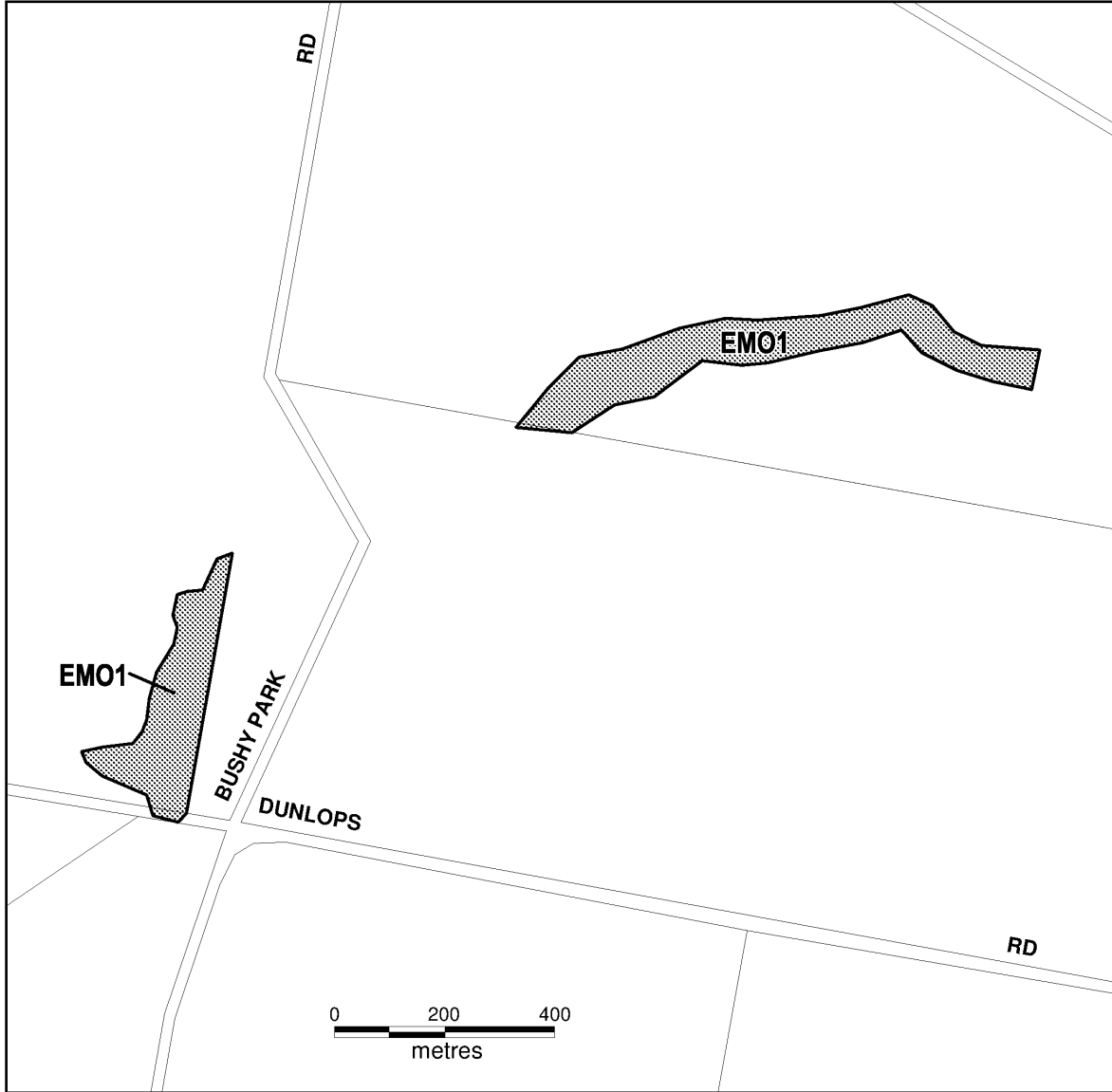
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Planning and Local Government |



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COLAC OTWAY PLANNING SCHEME LOCAL PROVISION



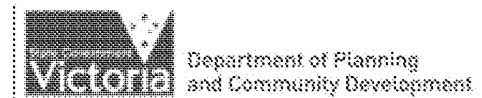
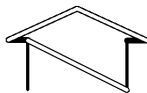
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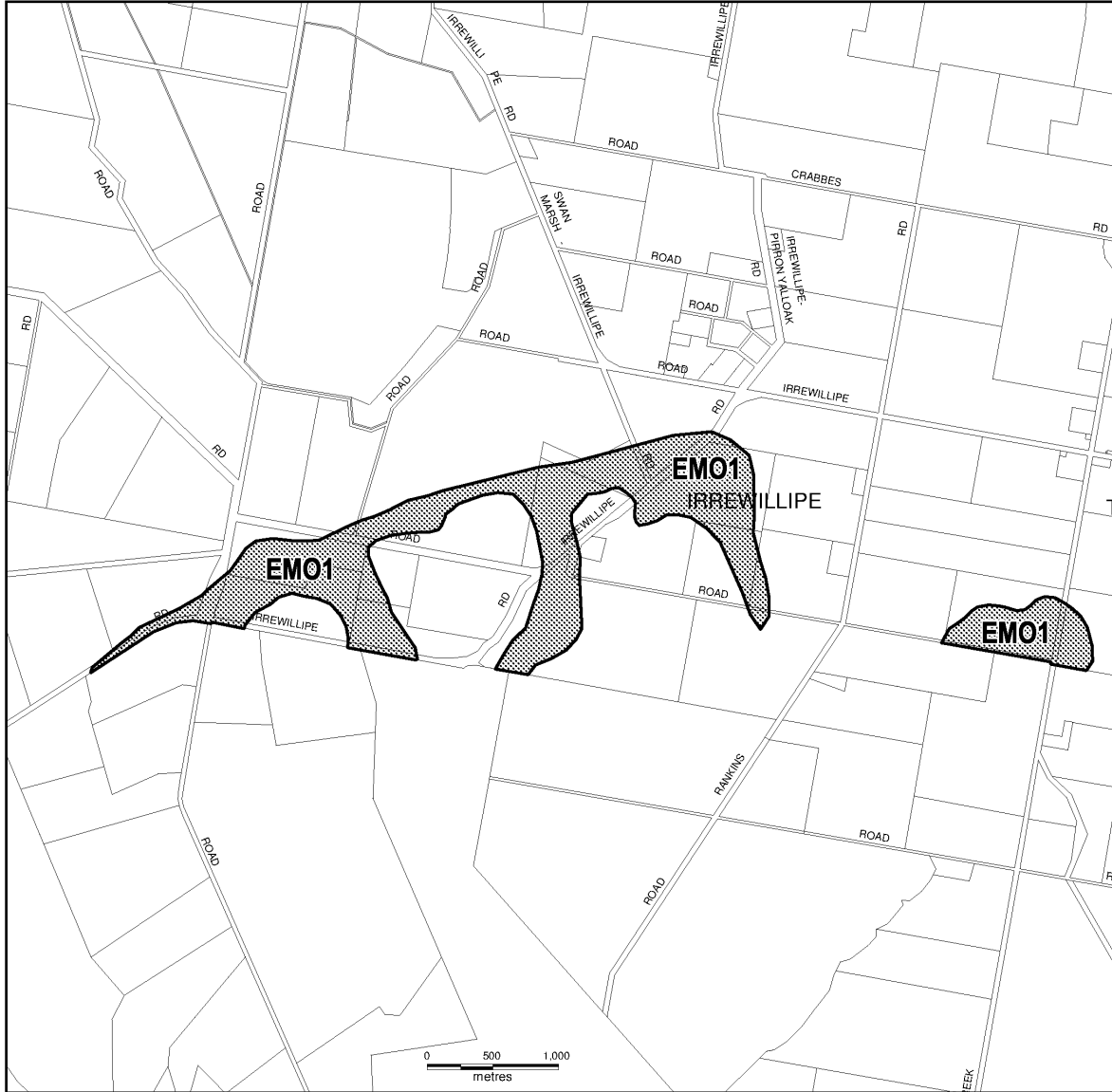
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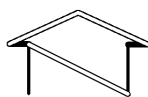
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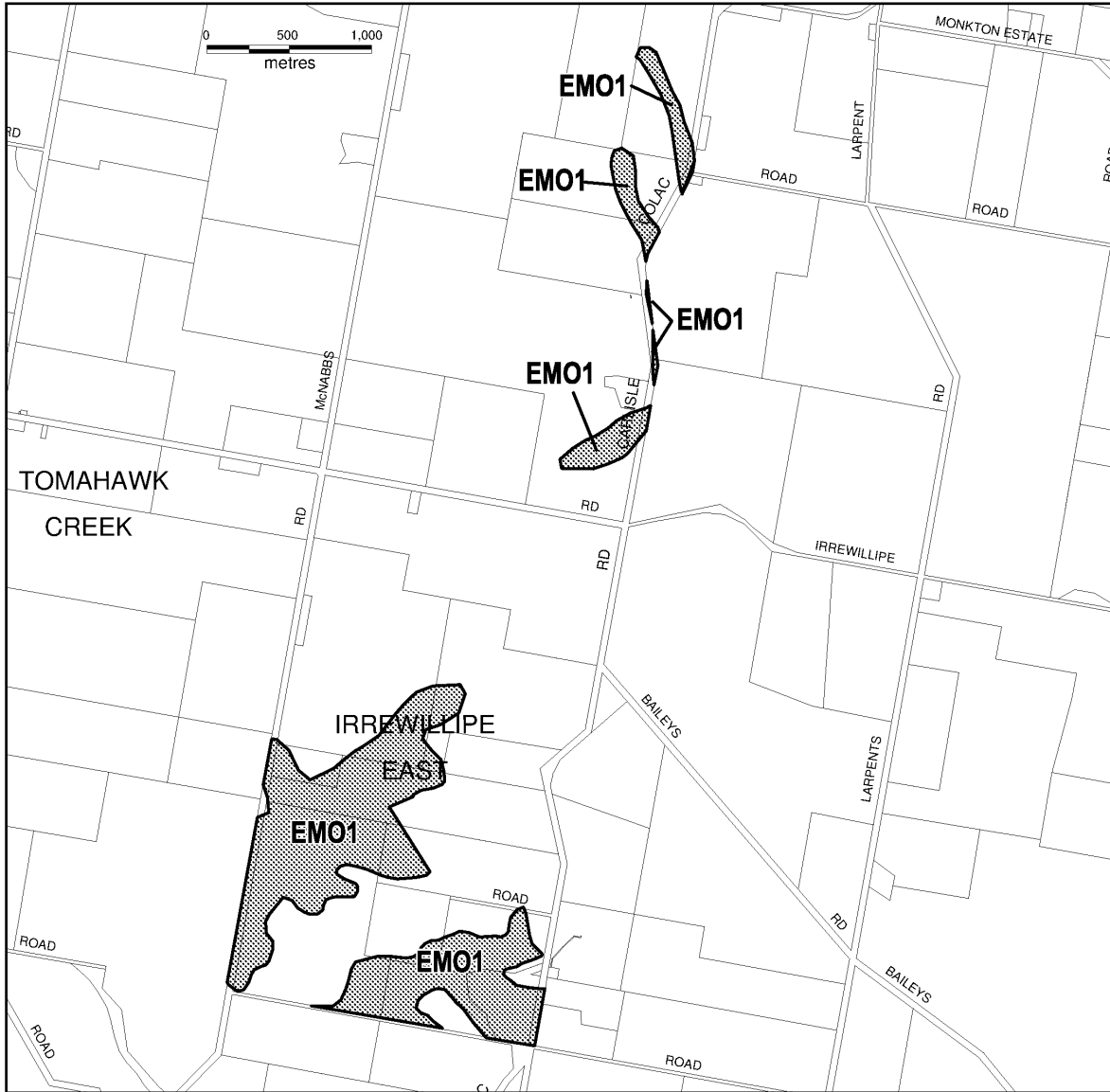
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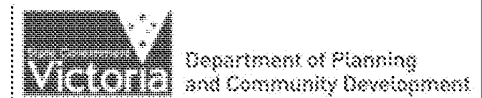
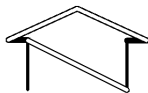
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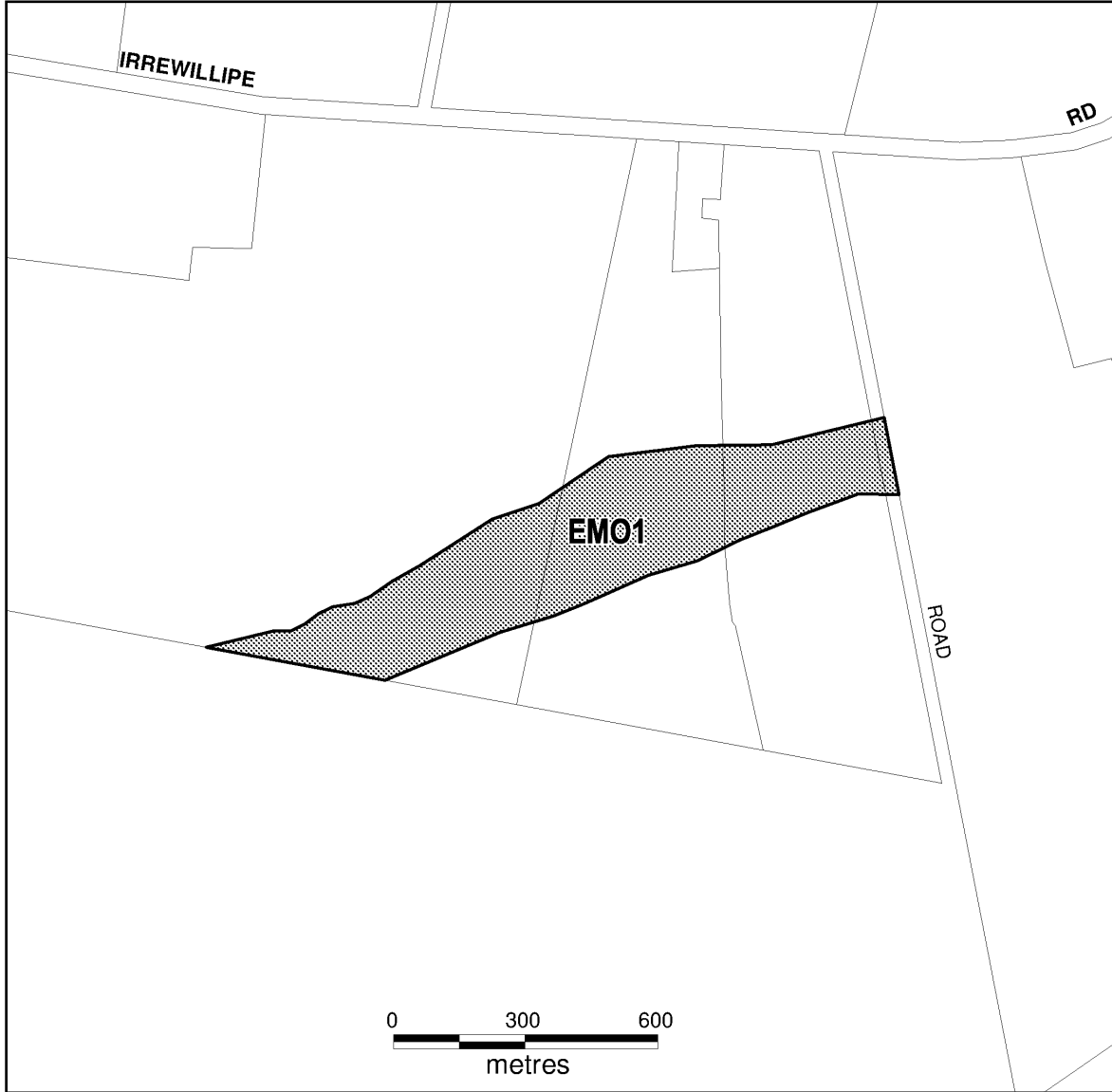
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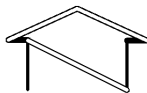
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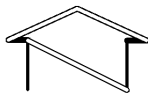
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AUGUST 2012



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GLOSSARY

ACRONYMS USED IN THIS DOCUMENT

ABS: Australian Bureau of Statistics

CSIRO: Commonwealth Scientific and Industrial Research Organisation

DPCD: Department of Planning and Community Development

DSE: Department of Sustainability and Environment

EVC: Ecological Vegetation Class

GREP: Geelong Ring Road Employment Precinct

NBN: National Broadband Network

UDP: Urban Development Program

UGP: Urban Growth Plan

VIF: Victoria in Futures

TERMS USED IN THIS DOCUMENT

Bio-link: Land use category developed for biodiversity conservation

Brownfield: Former industrial land that is available for a new use

Earth resources: Includes coal, minerals, oils and gases, sand, stone and clay and geothermal energy

G21 Alliance: The formal alliance of government, business and community organisations working together to improve the lives of people within the G21 region across five municipalities – Greater Geelong, Colac Otway, Surf Coast, Queenscliff and Golden Plains

G21 community: Encompasses all the people who live, work and visit in the G21 region

Geelong Region Plan: A sustainability plan for the region that looks toward 2050

Greenfield: Rural (non-urban) land designated for new or future residential development

Higher dwelling densities: Generally housing densities greater than 20 dwellings/hectare

Ramsar wetlands: Wetlands of international importance under the Ramsar Convention (1971)

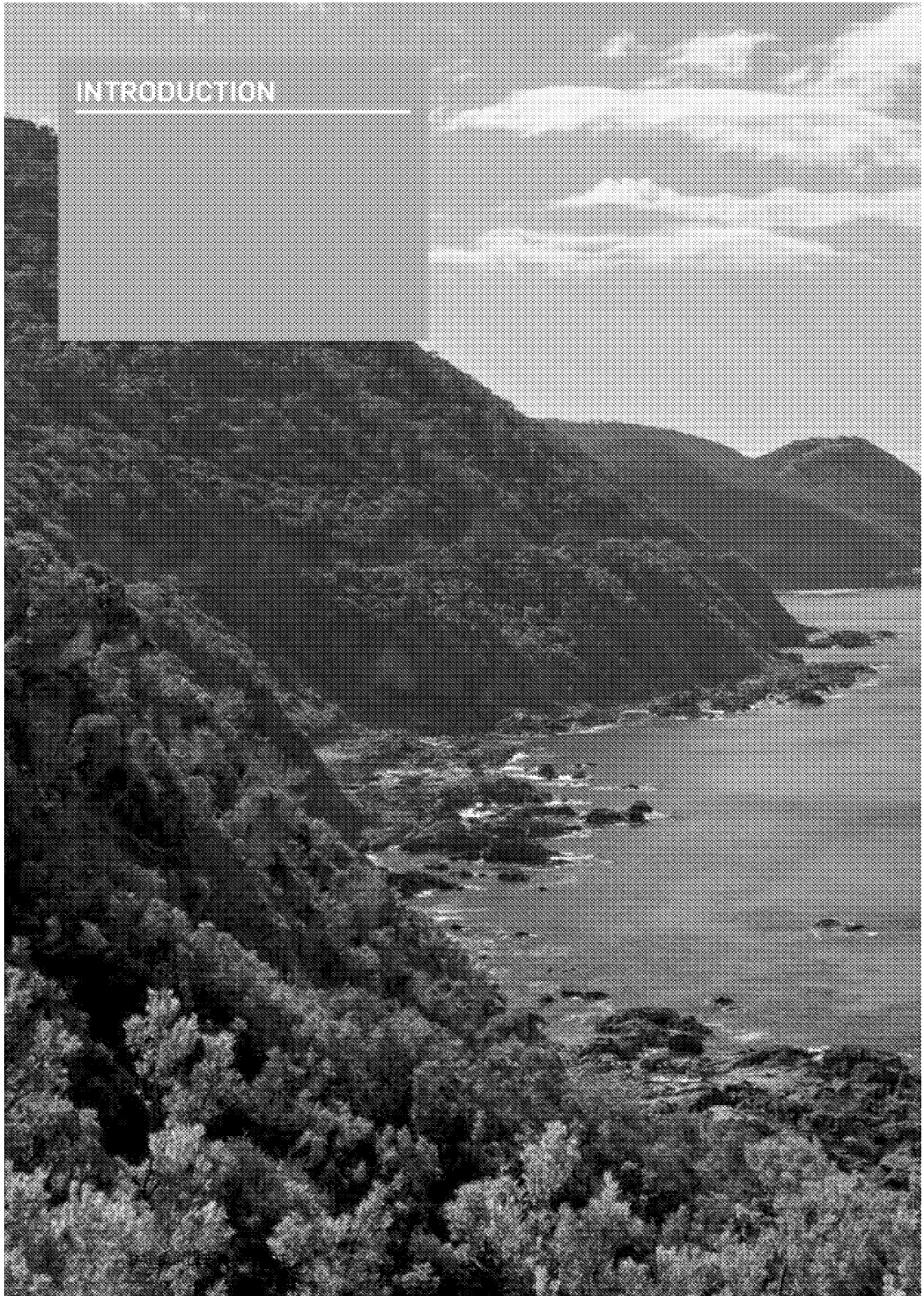
Urban infill: The development of additional dwelling(s) on individual residential sites

Settlements: Refers to where people live, from cities to villages

Settlement breaks (non-urban breaks): Areas of land between settlements

Transit oriented development: A planning concept promoting the creation of well-designed and sustainable urban communities focused around transit stations

Urban Geelong: Encompasses the adjacent urban areas between Armstrong Creek Urban Growth Area and Corio, the Geelong Ring Road and Corio Bay



INTRODUCTION

The G21 Regional Growth Plan (the Growth Plan) is one of eight plans being developed across Victoria to respond to the challenges associated with growth. It identifies opportunities for managing and accommodating future residential growth, employment and associated infrastructure.

The G21 Regional Growth Plan is a joint project between the five G21 councils (Colac Otway, Golden Plains, Surf Coast, Queenscliffe and Greater Geelong) and State Government and has been identified as a key project for the region.

This Background Report provides material to support and explain the directions identified in the Growth Plan.

STRUCTURE OF THE REGIONAL GROWTH PLAN

The G21 Regional Growth Plan is comprised of three reports: the G21 Regional Growth Plan, Background Report and the Engagement Report.

G21 Regional Growth Plan (Growth Plan)

The Growth Plan provides direction for managing growth across the region and addresses environmental, social and economic issues.

G21 Regional Growth Plan Background Report (Background Report)

The Background Report has evolved over the life of the project. It provides a summary of the background material supporting the Growth Plan.

G21 Regional Growth Plan Engagement Report (Engagement Report)

This report documents the outcomes of the stages of engagement and includes:

- summary report
- a complete engagement report from all three stages engagement activities
- summary of individual submissions made during Stage 2 and 3.

Issue Papers

Six issue papers were prepared as preliminary background research for the Regional Growth Plan and include Population, Housing, Environment, Economic, Agriculture and Infrastructure. These documents are available on the project website www.G21regionalgrowthplan.com.au

STRUCTURE OF THIS BACKGROUND REPORT

This report has four parts:

Part 1 - Project information

Part 2 - Background information

Part 3 - Context of growth

Part 4 - Developing the Growth Plan



PART 1 - PROJECT INFORMATION

1.1 FREQUENTLY ASKED QUESTIONS

WHY DO WE NEED A GROWTH PLAN?

The G21 region is growing. There will be more people living, working and visiting the region over the next 40 years. This growth will attract a diverse community and build a lively, healthy, sustainable and safe region with a stronger and more robust economy.

The G21 region has a population of 294,348 which is growing at a yearly rate of about 1.6%. The 'G21 Geelong Region Plan - A sustainable growth strategy' (2007) identified a potential growth in population to 500,000 people over the next 40 years. This growth offers many economic and social benefits and also presents pressures that need to be managed.

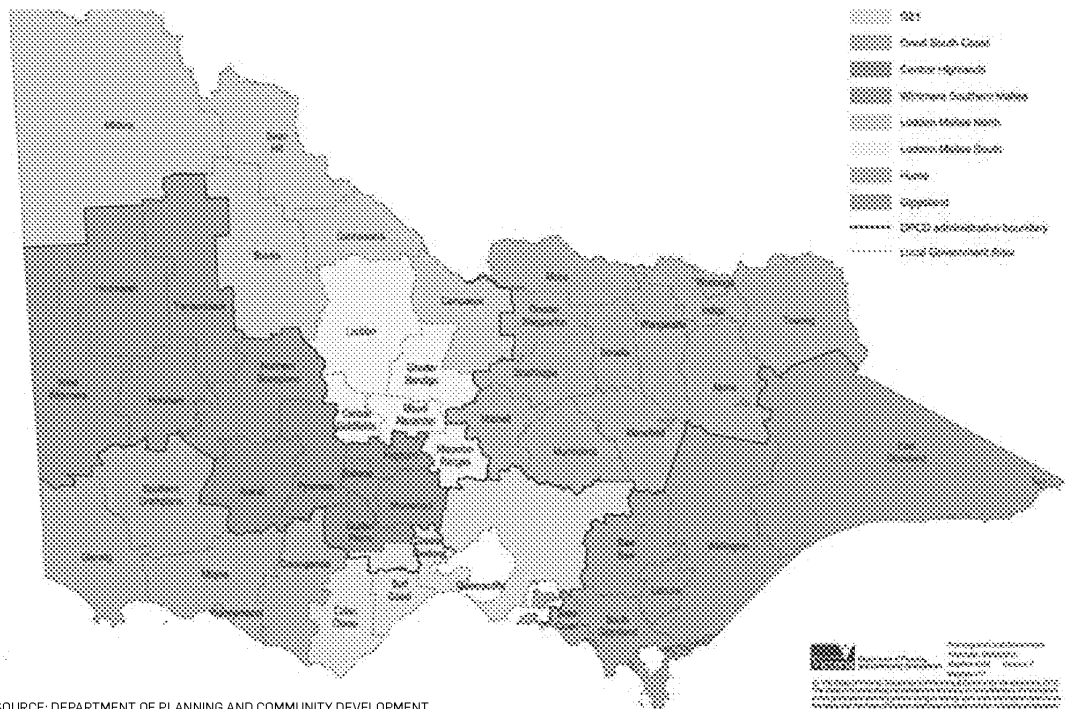
WHAT WILL THE GROWTH PLAN DO?

The Growth Plan will provide a framework to manage growth and land use pressures. Covering the time period from now to 2050, the Plan pulls together the strategic land use and growth planning already done across the region. It builds on this work on a regional scale and identified where future residential and employment growth will be supported and where it will not. It contains a high-level implementation and sequencing plan.

WHO WAS INVOLVED?

G21 is developing the Growth Plan. The plan is one of eight being developed across Victoria to respond to the challenges associated with growth. The project was managed by the five G21 councils in partnership with state government departments and agencies, including the Department of Planning and Community Development, Department of Transport, Department of Sustainability and Environment, Barwon Water, VicRoads, Corangamite CMA and regional lobby group the Committee for Geelong. A project management team ensured the project was delivered to the agreed timelines.

FIGURE 11 - STATEWIDE REPAIRS



SOURCE: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

PART 1 - PROJECT INFORMATION

WHERE IS THE PROJECT BOUNDARY?

The project boundary includes the five G21 council areas, however only the southern portion of Golden Plains Shire is included in the project boundary. Golden Plains Shire is situated between Geelong and Ballarat and people living and working in the southern portion of the shire tend to have a strong association with the Geelong region, whereas those in the northern portion tend to connect with the Ballarat region. To reflect this, Golden Plains Shire is covered under two Regional Growth Plans, G21 and Central Highlands.

WHO IS G21?

G21 - Geelong Region Alliance is the formal alliance of government, business and community organisations working together to improve the lives of people within the Geelong region across five municipalities - Greater Geelong, Colac Otway, Surf Coast, Queenscliff and Golden Plains.

G21 works as a forum on regional issues across interest groups and municipalities, resulting in better co-ordinated research, consultation and planning. G21 supports the delivery of projects that benefit the region across municipal boundaries and is a platform to speak with one voice to all levels of government.

G21 is also the Strategic Planning Committee for the Geelong region and is responsible for leading the development and implementation of the region's strategic plan. In this role, G21 works closely with, and provides advice to, Regional Development Australia, the Regional Management Forum and also the State and Federal Governments.



PART 1 - PROJECT INFORMATION

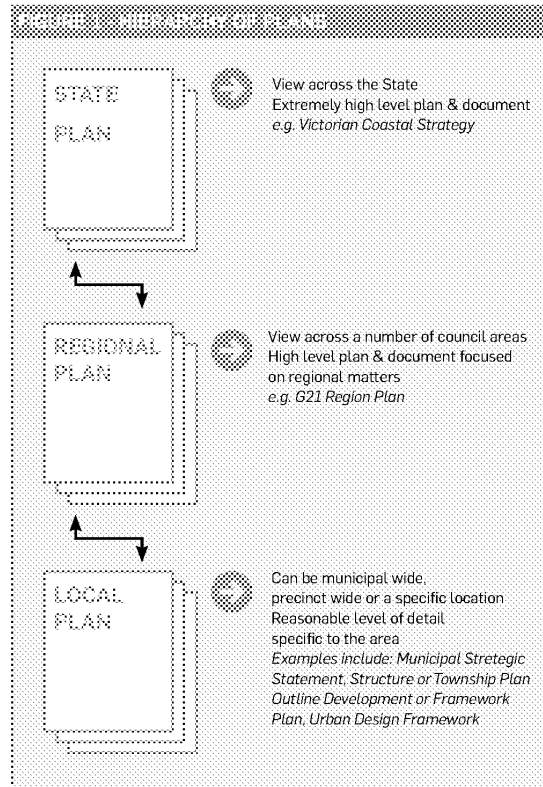
WHAT ARE THE COMPONENTS OF THE GROWTH PLAN?

The key components of the plan are:

- a **Regional Growth Plan** that provides direction for managing growth across the region to 2050
- a **Summary Brochure** articulating the key elements of the Plan
- a **Background Report** that has evolved over the life of the project and provides the relevant data supporting the Plan
- an **Engagement Report** of the engagement throughout the project.

WHERE DOES THE GROWTH PLAN FIT?

The Growth Plan has been developed consistent with relevant state and local planning policy, providing a functional link between state-wide policy initiatives and local implementation by G21 councils, partner organisations and authorities.



PART 1 - PROJECT INFORMATION

PROJECT TIMELINE AND ENGAGEMENT?

The Growth Plan was developed over four phases and includes three stages of engagement. The timeline below outlines the project phases and the opportunities for you to shape our region.

The Growth Plan was developed with input from key local and state government organisations, agencies, businesses, residents and community groups in the G21 region.

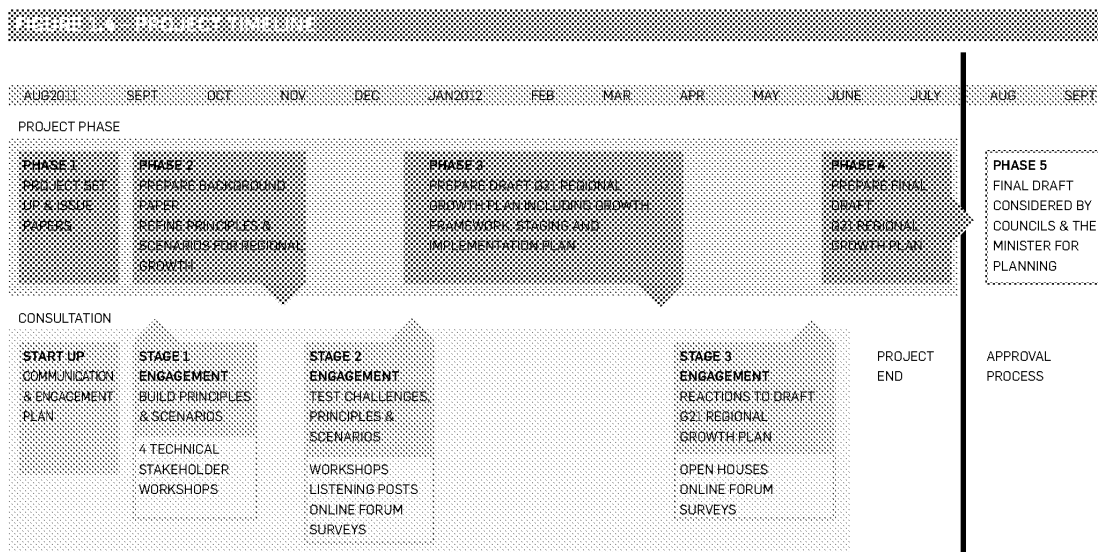
A variety of engagement methods have been used across the G21 region to gather information, with opportunities to be involved over three stages:

Stage 1 September 2011 - Key technical stakeholders provided input through a series of workshops to develop principles for growth and assist in identifying possible growth scenarios

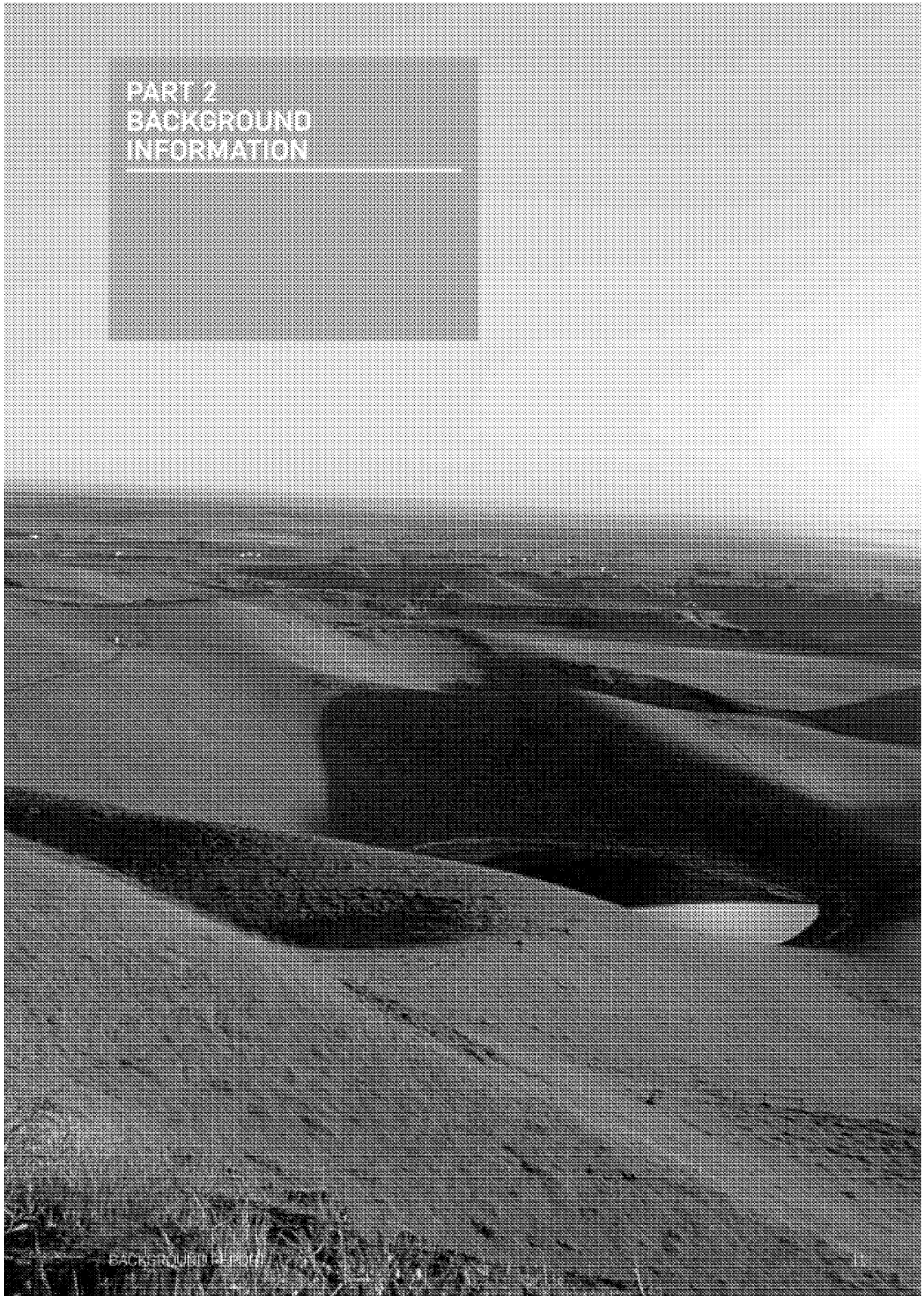
Stage 2 November - December 2011 - Active input was sought into the challenges associated with growth principles for growth, and potential growth scenarios for the region. Engagement activities included 5 world cafe workshops, 30 listening posts and online forum, survey and poll.

Stage 3 April - May 2012 - Feedback was sought on the Growth Plan. 6 open houses and an online forum were held during Stage 3 for people to discuss a range of topics relating to the Growth Plan.

A detailed summary of the three stages of engagement can be found in the Engagement Report.



PART 2
BACKGROUND
INFORMATION



BACKGROUND REPORT

11

PART 2 - BACKGROUND INFORMATION

2.1 OVERVIEW OF THE GEELONG REGION PLAN

THE GEELONG REGION PLAN

The Geelong Region Plan - A sustainable growth strategy (2007) is a sustainability plan for the region which looks toward 2050. It delivers a strategic framework which stakeholders can prioritise and measure the success of their regional projects against the agreed vision for the G21 region. It identifies and addresses the challenges the region will face in the areas of environment, settlement, land use, community strength and economy, as well as the need for change in the way we make things happen. Developed during 2006/07, it is a collaborative approach to long term regional challenges and a plan for the future of our region, developed by the people of our region.

The Geelong Region Plan established a vision for the region which is underpinned by five directions. The vision and directions provide a strong foundation for the Growth Plan.

G21 VISION

The Geelong region is Australia's most desirable destination for living, visiting, working and investing; it is renowned for its vibrant cohesive community, exceptional physical environment and vigorous economy.

G21 REGIONAL STRATEGIC DIRECTIONS

The *Geelong Region Plan* identifies five directions to achieve the G21 vision. Within each of the five directions a number policies are identified.

Direction 1 - Protect and enhance our environment:

- Respond to the challenge of climate change
- Use our water resources more effectively
- Maintain and restore our natural assets
- Reduce our everyday environmental impacts
- Demonstrate environmental leadership

Direction 2 - Create sustainable settlements:

- Minimise the amount of land used for urban development
- Create a network of well designed, safe and healthy communities
- Achieve efficiency in people and freight movement
- Provide land for industry and commerce

Direction 3 - Strengthen our communities:

- Build strong and safe communities
- Encourage healthy and active lifestyles
- Increase appreciation of diversity, arts and culture
- Improve access to services, infrastructure and affordable housing
- Address disadvantage

Direction 4 - Refocus our economy:

- Respond to global competition
- Improve industry efficiency, innovation and commercialisation
- Reduce skills gaps and shortages
- Improve the operating environment for business

Direction 5 - Make it happen:

- Influence the way we think and act
- Work together to develop region-wide community benefits
- Use data to plan and measure progress

PART 2 - BACKGROUND INFORMATION

IMPLICATIONS FOR THE GROWTH PLAN

The Directions provide the framework and basis for developing the Growth Plan. Each of the five directions provides policies which have growth and land use implications. The following provides a summary of the land use implications for the Growth Plan. A more detailed summary of growth and land use is provided in Appendix A.

Direction 1. Protect and enhance our environment

- minimise the impact of human settlement on the environment and protect significant landscapes and natural assets, including the natural functions of the region's waterways, wetlands, riparian areas and floodplains.

Direction 2. Create sustainable settlements

- provide for forecast regional population growth in a sustainable way that provides choice and recognises the significantly changing demographic, future services and infrastructure needs
- achieve urban consolidation with higher dwelling densities in urban areas designated for significant or major growth
- locate an increased proportion of new and higher density dwellings in Urban Geelong, especially Central Geelong, regional activity centres and areas with good access to services and public transport
- move towards establishing 40% of new residential dwellings through urban infill and re-subdivision at an average of 20 lots per hectare by 2031
- accommodate a minimum of an additional 57,000 new dwellings in the region by 2050 in a way that protects and enhances existing suburbs, creates sustainable new development and enhances liveability
- make the region and environment more liveable and attractive through best practice urban design, rural and coastal planning and sustainable development
- build up the region's activity centres with well designed, walkable neighbourhoods, diverse communities, inviting buildings, public spaces and streets
- secure the primacy of Central Geelong as the vibrant, dynamic regional focus for investment, retail, education, cultural, leisure, commerce, service and higher density residential dwellings
- identify and protect land for future regional transport network and infrastructure requirement including major road reserves and public transport corridors

- provide for employment land in new urban development plans to achieve a job capacity target 30% of the new population
- stimulate regional economic development and jobs growth by providing appropriate, accessible and well serviced industrial and commercial development
- provide regional employment land to accommodate a minimum additional 54,000 new jobs by 2050 in a way that responds to current and future industry needs.

Direction 3. Strengthen our communities

- ensure that there is sufficient and appropriate provision of community infrastructure that supports a diverse range of activities and services as communities need them
- implement new and innovative partnerships and ways to encourage and stimulate the supply of well located affordable housing
- improve the timely provision of community and economic infrastructure for new urban development through implementation of 'Land Sequencing Plans'
- stimulate and sustain the expected growth of an additional 130,000 people and 57,000 new residential dwellings
- minimise disadvantage through best practice urban design and renewal of lower amenity residential areas with higher levels of disadvantage.

Direction 4. Refocus our economy

- ensure land use, service and infrastructure planning and provision stimulate and support industry development.

Direction 5. Make it happen

- establish new and innovative ways to integrate the *Geelong Region Plan* and activities with the planning and decision making process of key stakeholders.

PART 2 - BACKGROUND INFORMATION

2.2 FAST FACTS

HOUSING AND POPULATION FAST FACTS	
Current population 2011	294,348
Planned greenfield population (identified in current strategies)	127,500
Incremental infill population	83,632
Geelong Region Plan aspirational target population	500,000
Proportion of residents living in Geelong	75%
Estimated number of new dwellings required to house target population of 500,000	90,000
Growth rate for the region over the past 5 years	1.5% per year
Average household size for region in 2011 / estimated 2026	2.5 / 2.3
New Dwelling Approvals for the region 2010/11 (down 5.2 % from previous year which was 2946)	2793
High proportion of non resident population, typically in coastal areas, across the region	Range 35-50%
Single houses on a block as a proportion of total housing stock in region (compared to 79% in Metropolitan Melbourne)	91%
Number of public housing dwellings (90% of this stock is in Geelong)	4 495
Average density in the region (State policy is 15 lots per hectare)	12-13 lots /hectare
ECONOMIC FAST FACTS	
Estimated labour force G21 region (June 2011)	123,774
Unemployment rate (June 2011)	5.1%
Gross regional product produced by G21 economy	\$12.5 billion
Commuters travelling to Melbourne for work (2006 Census)	11,100
Total trade through the Geelong Port (Imports/ Exports 2010/11)	13.8 million tonnes
ENVIRONMENT FAST FACTS	
Three bioregions of varying conservation status are represented in the region - the Victorian Volcanic Plains, the Otway Ranges and the Otway Plains	
A large percentage of the State's listed Ramsar wetlands, native grasslands and threatened species populations are found in the region	
There are six marine protected areas in the region	
Four river basins extend over the region and vary in condition - Moorabool (very poor), Barwon and Lake Corangamite (marginal to poor), and Otway Coast (good/excellent)	
There are four declared groundwater management systems in the region these are Jan Juc, Gerangamete, Gellibrand and Newlingrook	
Soils across the region vary significantly and are vulnerable to landslides, water erosion, acid sulphate soils, secondary salinity, waterlogging, soil structure decline, soil acidification, soil contamination, soil organic carbon decline and soil biota decline	
By 2030 the climate is likely to be warmer, with increased evaporation and humidity and reduced rainfall.	

PART 2 - BACKGROUND INFORMATION

2.3 ISSUE PAPER SUMMARIES

Six issue papers were developed to inform the Growth Plan. These 'working documents' were developed to capture existing data and generate discussion.

The papers include:

- population
- housing
- environment
- economy
- agriculture
- infrastructure.

They have been summarised to provide an overview of the key findings, key challenges and implications for the Growth Plan.

The Issue Papers were developed by the project team using a range of inputs including:

POLICIES AND STRATEGIES

- Federal and State Government policies and strategies
- *The Geelong Region Plan - A sustainable growth strategy (2007)*
- local government policies and strategies such as structure plans and open space strategies.

DATA AND MAPPING

- 2006 ABS data
- Victoria in Future (VIF) 2008 data
- Forecast.id 2009 G21 population forecasts
- UDP 2009/2010
- information, comments and mapping/data from G21 Pillars, G21 councils and state government/agencies.

ASSUMPTIONS UNDERPINNING THE ISSUE PAPERS

- planning for 500,000 people in the region by 2051 (The *Geelong Region Plan* aspirational target)
- planning for short (2016), medium (2026) and long-term (2051) timeframes
- existing state, regional and local planning policy and strategies are taken as given and that there will be no new major changes to those policies and strategies in the project timeframe
- the Growth Plan will be region focused and will not consider localised planning
- new data sources and updates, for example 2011 Census, VIF 2011 and UDP 2011, will be incorporated into the Plan when available
- a range of natural and cultural assets and potential constraints cannot be mapped at a regional scale but will be further examined at a local level in response to any identified growth directions
- a number of critical strategies developed or underway will be integrated with the Plan when available, including:
 - Melbourne Metropolitan Planning Strategy and Western Growth Corridor Plan, including the Avalon to Werribee Corridor review
 - G21 Economic Development Strategy
 - Barwon Water's Water Plan
 - Corangamite Regional Catchment Strategy and sub strategies
 - Barwon Health Services Plan
 - Geelong Regional Airport Feasibility Study
 - Central Geelong Vision II project
 - Victorian Strategy for Healthy Rivers, Estuaries and Wetlands
 - Victorian Coastal Strategy Mid Term Review
 - Regional, Local and Boating Coastal Action Plans
 - South West Victoria Landscape Assessment Study
 - Coastal Management Plans prepared by Great Ocean Road Coast Committee and other coastal committees of management
 - Management Plan reviews, such as the Barwon Region Waste Management Plan
 - Integrated Fire Management Planning project
 - G21 priority projects.

PART 2 - BACKGROUND INFORMATION

POPULATION

The G21 region is a significant population centre, having the largest population of all non metropolitan regions in Victoria. Understanding population drivers and related demographic trends is critical to understanding housing, employment and infrastructure needs and the development of the Growth Plan.

KEY FINDINGS

- the G21 region will continue to play an important role in accommodating Victoria's population growth. The majority of this growth will be in the City of Greater Geelong
- the region is growing at a faster rate than that of regional Victoria. By 2026 the City of Greater Geelong can expect a population increase in the order of 31%, Surf Coast Shire of more than 50% Golden Plains of 43% and modest growth in Colac Otway. Forward projections indicate that the region's population could reach 500,000 by 2050 (refer figure 3.1, page 29)
- the region's population is ageing but not evenly, across the region. Coastal areas house a higher proportion of the ageing population
- anecdotally, young families are migrating to the region for affordability and lifestyle reasons. This is particularly evident in the coastal towns and new growth areas
- many youths within the region leave to pursue social, employment and education opportunities in Melbourne and other states
- the region attracts significant numbers of people from metropolitan Melbourne and regional Victoria. Net migration will be a key driver of population growth
- anecdotally a number of non resident ratepayers in the Shires of Colac Otway and Surf Coast and the Borough of Queenscliffe plan to relocate permanently in the future
- there are 23 areas of disadvantage across the region. Areas including Corio, Norlane, Whittington and North Geelong contribute to the most disadvantaged 10% of post codes in Australia. Other areas experiencing relatively high levels of disadvantage include Beac and Colac.

KEY IMPLICATIONS

- expected population growth will have an impact on our natural and earth resources, infrastructure service provision and the availability of land for housing, education, employment and industry
- coastal areas experience a significant influx of population during the summer months which creates pressures on the environment and provision of services and infrastructure
- the population profile (growth, ageing of the population and the planned permanent relocation of non resident ratepayers) will have major implications for the provision of community and health services, infrastructure and housing types
- a growing population and changing household type may translate to changes in future housing demand
- retaining young workers and ensuring they are provided with career paths to develop their skills and improve their productivity will be crucial to the future economic development of the region as the population ages and the dependency ratio increases.

KEY CHALLENGES

- responding to a population of 500,000 and beyond by 2051 and where these people will live and work
- ensuring the right investment in infrastructure, to help address regional imbalances in the population mix
- exploring further growth, beyond 500,000. Adoption of higher aspirational targets will require implementation of specific policies/ initiatives to ensure an increase in the current trend of population growth
- exploring the carrying capacity of the region beyond which there will be unacceptable consequences for the environment, resources and lifestyles of the region
- ensuring a diversity of housing types is provided in the region which meet the needs of existing and new residents
- ensuring our strategic assets across the region including the environment and the coastal towns and areas are carefully managed as the region grows.

PART 2 - BACKGROUND INFORMATION

HOUSING

The region has been targeted for significant future population growth. As a result, the region is experiencing growth pressures and demand for housing. The Growth Plan will need to address these pressures and consider where these people will live.

KEY FINDINGS

- it is anticipated that the region will continue to experience population growth and associated demand for housing
- extensive strategic planning has taken place which identifies land supply capacity within the region for the next 20 - 30 years across multiple growth fronts and towns within the region. **More detail on this planned growth can be found in section 3.3**
- the average number of lots per hectare across the region (approx 12) is low
- housing affordability, limited housing choice and lack of rental stock are issues for the region. Currently, housing stock is dominated by single detached dwellings (91% of housing stock) and high housing costs in coastal areas
- rural residential is a popular form of housing for lifestyle choice. This housing supply is located on the edges of urban areas in rural towns
- climate change, particularly in coastal settlements, limits opportunities for growth.

KEY IMPLICATIONS

- current growth planning has existing zoned and strategically identified potential for 20 - 30 years' supply of land across the region
- the amount of new land required for residential development will be dependent on the proportion of land used for new greenfield development areas or infill development such as Central Geelong and West Fyans in existing urban areas
- the region has a high proportion of detached housing. To meet an ageing population and changing household size, an increase in diversity will be required
- need to identify major regional infrastructure requirements and any barriers including land banking, that may exist to facilitate the release of identified strategic housing land
- having large areas of land for housing available across numerous growth fronts across the region needs to be managed carefully, particularly in regard to the provision of physical and social infrastructure and the capacity of services providers (state, local and community) to fund and deliver services in multiple areas

- need to identify ways to increase the average housing density beyond 15 lots per hectare to achieve greater efficiency and utilisation of existing services, provision of additional services such as public transport and accommodate growth
- providing future housing needs solely within greenfield-urban expansion areas is not sustainable over the next 40 years and will have significant negative impacts, including the viability of higher density housing projects
- rural residential land plays a role in the choice of housing. However, the provision of additional rural living zoned land beyond existing strategically identified nodes should be generally discouraged
- the need to identify opportunities for increased provision of public/social housing stock
- the cost of housing in the region is still attractive in comparison to Melbourne prices and is still relatively affordable. If this increases significantly it may impact on the number of people moving to the region
- Infrastructure Plans will be essential tools to manage the funding and timing priorities of infrastructure services in new development areas across the region.

KEY CHALLENGES

- managing the timing and release of new urban areas beyond those already proposed in growth strategies that cater for the supply of land for the next 20 - 30 years
- developing an implementation strategy that provides direction around priorities for release and sequencing of existing identified strategic urban land and outcomes of the Growth Plan
- addressing areas of inequity in housing and infrastructure investment, including existing areas of disadvantage
- ensuring support for urban regeneration projects
- ensuring new development provides a range of diversity in housing stock to meet the changing requirements of the population
- ensuring new housing can be provided in a way which is cost effective, sustainable, well designed and livable
- ensuring community and physical infrastructure can be well planned and delivered with growth
- ensuring new urban areas avoid pressure on sensitive environments and landscape assets, agricultural resources, key transport facilities, industry and employment nodes
- ensuring new housing provision retains or contributes to important local character elements and livability of the region
- ensuring the Growth Plan responds to climate change.

PART 2 - BACKGROUND INFORMATION

ENVIRONMENT

Past development and regional economic and population growth have been largely underpinned by the environmental assets of the G21 region. The environment issues paper provides an overview of the current environmental status and opportunities to protect, restore and enhance our natural assets.

KEY FINDINGS

- two distinct ecological corridors have been identified across the region. One extends along the Otway region from Anglesea to Cape Otway and much of the land is covered by Crown Land parks and reserves. The other corridor extends through the Victorian Volcanic Plains bioregion from Colac through to Beac, Bannockburn and north of Geelong. Much of this corridor is in private ownership, with fewer parks and reserves. These corridors are based on DSE mapping (Nature Print V2, 2011) and reflect the functional importance of vegetation in these areas
- a number of significant floodplains exist across the region and play a key role in supporting flora and fauna habitats of special significance. The predominant land use on rural floodplains is agriculture
- flooding occurs naturally in many areas across the region and is an important natural phenomenon. A major way to reduce the flood risk in new development is through the implementation of planning controls
- high value waterways are an important environmental asset to the region, providing a number of ecological functions and services
- soils in the region range from recently deposited wind-blown sands to heavy clays derived from highly weathered volcanic parent material. Soil fertility is widely variable and local fertiliser use is high. Soils are naturally acidic throughout most of the region
- it is difficult to map erosion, landslide risk, cultural and heritage sites, Ecological Vegetation Classes (EVCs) and rare and threatened species at the regional scale. More localised assessments will be necessary in areas identified for development
- salinity appears in the region as either saline land, saline wetlands or as changes in water quality in waterways and water storages
- bushfires and grass fires occur naturally in the region and play an integral part in the management of parks and forests, particularly around the Otway Ranges region. Ongoing integrated fire management planning and implementation will be required to manage changing bushfire, grassfire, structural fire and chemical fire risks that influence the social, economic and environmental values of the region
- there are likely to be significant climatic changes for the region by 2030, including warmer temperatures, increased evaporation and humidity and reduction in rainfall
- the Coastal Spaces Landscape Assessment Study 2006 identified a number of areas of national and state significance for the G21 region
- outside the areas that need to be protected, significant opportunities exist for development to occur. For example, the wedge extending west from Geelong along the Princes Highway as far as Birregurra, has few remaining intact ecological communities and contains the existing network of infrastructure/accessibility in the area
- where development coincides with areas of high biodiversity value, opportunities may exist for reserves and corridors to be incorporated into urban design. In this instance, more detailed ecological assessment will be required
- there may be potential for larger and more consolidated biodiversity offsets to be purchased in higher biodiversity asset areas within the region through existing incentive programs
- in addition to maintaining biodiversity corridors, provisions will also need to be made for the migration of communities in response to climate change impacts

PART 2 - BACKGROUND INFORMATION

ENVIRONMENT

KEY IMPLICATIONS

- in identifying potential growth areas, it is important the Growth Plan avoids areas susceptible to erosion and landslip and the likely occurrence of triggering factors such as poorly designed development, steep slopes, poorly drained soils, low vegetation cover and intense rainfall which may increase erosion and landslip risk
- salinity has the potential to impact the economy and environment of the region. The major economic threat posed by increasing salinity is to the urban water storages that supply Geelong (Nicholson et al. 2005). Salinity also impacts agricultural productivity and built infrastructure
- acid sulphate soils are only a problem only when they are disturbed. The best management of potential acid sulphate soils is to leave them undisturbed. This requires knowledge of their location, followed by protective action to ensure they are not disturbed or are suitably managed
- changes in State planning policy for bushfire risk is being prepared in response to the planning and building recommendations outlined in the report of the 2009 Victorian Bushfires Royal Commission. Changes to the Victoria Planning Provisions introduced in September 2011 include a revised State Planning Policy for bushfire risk, a new state-wide bushfire hazard identification framework and a new bushfire overlay
- fire management priorities for all fire risk environments such as bushfire, grassfire, structural fire and chemical fires are being developed at regional and municipal level. These changing and evolving priorities are to be managed through regional and municipal based fire management plans. Future regional, municipal and local growth and development plans should reference the most up to date fire management plans and relevant information to actively minimise risks to human life, property and the environment
- further legislation and policy reform is expected to expand the integrated fire management planning and implementation processes to progressively include across all risk environments (for example fire, flood, storm) under the proposed 'all hazards, all agencies' approach
- the effect of rising mean sea levels will be felt most profoundly during extreme storm conditions. Within the G21 region, there are a number of townships and

- coastal environments likely to be vulnerable to the combined impacts of sea level rise and storm surge
- in order to adapt and respond to climate change impacts it is important that vulnerable social, economic and environmental sectors are identified
- growth which responds to environmental assets, avoids further degradation, facilitates rehabilitation and favours fragmented areas as places for potential development is seen to be desirable.

KEY CHALLENGES

- the unique and diverse environment of the region is what makes it attractive to many people. The challenge is to manage this growth so that it continues to protect and enhance the natural assets
- points of tension will arise where development pressure coincides with localities of high environmental value. In some areas, high environmental values will present barriers to development
- ensuring developments occur outside of areas of high agriculture activity and high risk areas, such as those susceptible to climate change impacts, erosion, landslip, flooding, fires, salinity and acid sulphate soils
- managing the environmental interactions that cut across regional boundaries
- developing local connected and resilient communities that understand and can adapt to more extreme environmental conditions.
- developing a resilient business culture that manages social, economic and environmental values and risks as part of everyday business
- encouraging the development industry to become more active in addressing environmental challenges, including:
 - contributing to waterway restoration and incorporating water sensitive design into developments
 - building on the recreation link to waterways for a range of recreational activities
 - building in sustainable water alternatives, including recycled water and re-use of stormwater.

The draft *Cerangamita CMA Regional Catchment Strategy* will assist in developing strategies for managing some of the challenges of growth on our natural assets.

PART 2 - BACKGROUND INFORMATION

ECONOMIC

The G21 region has a diverse economy with strong infrastructure and good strategic assets. The following is a summary of the G21 Economic Development Strategy Background Paper.

KEY FINDINGS

- the region has an older population than Melbourne and a dependency ratio that is forecast to increase. This highlights the difficulty the region has in both retaining young people and attracting young families and workers to the region
- the economy of the region is well diversified with strong representation from agriculture, advanced manufacturing, retail, tourism, health and education
- the region has a lower value-added contribution per worker than Melbourne due to concentration of employment in 'blue-collar' rather than 'white collar' industry sectors. This results in lower household incomes
- the highly skilled trade based labour force of the region represents one of its strengths
- the region has a predominantly trade based employment profile, with higher unemployment and comparatively lower school and post school qualifications than Melbourne. This may limit the region's ability to staff high value operations locally
- the region appears to be utilising a large proportion of its available workforce, indicating future growth will require the attraction of new workers and the retention of youth in the region
- the region has strong areas of hard infrastructure. Additional linking infrastructure and major business and cultural activity will be needed to release development potential and to ensure all subregions are well placed to facilitate future growth
- the region is well connected to regional, intrastate and interstate road and rail networks. The region also contains sea and air ports which provide links to interstate and international destinations.

KEY IMPLICATIONS

- the region's ageing population can be countered by proactively targeting younger workers. Existing strengths in health care, research and science could present good opportunities to attract younger workers
- the region is uniquely placed to service demand from residents looking for residential land in close proximity to Melbourne's growing west
- the combination of the region's existing strengths in advanced manufacturing and its extensive knowledge and education assets positions it to become a leading force in the development of new, smarter technologies and production methods
- the region has large industries and major employers exposed to carbon pricing. As a region, there are opportunities to develop a low carbon growth economy, green technologies and offsets
- new transport links in the Melbourne-Geelong corridor, such as the committed Regional Rail Link and the proposed Avalon Airport Rail Link, will provide opportunities for development to capitalise on the accessibility benefits provided by the new infrastructure, particularly the Avalon Airport and Geelong areas.

KEY CHALLENGES

- retaining young workers and ensuring they are provided with career paths to develop their skills and improve their productivity will be crucial to the future economic development of the region as the population ages and the dependency ratio increases
- utilising infrastructure and assets to drive economic growth and maximise potential
- the skilling and creation of job opportunities for local residents who are currently unemployed or underemployed
- the gap between the perception of the region's capabilities and the reality is a significant limitation for future development. Changing this perception internally and externally will require consideration of what the region is and what it wants to be
- taking advantage of existing and proposed transport connections to encourage more employment in the region, such as white-collar industries in Geelong and freight and logistics industries across the region.

The draft G21 Economic Development Strategy is currently being finalised following a community engagement process. The strategy has been used as a reference to inform regional aspirations. It can be found at www.G21.com.au

PART 2 - BACKGROUND INFORMATION

AGRICULTURE

The natural resource base of the G21 region supports dry land, broad acre cropping and intensive agriculture activities. Agriculture is a major contributor to the G21 economy. Understanding the impacts on agriculture and the communities which the sector supports as the region grows is critical to the Growth Plan.

KEY FINDINGS

- the region has diverse and productive agriculture land. The region is not reliant on single sectors and is able to diversify when commodity prices rise and fall and conditions change
- the region is well connected to infrastructure such as the Ports of Melbourne, Geelong and Portland, Avalon and Melbourne Airports, Melbourne Wholesale markets and saleyards in Geelong, Colac and Ballarat
- the dominant agricultural enterprises in the region are beef cattle, dairy cattle, sheep and broad acre cropping, this is likely to continue and will be supported by comparatively favourable climate change impacts in the region
- viticulture and vegetable production will continue to grow steadily due to a lack of comparative advantage in land conditions and water availability
- the intensive livestock industry is growing notably in the Golden Plains and Surf Coast Shires. The high value of land and consequent need for higher returns is likely to favour this growth
- the agricultural, forestry and fishing industry contributes significantly to the G21 economy when considering both the production and manufacturing of goods
- the ageing population within the region coupled, with the smaller pool of available qualified and experienced rural workers, can lead to skill and labour shortages
- the proximity to Melbourne and the coast has led to a demand for lifestyle properties, in particular within the peri-urban region, leading to agricultural land which is expensive and only loosely linked to potential productivity
- the region has a strong tourism base which complements viticulture, emerging niche markets and food trails. Current planning controls are limiting the ability to expand this market.

KEY IMPLICATIONS

- the availability and reliability of infrastructure such as potable water supply and access to recycled water, electricity, transport and telecommunications will contribute to the capacity for sustainable agricultural industry growth and niche agricultural opportunities
- the opportunity to adapt climate change projections and improve productivity in the region. If this opportunity is not harnessed, the region could see a decline in productivity within the industry
- the desire to protect rural landscapes has been identified in rural land use strategies. This desire creates a conflict between 'right to farm' and preserving landscapes.

KEY CHALLENGES

- providing sufficient opportunity for farming enterprises in the region in a time of climate change, peak oil and declining food security
- identifying and defining the core agricultural areas within the region and protecting them from growth pressures and land fragmentation
- providing for the 'right to farm' and food security for the region
- considering the role of 'active farming landscapes' and the need to protect the landscape values and the activity within these areas while facilitating production opportunities
- breaking the nexus between minimum lot sizes and dwellings which is placing pressure on agricultural areas
- the lack of flexibility in planning controls which is acting as a barrier to niche agribusiness development such as farmgate, winery sales, cafes and restaurants and associated accommodation
- ensuring efforts to limit rural lifestyle dwellings in agricultural areas does not constrict the opportunities for agricultural diversification, development and productivity growth
- providing economies of scale for infrastructure and service provision in growing rural areas
- delivering and supporting regionally significant infrastructure such as saleyards, freight connections, regional waste disposal, feed mills and processors.

PART 2 - BACKGROUND INFORMATION

INFRASTRUCTURE - UTILITIES

The G21 region has significant infrastructure assets which provide the foundation for growth. As a result this infrastructure is under pressure and requires investment to accommodate growth, drive economic activity, provide employment and ensure liveability.

KEY FINDINGS

- with recent and future investments in new water sources, the region's water supply should be sufficient to meet demand for a population of 500,000 people
- any significant increase in residential and/or water intensive industrial growth at Colac, other than that identified, would require a major water source upgrade
- a number of towns may require service augmentation or additional bulk water supply to accommodate higher levels of growth than currently planned or forecast. This will result in additional, and some cases, high investment being required
- water conservation and recycling will continue to be an important part of planning for long term water security in the context of climate change and providing for industry and agricultural opportunities and environmental benefits
- it will be necessary to augment or extend the existing power supply network to provide electricity services for proposed residential and business development in the region
- the high cost of provision versus peak user customers means that the expansion of the gas network (outside of Bannockburn and Winchelsea) is unlikely.

KEY IMPLICATIONS

- capacity for small to mid-sized and coastal towns to provide for significant population growth will be limited by existing utility and service providers' infrastructure
- there are opportunities to maximise infrastructure use in urban Geelong through greater urban consolidation
- generally, the provision of infrastructure is more cost effective in proximity to existing networks. It will be more fiscally responsible to locate new growth areas in proximity to existing urban areas which already have networked services
- inefficient or poorly sequenced land rezoning/ release will result in higher cost of water and sewerage infrastructure per lot. The more inefficient the sequencing, the greater the impact on the region through increased water and sewerage prices/cost of living
- Barwon Water, State Government and City of Greater Geelong have made a significant investment in infrastructure for Armstrong Creek on the basis of it continuing to be the key growth node for Geelong in the short to medium term to provide a return on investment
- need for additional water infrastructure to support intensive livestock opportunities such as broiler farms especially in Golden Plains
- the importance of protecting existing water catchments and recharge areas
- the importance of avoiding low lying areas or areas subject to flooding
- opportunities exist to reduce green house gas emissions and support a low carbon growth economy through use of alternative energy sources, including waste to energy, cogeneration and more effective building design
- early roll out of the NBN will provide important opportunities for industry and commercial development and improved connectedness across the region.

KEY CHALLENGES

- managing the impacts of growth on multiple fronts and sequencing of land release in terms of infrastructure servicing
- ensuring key infrastructure assets are protected from urban encroachment
- the impact of climate change, in terms of frequency of storm events, on drainage system capacity and rising sea levels on capacity of outfalls and on other coastal located infrastructure
- managing waste at a regional level in response to growth activity.

PART 2 - BACKGROUND INFORMATION

INFRASTRUCTURE - COMMUNITY

KEY FINDINGS

- the region enjoys a high standard of regional health care and education facilities, sport and recreation facilities, arts and cultural facilities, information communication technology services and transport networks. Distribution and access to these facilities across the region is uneven, resulting in areas of disadvantage
- workforce skills shortages impact capacity to provide services such as medical and childcare
- the region has lower than average health indicators and an increasing aged population
- population growth will result in increased demand for services
- the region has a strong further education and tertiary education sector
- growth will place additional pressure on existing regional recreation assets and facilities requiring appropriate management, protection and enhancement regimes
- a greater emphasis on non-competitive, passive and informal leisure facilities is required
- a strong arts and culture sector is important to both enrich the existing community and to attract a range of specialist skills necessary to drive new enterprises and activity in a transitioning economy
- having adequate emergency services is important to maintain high standards of liveability and safety.

KEY IMPLICATIONS

- need to ensure access to services and capacity for people to be active and independent as the way services are provided changes
- need to encourage active and healthy lifestyles in order to increase wellbeing for individuals and minimise future demand on health services across the region
- planning in growth areas will need to account for additional service needs for major health facilities and emergency services
- population growth and high seasonal activity in coastal areas will continue to place pressure on existing services. The growth of towns in bushfire prone areas is also likely to have impacts on fire and emergency services
- climate change will have impact on some regional assets, particularly sporting fields, open space and coastal public parks and reserves

- provision of quality recreation assets within growth areas will be important to support growth and broader health and wellbeing objectives
- a strong education sector can address key skill shortages and provide partnerships with industry and agencies such as CSIRO and Barwon Health to identify and support biotechnology and advanced manufacturing opportunities
- population growth will place additional pressure on existing regional recreation assets and facilities requiring appropriate management, protection and enhancement regimes
- community infrastructure provision should be provided in a timely manner, be flexible and adequate to meet changing community needs.

KEY CHALLENGES

- ensuring a focus on providing critical infrastructure to existing urban areas and existing planned urban areas ahead of long term growth scenarios identified in the Growth Plan
- responding to existing areas of disadvantage when looking for growth opportunities
- developing appropriate strategies for planning and rollout of critical community infrastructure
- providing directions and opportunities to link key assets via regional trails and bio-links and identifying key regional recreation facilities that require protection and enhancement
- potential need for a Regional Open Space Strategy
- establishing principles for new development around planning and design to provide for accessibility, health and wellbeing and adaptability to changing community needs.

PART 2 - BACKGROUND INFORMATION

INFRASTRUCTURE - TRANSPORT

KEY FINDINGS

- the significance of an effective transport network to economic prosperity and growth, livability and providing connectedness
- an effective transport network is important to the region's economy and capacity to grow
- the region has major regional, intrastate, interstate and international transport infrastructure assets on which to build including national and state highways, freight and passenger rail networks, the Port of Geelong and Avalon Airport
- regional coach and town bus networks provide links to employment precincts, education facilities, activity centres and transport hubs across the region
- regional pedestrian and bicycle trails and linkages are valuable assets for tourism
- the region will have a growing freight task associated with population growth, agriculture and manufacturing
- tourism growth will contribute to demand upon the transport network.

KEY IMPLICATIONS

- increased population will provide greater pressure on transport networks in the region
- other factors, such as ageing population and peak oil, will require expansion of public transport networks, particularly between small settlements and regional centres
- protection of Port of Geelong and Avalon Airport buffers is required to ensure sufficient capacity for these facilities to grow as key transport and employment precincts. The proposed relocation of the car trade from Webb Dock to the Port of Geelong may result in impacts to the transport network, as well as regional economic benefits
- the proposed upgrade of Avalon Airport to become Victoria's second international airport, coupled with further expansion of its domestic operations and its curfew-free status, will provide opportunities for the business and tourism sectors
- new road connections and upgrades to existing roads need to be identified to ensure good connectivity within the region for the movement of people and goods
- the implementation of Regional Rail Link, along with the other proposed passenger rail initiatives in the region, will boost the level of access between Geelong and other cities

- transport emissions will grow in line with population growth unless improvements are made to the efficiency of the transport sector
- opportunities for accommodating urban growth (residential and employment) in the region which capitalise on existing transport infrastructure should be identified to avoid the risk of creating isolated communities.

KEY CHALLENGES

- ensuring the Growth Plan understands the key transport movements in the region to support growth in population, tourism, agriculture and manufacturing services
- ensuring the Growth Plan accounts for critical transport infrastructure projects to support growth and address barriers to growth
- ensuring sufficient capacity to meet future travel demand within the region and beyond
- improving connectivity and reliability on road and rail networks within the region to increase efficiency of movement of people and freight
- identifying transport bottlenecks in other regions such as the M1 in Melbourne, which inhibit the full exploitation of transport infrastructure in the G21 region
- encouraging suitable land uses to be located in close proximity to transport infrastructure to capitalise on the accessibility benefits
- providing a transport network which promotes social inclusion within the region, especially as the population ages
- identifying the need and location for future transport corridors, such as the proposed transit link between Geelong and Torquay/Jan Juc via the Armstrong Creek urban growth area
- ensuring that both the Port of Geelong and Avalon Airport buffers are protected to maintain their curfew-free operations
- identifying the need and location of transport facilities, such as an intermodal facility/freight and logistics hub which services the region
- coordination of local, regional, state and national transport objectives across all sectors.



PART 2 - BACKGROUND INFORMATION

2.4 REGIONAL URBAN DESIGN CONSIDERATIONS

As the region grows there will be more people living, working and visiting the region. This growth provides the catalyst to build a lively, healthy, safe and sustainable region. Growth will support a stronger and more robust economy and attract a diverse community. Ensuring good urban design practice in how we accommodate more people will be important to the community's sense of place and quality of life.

URBAN STRUCTURE

Urban structure refers to the layout of an area, including where and how street blocks are arranged, how buildings are sited and where open space is located. The urban structure of an area contributes to the feel and function and can define an area by providing a sense of place or uniqueness. Overall, the region's urban areas have a low density and dispersed settlement pattern, with a historical preference for single detached dwellings and reliance on cars as the key mode of transport. This settlement pattern is not sustainable in the future. The outward spread of growth is placing pressure on our productive agricultural land and natural landscape as well as increasing traffic and health and wellbeing problems.

The Geelong Region Plan identified a policy to minimise the land used for urban development. This policy supports growth close to existing infrastructure promoting efficient use of existing land and infrastructure, before new infrastructure is built further out. It is important to ensure new urban areas are functional and easy to move around in, interesting and have good access to transport and facilities and services for recreation, shopping, health and education.

LIVELY PLACES

The region's cities and towns need a combination of good inviting spaces and a certain critical mass of people who want to use them to create viable economic activity and interest. Creating spaces which are open, interactive, interesting and varied will invite people to spend a longer time in the streets, laneways, parks and plazas. Providing for a mix of activities and designing for the human scale is also important for creating interesting and lively environments. Designing spaces and buildings which are rich in details that people can experience while walking, standing and sitting, as well as, while running and cycling will help create a lively and safe region.

HEALTH AND WELLBEING

Ensuring urban areas are designed to invite people to walk and cycle in interesting streets and places and better access to services will improve the quality of life and wellbeing of individuals and society.

SAFETY

Creating places which feel safe is important to our sense of wellbeing. Avoiding car and pedestrian conflict by creating environments where roads and vehicle activity do not discourage pedestrian and cycling activity is important. Creating safe public spaces with high visibility and providing for activity to occur in public spaces and along street edges with mixed functions reinforces real and perceived safety.

SUSTAINABILITY

Energy consumption and emissions, water, waste and transport management are concerns for cities and settlements around the world, particularly in the context of climate change. Water reuse, energy efficient buildings, industry cogeneration opportunities and an efficient public transport system will use fewer resources, cost less to operate in the long term, and affect the environment less. Social sustainability is equally important. Everyone in the region should have equal opportunities for accessing goods and services and a range of quality public spaces.

PART 2 - BACKGROUND INFORMATION

2.5 CLIMATE CHANGE IN THE G21 REGION

The Victorian Climate Change Adaptation Program has produced a number of regional Climate Change Snapshots across Victoria. The following material is largely drawn from 'Climate Change in the Corangamite Region'. Projections of how the climate in the G21 region is expected to change during the 21st century have been included.

CURRENT CLIMATE

During the decade 1998 to 2007, average annual temperatures in the region were 0.3°C warmer than the 30 year (1961 to 1990) average. Average minimum and maximum temperatures increased by roughly the same amount. Over this same period, the average annual number of days over 30°C increased (by three days) as did the number of days over 35°C (by two days). There were ten fewer cold nights (minimum temperature below 5°C) and three fewer frosts on average per year.

There has been a marked decline in the region's rainfall. Between 1998 and 2007, the region's average rainfall was 12% below the 1961 to 1990 average. Decreases were greatest in autumn and winter, while average summer rainfall actually showed a small increase. There were 14 fewer rainy days

CLIMATE CHANGE PROJECTIONS

Climate change projections have been calculated for the region using three different emissions scenarios:

- lower emissions growth scenario
- medium emissions growth scenario
- higher emissions growth scenario.

By 2030, in comparison with 1990 figures, average annual temperatures are projected to be around 0.8°C warmer, with winters warming slightly less than the other seasons (0.6°C). The number of hot days (days over 30°C) is also expected to increase. Reductions in the total average annual rainfall of around 4% are expected, with the greatest reductions occurring in spring (7%). Increases in potential evaporation and reductions in relative humidity are expected to contribute to drier conditions. At the same time, small increases (0.8%) in solar radiation are expected. There will be little change in average wind speeds, but any decreases are most likely to occur in autumn.

By 2070, further increases in temperature are expected, even under a lower emissions growth scenario (1.3°C). Under a higher emissions growth scenario, these increases nearly double (2.4°C). At the same time, the number of hot days will continue to increase. Rainfall totals will continue to drop. With both lower and higher emissions growth, warming is likely to occur the most in summer, while greatest reductions in rainfall are likely to occur in the spring. Conditions will become increasingly drier as potential evaporation continues to increase and relative humidity decreases. Changes in wind speed will continue to be negligible.

IMPACTS OF CLIMATE CHANGE

Impacts may be more likely to be felt through extreme events such as the number of hot days, reductions in the number of frosts and changes in rainfall and bushfire patterns. Increased daily rainfall intensity over fewer rainy days may occur and more frequent droughts.

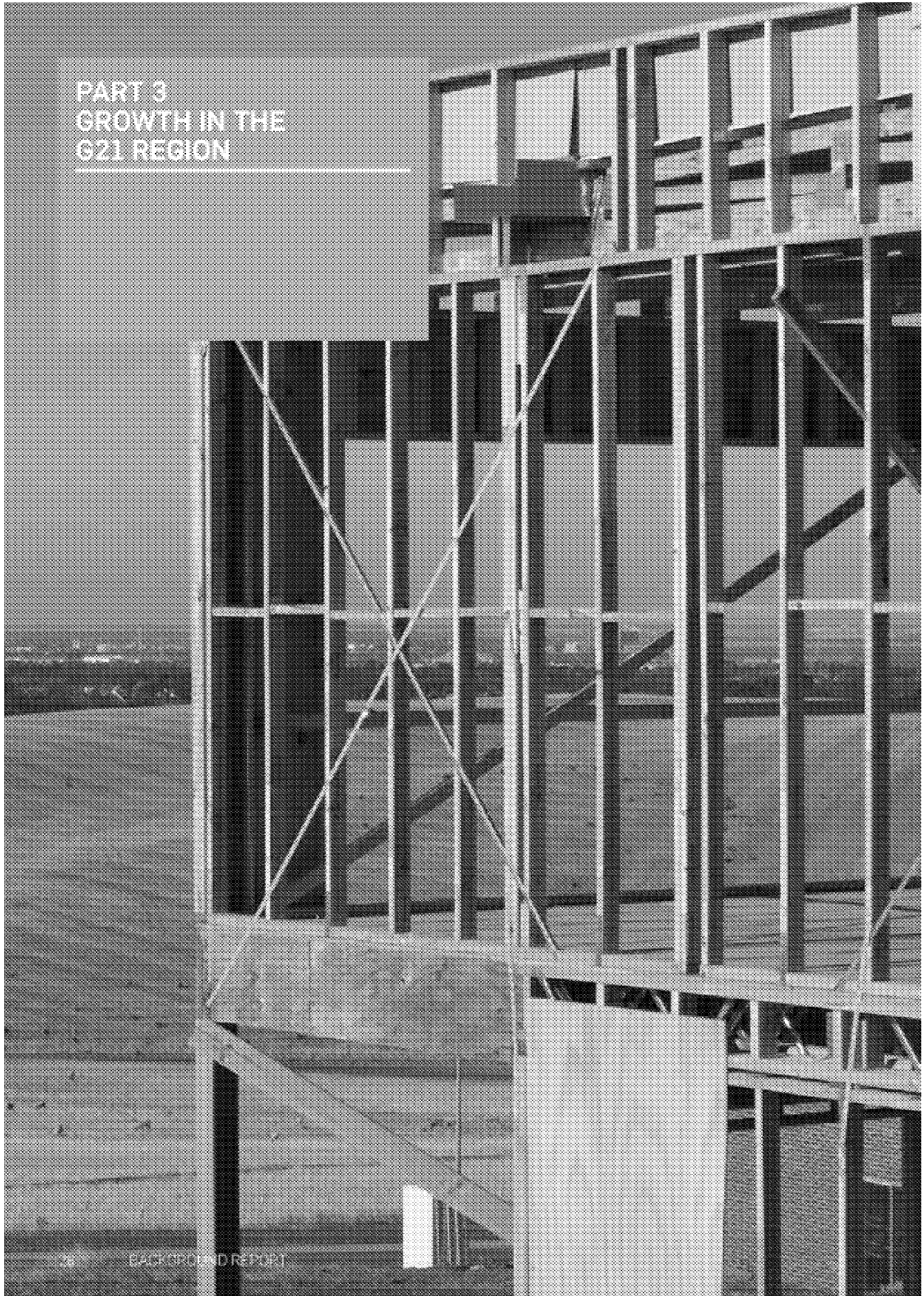
Implications include:

- less water and higher temperatures in rivers
- changed productivity in agricultural systems, crops, etc
- changed conditions for biodiversity in turn changing distribution, migration and breeding conditions. populations will become isolated or need to migrate where possible
- pest plant and animal patterns may change
- community infrastructure will face new physical challenges, for example, rail lines buckling and changed public condition patterns may emerge
- sea level rise and changed storm patterns and erosion activity will bring new risks to communities and shorelines from inundation and erosion.

Climate change projections carry uncertainty. The real effects will unfold over longer planning periods. It will be necessary to maintain a focus on identifying and filling information gaps, providing for resilience across wide areas of community interest and capacity to adapt.

City of Greater Geelong, Borough of Queenscliff, DSE and other agencies are currently undertaking a coastal adaptation project for Corio Bay and the Bellarine Peninsula coastline which will inform future planning.

PART 3
GROWTH IN THE
G21 REGION



PART 3 - GROWTH IN THE G21 REGION

3.1 POPULATION GROWTH

The G21 region is Victoria’s largest and fastest growing with a population of 294,348 that is increasing at a yearly rate of approximately 1.6%.

The G21 Geelong Region Plan - A sustainable growth strategy (2007) identified a potential growth in population to 500, 000 people over the next 40 years.

Growing the region will support a stronger and more robust economy, which attracts a diverse community. This growth if planned for well, will provide a higher level of access to employment, retail, social, community, sporting, entertainment and cultural services and facilities.

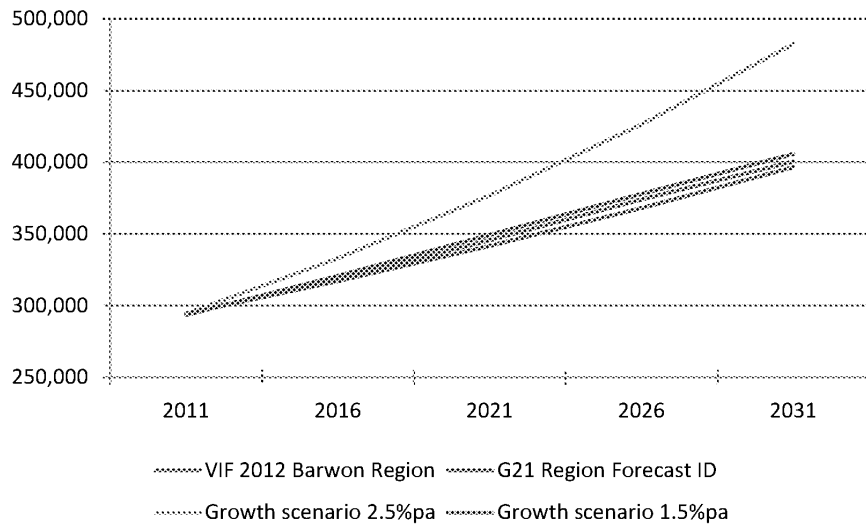
Patterns of population change are not consistent over time. The region is currently experiencing rapid growth, however, historically growth rates have generally been lower.

Over the next ten years the region is projected to grow between 1.5% to 2.0%pa. In response to major investment the region could achieve a 2.5% growth rate. The Growth Plan should not predict a growth rate or set a forecast of population size at specific periods in time. Rather, it should accept that there will be steady growth in the region and that its population is likely to reach, and potentially exceed, 500,000 in the next 40 years.

Population growth in the region is occurring as a result of:

- people moving here from Melbourne and other regions in Victoria
- natural population increase (that is births exceeding deaths)
- migration from other states and from other countries
- more people choosing to stay in the region
- people permanently moving to coastal holiday homes.

Figure 3.1: Population Projections



Scenario	2011	2016	2021	2026	2031
VIF 2012 Barwon Region	294,348	318,413	345,640	373,957	400,446
G21 Region Forecast ID	293,425	320,642	349,281	377,844	405,641
Growth scenario 2.5%pa	294,348	333,028	376,790	426,304	482,323
Growth scenario 1.5%pa	294,348	317,096	341,603	368,003	396,444

PART 3 - GROWTH IN THE G21 REGION

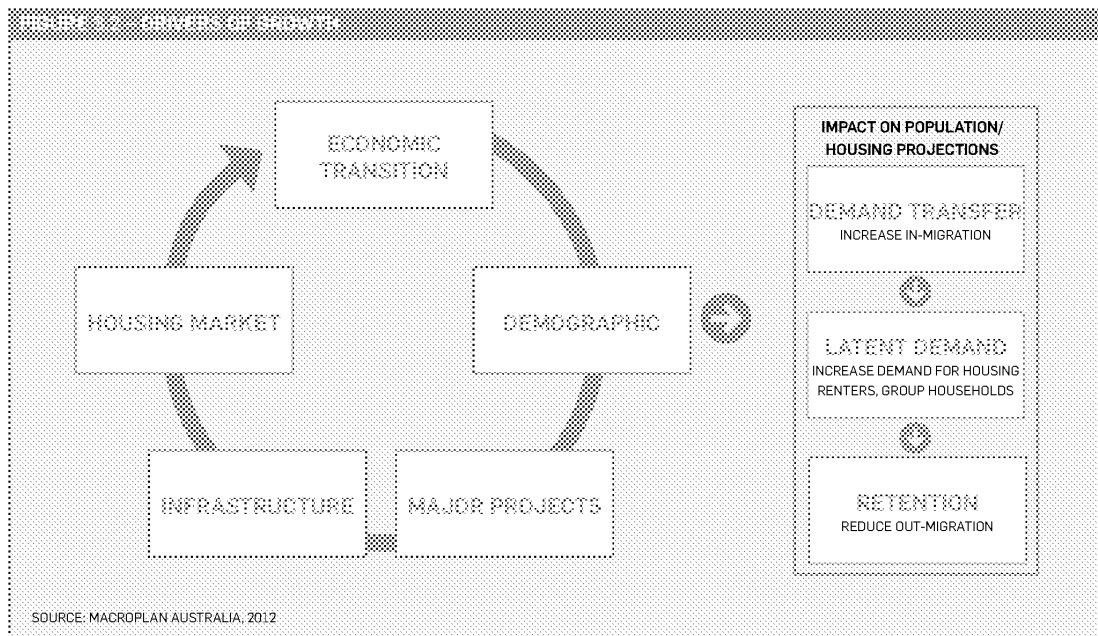
DRIVERS OF GROWTH

A study on growth in the G21 region by MacroPlan Australia shows there are a number of key drivers that will encourage much stronger population growth compared to historical trends in the G21 region. These include structural economic change, major projects, infrastructure, strong employment growth, demand transfer from Melbourne, housing affordability and demographic influences. These drivers will have an impact on the migration and retention of people in the region, creating a potential increase in the demand for housing.

MELBOURNE'S WESTERN GROWTH AREA

Melbourne's western growth area is one of the fastest growing regions in Australia. This corridor, which includes Werribee and Melton, provides for an additional 290,000 people and 130,000 jobs. Sites such as Docklands West, Dynon Road and E-Gate are also key locations for Melbourne's CBD expansion. This growth, along with the Regional Rail Link and the Outer Metropolitan Transport Corridor will increase the interaction between the G21 region and Metropolitan Melbourne.

Major growth to the west of Melbourne will have an impact on location and future delivery of major education and health services, employment opportunities and housing in the G21 region. Geelong is currently the main employment centre in Melbourne's west with a much higher employment and population base compared to other municipalities in the region. The G21 region has an existing critical mass of population and employment stock and a number of competitive advantages which provide the region with opportunities for strong growth into the future.



PART 3 - GROWTH IN THE G21 REGION

3.2 THE 'GIVENS'

A 'Givens' map was produced during Stage 1 and used to form the Scenarios for Regional Growth during stakeholder workshops. It enabled the identification of areas in the region that are relatively unconstrained for future growth and ensured the Scenarios and subsequently the Growth Plan avoided important natural assets, environmental risk areas and rural and employment buffers.

The 'Givens' are factors, such as, parks and reserves and areas at risk of bushfire or flooding, which are not negotiable and must be considered in the growth planning process. The 'Givens' are underpinned by the six issue papers, particularly the environment paper and were informed by existing strategies and policies, data and maps.

THE MAP CONTAINS:

High level of 'Givens' (cannot be developed)

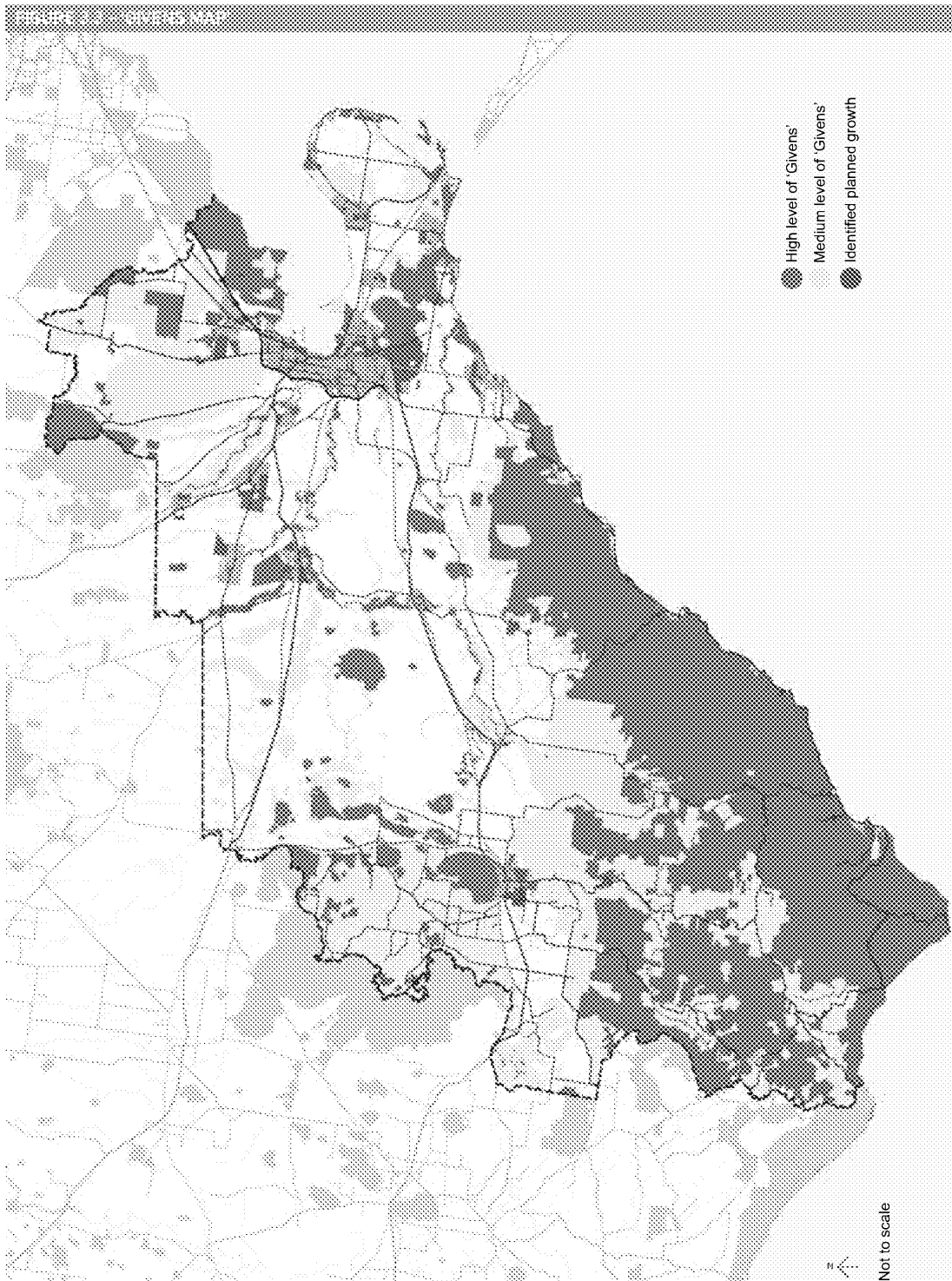
- National, State and Local Parks
- areas with significant native vegetation
- planning controls including:
 - Public Park and Recreation Zone
 - Public Conservation Zone
 - Rural Conservation Zone
 - Flooding Overlay
 - Land Subject to Inundation.

Medium level of 'Givens' (constraints to development)

- planning controls, including:
 - Significant Landscape Overlay
 - Vegetation Protection Overlay
 - Wildfire Management Overlay
 - Environmental Significance Overlay
- areas with remnant native vegetation.

Identified planned growth areas (already identified for development refer to section 3.3 for further discussion)

- greenfield growth areas
- known infill opportunities
- employment precincts



PART 3 - GROWTH IN THE G21 REGION

3.3 PLANNED GROWTH THE G21 COUNCILS HAVE ALREADY PLANNED FOR THE REGION TO GROW TO OVER 450,000 PEOPLE.

A regional picture of the growth planning undertaken by each council has been produced. Through local planning strategies, the G21 councils have mapped out 20-30 years' land supply of zoned and strategically identified residential and employment land across the region. This land will allow the region to grow to over 450,000 people and provides the base for the Growth Plan.

The current identified growth areas have been selected through local planning processes that involved extensive community engagement. The planned growth is comprised of residential greenfield development, major infill opportunities and employment precincts.

Central Geelong, Armstrong Creek, Ocean Grove, Drysdale/Clifton Springs, Leopold, Lara Torquay/Jan Juc, Bannockburn and Colac have all been identified for major greenfield growth. It is anticipated that these settlements will satisfy significant growth demands.

The actual amount of planned population in these areas will be dependent on the ability of developments to:

- meet planned dwelling yields - while the potential dwelling yields are conservative, there are a number of environmental and economic constraints which could reduce the number of dwellings built in the identified areas
- meet the needs of the market - the housing market is complex. Bringing land to market ready status require long lead times for planning and is often responsive to market activity
- secure the necessary infrastructure.

Spatial Economics were commissioned to provide an analysis of recent and future dwelling trends for the City of Greater Geelong and Surf Coast Shire. This report built on the Housing Development Data and the Regional Urban Development Program.

The data suggests that about 40% of housing activity is within established urban areas, known as infill development. It is anticipated that this trend will continue and that infill activity could achieve an additional population of 40-80,000 people. This figure depends on the take-up of dwellings, supply of greenfield alternatives and the maturity of the market for townhouses and apartments.

This planned growth means there is an adequate supply of land in the region for the next 20-30 years. Based on existing commitments of infrastructure agencies and the land already identified as planned growth across the region, no new growth fronts will be required within at least the next 10 years under either a base growth (1.5%), or higher growth (2.5%) rate.

These projections are supported by unpublished data (DPCD 2012) which identifies that Geelong has 12 years of zoned and 17 years of identified but not zoned residential land supply, representing an increase in supply from the 2010 UDP. The 2010 results suggest that industrial lot supply for Geelong is generally 20 years. Existing planned future employment nodes will add to this supply. The release of the 2012 UDP will provide another picture of residential lot supply across the G21 region.

Figure 3.3 provides a regional view of existing urban areas and current planned greenfield growth, known major infill opportunities and employment precincts.

Table 3.1 presents the region's greenfield and known and incremental infill land supply and the total population that this supply could support.

PART 3 - GROWTH IN THE G21 REGION

TABLE 3.1 – GREENFIELD AND INFILL LAND SUPPLY

LOCALITY	GREENFIELD			INFILL			POPULATION		
	No. dwellings	Household size	No. people	No. dwellings	Household size	No. people	Planned population growth	Existing 2010 population	Total population
CITY OF GREATER GEELONG									
Lara	5050	2.8	14,140	1966	1.8	3538	17,678		
Armstrong Creek	22,000	2.5	53,900		1.8	0	53,900		
Ocean Grove	4036	2.5	9929	2184	1.8	3931	13,860		
Point Lonsdale (inc BoQ)	818	2.2	1767	326	1.8	586	2353		
St Leonards	1511	2.0	3052	1087	1.8	1956	5008		
Portarlington	375	2.1	795	1391	1.8	2503	3298		
Drysdale/Clifton Springs	3400	2.7	9282	2573	1.8	4631	13,913		
Leopold	796	2.7	2166	1615	1.8	2907	5072		
Urban Geelong				26,857	1.8	48,342	48,342		
Other localities				2836	1.8	5105	5105		
TOTAL	37,986		95,030	40,834		73,501	168,531	223,047	388,599
SURF COAST SHIRE									
Torquay/Jan Juc	4850	2.3	11,155	2270	1.8	4086	15,241		
Bellbrae	22	2.5	55	2	1.8	4	59		
Winchelsea	757	2.3	1771	1001	1.8	1802	3574		
Moriac	40	3.2	129	4	1.8	7	136		
Other localities				1907	1.8	3432	3432		
TOTAL	5669		13,111	3278		9332	22,443	26,873	48,616
COLAC OTWAY SHIRE									
Colac	1714	2.4	4044				4044		
Apollo Bay	644	2.1	1333				1333		
TOTAL	2358		5377				5377	22,108	27,474
GOLDEN PLAINS SHIRE									
Shelford	11	2.8	30				30		
Inverleigh	534	2.9	1521				1521		
Bannockburn	3797	3.0	11,543				11,543		
Teesdale	261	3.0	790				790		
Batesford	78	2.8	218				218		
Lethbridge	179	2.8	501				501		
TOTAL	4860		14,603				14,603	19,014	33,228
BOROUGH OF QUEENSCLIFFE									
								3306	3314
TOTAL G21 REGION	60,075		124,921	44,137		82,334	219,974	287,341	505,315

GREENFIELD - figures were sourced from the strategic planning work undertaken by all councils and the 2011 UDP. Planned growth capacity in Structure Plans is generally intended to be taken up over a 20 year+ timeframe.

INFILL - figures were sourced from the Housing Capacity Assessment and Development Trends, Spatial Economics, 2012 study. Infill incorporates major infill opportunities, incremental infill of residential areas and brownfield redevelopment. Refer to section 4.2 for further discussion.

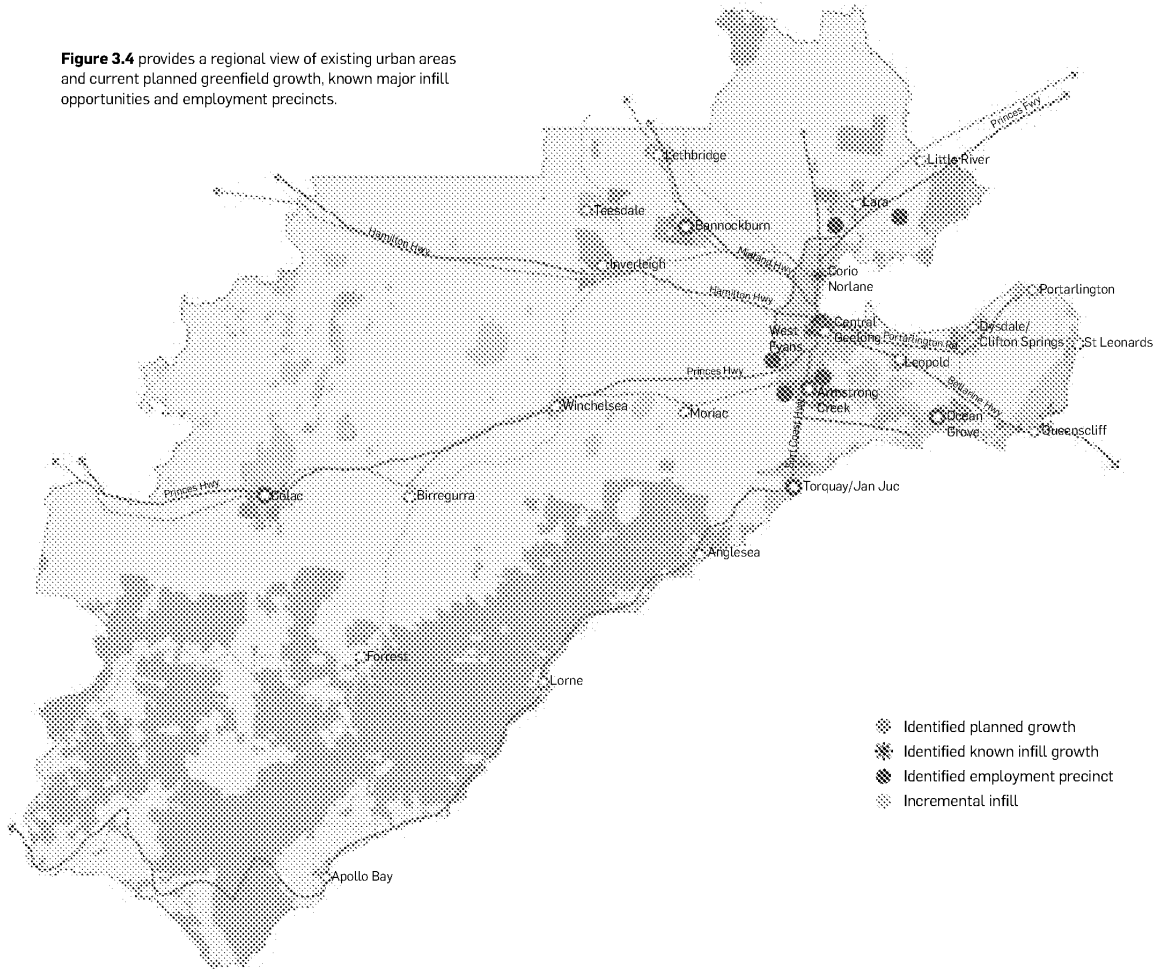
HOUSEHOLD SIZE - DPCD Towns in Time, 2006, Armstrong Creek UGP. Where no household size is available adjoining township data use or reasonable assumption made.

POPULATION - Existing 2010 population was sourced from ABS Catalogue 3218.0 Regional Population Growth.

PART 3 - GROWTH IN THE G21 REGION



Figure 3.4 provides a regional view of existing urban areas and current planned greenfield growth, known major infill opportunities and employment precincts.



Sources: G21 Council Municipal strategic statements/Planning Schemes, UDP 2010 and Sustainable Futures: Torquay-Jan Juc 2040

PART 3 - GROWTH IN THE G21 REGION

3.4 CHALLENGES OF REGIONAL GROWTH

THE G21 REGION FACES CHALLENGES AS IT GROWS

The Growth Plan will need to consider how to manage a variety of challenges and how to deliver the planned growth. The growth of the region to 500,000 people and beyond, coupled with the growth of Melbourne's west, will place pressure on the capacity of our transport, education, health and tourism infrastructure and on our agricultural land and natural environment.

As the impacts of a changing climate and peak oil become apparent, how we manage and develop our settlements, particularly our coastline, will become increasingly important. Responding to the broad range of social and economic issues such as areas of disadvantage, skills shortages, housing choice and affordability for all members of the existing and future G21 community will be critical.

Below are eight critical challenges which the Growth Plan will need to consider how to manage:

Delivering land, infrastructure and services for the identified growth

The planned growth needs to be managed at a local and regional level. The challenges to delivering the planned growth at a regional scale include: to sequence and fund physical and transport infrastructure and health and education services across multiple growth fronts; to ensure employment areas are provided across the region; to enhance the regional environmental and economic assets; and to strengthen connections to Melbourne and surrounding regions.

Planning and adapting to climate change

Our climate is changing. The region will have warmer temperatures, increased evaporation and a reduction in rainfall. Our coastal areas will be vulnerable to sea level rise and storm surge. Our farming land may become more productive and important for food security.

Accommodating the population growth without negatively affecting our unique environment and liveability

There will be more people living, working and visiting the region over the next 40 years. The region's population is growing and ageing, requiring more services and supporting infrastructure. Maintaining the region's liveability and protecting our unique, and to some extent finite, natural and farming assets as we grow will be a challenge.

Reducing our dependence on cars

Our region is dependent on cars to support everyday life. Our cities and towns have been built to encourage the use of cars rather than walking, cycling or taking public transport to work or the shops. We will need to shift the dependence on cars and build a region based on more sustainable transport choices.

Educating and building our skills

The G21 region is experiencing significant business growth, particularly in sectors such as health, education, information, communication and technology, food processing, tourism, transport and research. Career pathways and higher wages attract many skilled professionals away from regional centres. Dealing with skill shortages and capability will involve educating our labour force and keeping people in the region to work and live.

Providing a variety of housing choices

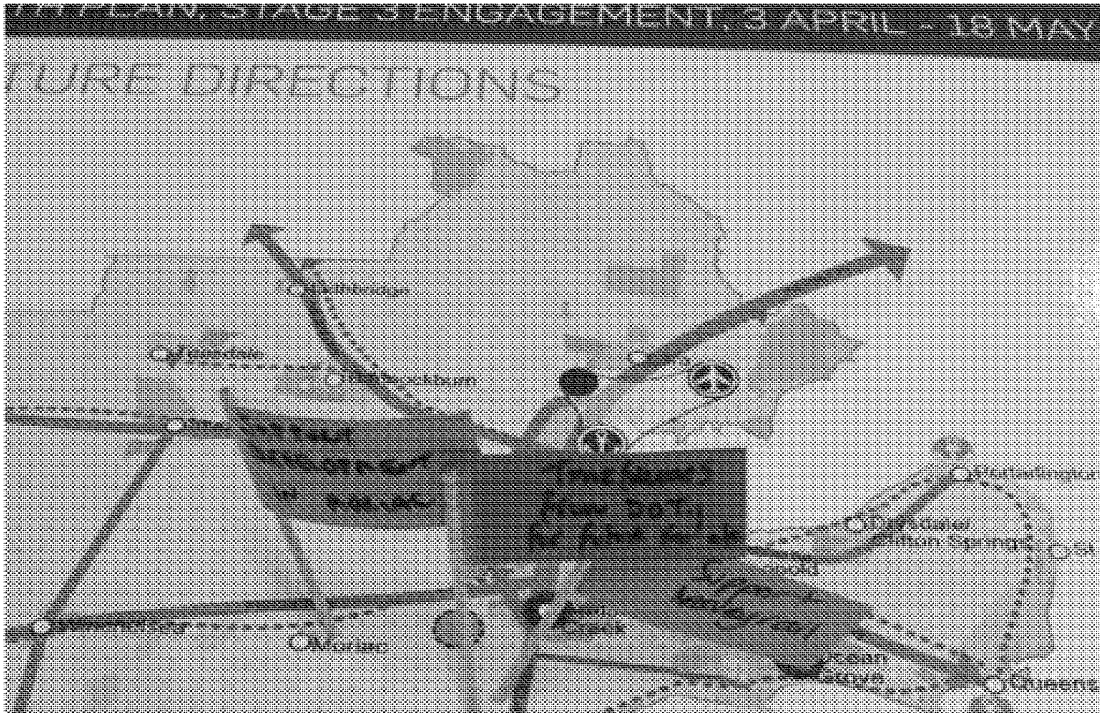
The region's housing types is primarily single detached dwellings. Delivering a diversity of housing choice and addressing social disadvantage and housing affordability will be important.

Managing land use conflicts

The rich diversity of land uses and activity can create conflict. As we grow, we need to ensure that we protect strategic assets and that land uses are in the right places.

Managing the expectations of the G21 community

Developers, communities and businesses all have quite different expectations of the region in terms of growth, services and infrastructure provision. We need to ensure effective mechanisms are in place to understand these expectations.



STAGE 2 ENGAGEMENT OUTCOMES

These challenges were tested with the G21 community. People were asked, 'Which challenge is most important to you?' Generally, most people were in agreement with the challenges identified. The four most important challenges were:

- accommodating population growth without negatively affecting the region (17.7% of all responses)
- delivering land and services for the identified growth (15.6% of all responses)
- reducing our dependence on cars (13.2%)
- planning and adapting to climate change (13.0%)

STAGE 3 ENGAGEMENT OUTCOMES

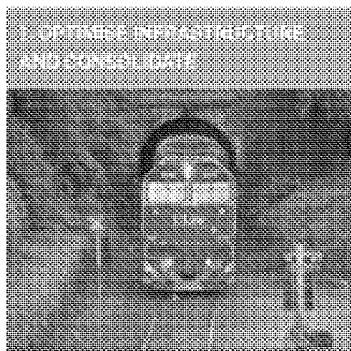
Survey responses reinforced the significance of a number of regional growth challenges including environmental sustainability and protection and the provision of infrastructure particularly public transport services and choices.

PART 3 - GROWTH IN THE G21 REGION

3.5 PRINCIPLES FOR REGIONAL GROWTH

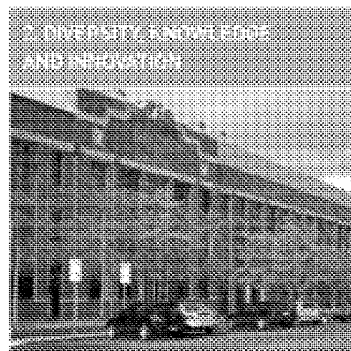
The purpose of the principles for growth is to guide the future direction of growth within the region consistent with the G21 vision and five directions. The nine principles were developed over three stakeholder workshops held in September 2011.

The principles have been refined to respond to commentary received during engagement and reflect a desire for agriculture, infrastructure planning including sustainable transport options, the environment and the health and well being of the G21 community to be more strongly represented. The principles for regional growth are:



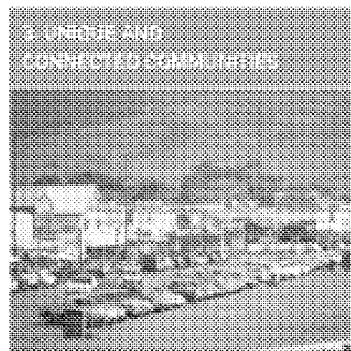
1. OPTIMIZE INFRASTRUCTURE AND CONSOLIDATE

Maximise capacity and leverage off existing infrastructure and services, particularly near central retail and transport nodes. Minimise additional land used for residential, commercial and industrial purposes by harnessing under utilised land and buildings in our settlements. Develop new infrastructure and services to facilitate consolidation and growth.



2. DIVERSITY IN THE EDGE AND INNOVATION

Build and support diversity and innovation through a range of affordable education, housing types, service provision, technology, employment and social opportunities. Create a resilient and robust region that seeks, and is open to, new opportunities and lifelong learning.



3. LIVEABLE AND CONNECTED COMMUNITIES

People feel part of their communities and celebrate their sense of place. Ensure growth enhances choice, health and wellbeing, liveability, amenity and diversity. Communities can easily participate in arts, culture, sport and recreation, encouraging healthy lifestyles. Provide affordable access to housing, services and facilities consistent with settlement role and function.

PART 3 - GROWTH IN THE G21 REGION

4. PROTECT, RESTORE AND ENHANCE OUR UNIQUE ENVIRONMENT



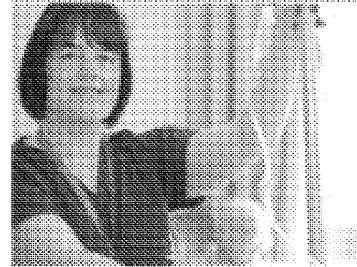
Protect, restore and enhance the quality of our land and marine areas, waterways, biodiversity and soils. Ensure development minimises risks and impacts on the environment and landscape. Plan for and adapt to changes in our climate.

5. FOOD, WATER AND ENERGY SECURITY



Promote new opportunities in farming, fisheries and energy in a changing climate. Harness our existing energy and natural resources, to promote a productive, robust and self-sustaining region while protecting and enhancing our farming and natural assets as we grow.

6. LIVE, WORK AND PARTICIPATE LOCALLY



Create jobs to utilise our skills within the region. Promote learning of new skills to support increasing employment diversity. Encourage our communities to invest and be involved in the region.

7. ENHANCE ECONOMIC



Diversify the G21 region economy through building on our competitive strengths, including tourism and agricultural land resources and economic, social and natural assets. Ensure there is sufficient employment land, infrastructure, skills and education facilities to respond to growth and support changes in our economy.

8. ACCESSIBLE TRANSPORT CHOICES



Provide a broad range of integrated and sustainable transport choices which are flexible, reliable and connect residents, workers and visitors to the services and facilities they need.

9. BALANCED, CONSISTENT AND COLLABORATIVE APPROACH



Use the collective power of people in the G21 region to bring about change. Use inclusive engagement processes to create a balanced, transparent and consistent approach to planning and growth.

PART 3 - GROWTH IN THE G21 REGION



STAGE 2 ENGAGEMENT OUTCOMES

The principles for regional growth were tested with the G21 community. People were asked, "What do you like about the principles? How could they be improved?" Generally, most people were in agreement with the proposed principles. Key comments raised during consultation included:

- infrastructure should be the priority and should lead the actual growth, particularly transport infrastructure and services
- diversity, knowledge and innovation is key to resilience, vitality, growth and the future
- support for creating community spaces, increasing walkability and bike paths, ensuring green spaces
- differing views were expressed about 'unique and connected communities'. For example, people create their own communities, while others felt we need to do something to create connections. Additionally people felt that equitable access is not sustainable but others supporting equitable access
- there was a general feeling that 'protect, restore enhance our unique environment' was a low priority when planning
- strong sentiment that we need to keep our arable land productive and not build houses on it
- 'build our economy' was essential for the region and enables many other things to happen as a result. Additionally, capitalising on opportunities, undertaking this growth in an environmentally sensitive manner and diversifying were identified as important
- many comments were received on specific aspects of transport within the region, highlighting the importance of improving transport services in the region
- there was much cynicism as to whether genuine collaboration with community members would happen and was realistically achievable.

STAGE 3 ENGAGEMENT OUTCOMES

A number of surveys and submissions identified suggested changes to the principles. Given the high level of support for the principles during stage 2 engagement only minor reinforcing changes were made to the principles around affordability, sustainable public transport, marine assets and energy resources.

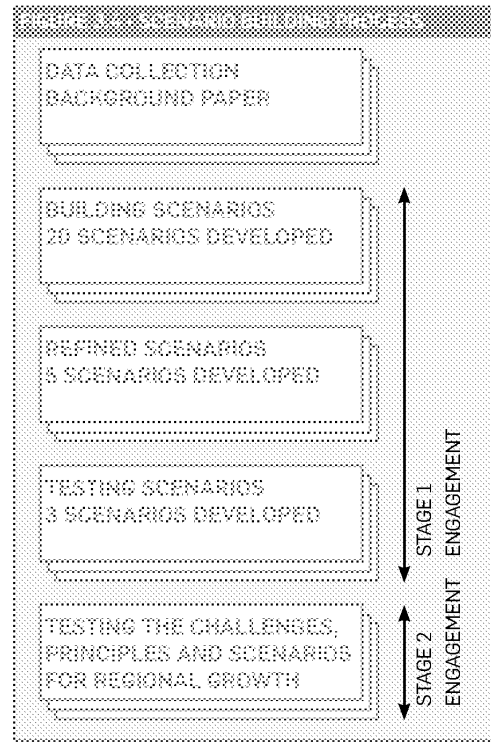
PART 3 - GROWTH IN THE G21 REGION

3.6 SCENARIOS FOR REGIONAL GROWTH

Scenarios for regional growth were developed based on feedback obtained from the Stakeholder Workshops held in September 2011.

These scenarios described possible futures for the G21 region at 500,000 people and beyond. Specifically, they explored ways in which the additional people could be accommodated in the region beyond the areas already identified to grow.

The three scenarios were not options for growth, rather they were created to encourage discussion about how the G21 community would like to see the region look and function in the longer term.



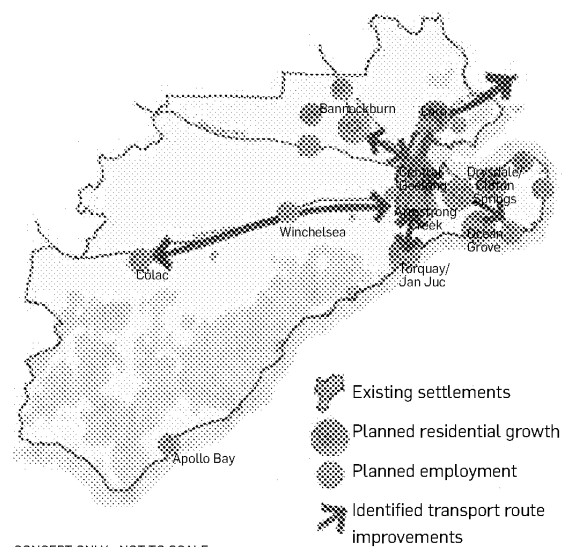
FACTORS APPLYING TO SCENARIOS

Factors applying to all scenarios include:

- total new population assumed to be around 500,000+
- existing planned growth is accepted as a 'given' (refer section 3.3)
- employment target of one job per household for new growth
- essential physical infrastructure can be provided (roads, water, sewerage, power)
- community infrastructure is provided similar to growth area planning guidelines.

EXISTING DEVELOPMENTS

Figure 3.5 provides a conceptual base for the three scenarios. It represents the existing urban areas and current planned growth.



CONCEPT ONLY - NOT TO SCALE

PART 3 - GROWTH IN THE G21 REGION

THE REGION IS GROWING IN AND UP, NOT OUT.

SCENARIO 1 - 'GROWING IN'

In this scenario, the region is growing in and up, not out. People would be living in apartments and townhouses close to public transport and shops. People would spend less time in cars and join the local arts and sporting activities. The region's parks and plazas would be our backyards.

Town centres and Central Geelong would be lively and functional and provide better amenity for its residents, workers and visitors. The tree lined streets would have space for seating, walkers, cyclists and cars. Walkers and cyclists would have priority over cars.

Central Geelong would be a vibrant, safe, 24 hour city. Higher density apartments would provide the opportunity to live close to work in the growing health and education service industry.

The region's townships would have an active village atmosphere and café culture. Less natural environment and farming land would be used for development, protecting our unique assets and identity.

Our transport system, hospitals, schools and universities would become accessible and used efficiently. Sustainable building design and innovations in vertical living would be seen throughout the region.

The specifics

- existing train and bus networks would be improved so people can travel easily within the region
- increased densities and heights of residential building in areas targeted for new growth around activity areas
- consolidate residential and employment growth in existing settlements along primary transport routes
- existing community and recreation services and facilities would be improved to accommodate new growth
- upgrade physical infrastructure (roads, rail lines, water, sewerage) where required.

The advantages

- utilises existing infrastructure and builds on it where required
- keeps the urban footprint contained with less land used for new development
- reinforces the importance of transport routes and train lines
- protects key agricultural assets and environmental assets
- encourages good public transport services
- safer, active, more vibrant urban areas, improved health and wellbeing.

The disadvantages

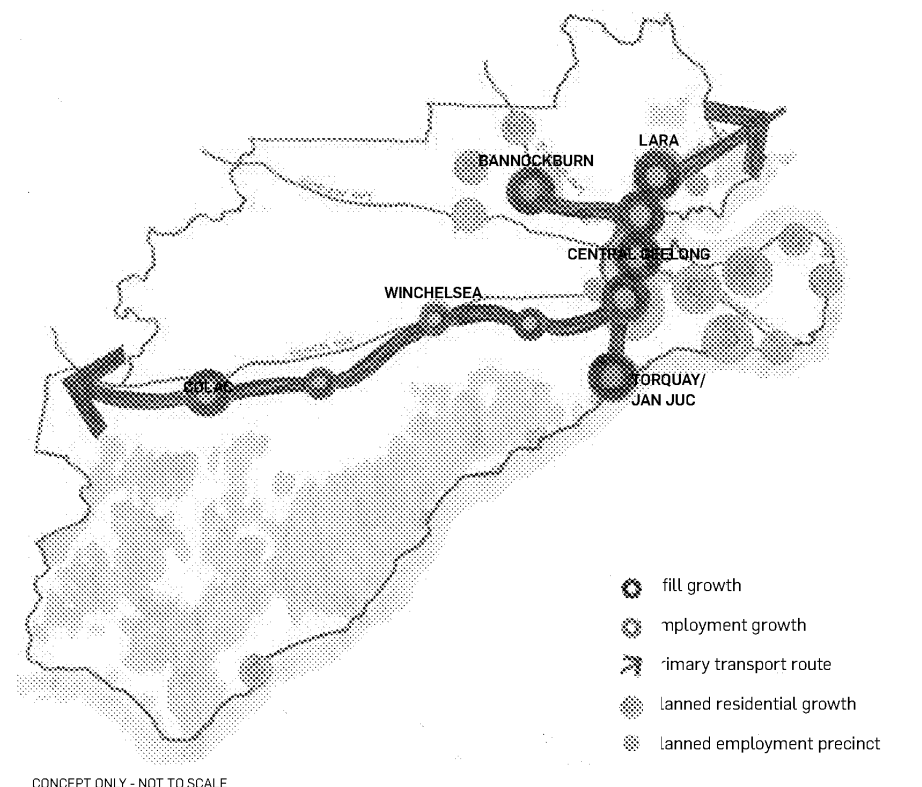
- possible congestion in higher density areas
- land assembly may be difficult
- could result in increased property values and reduced attractiveness of area for new families/first home buyers
- a mix of uses may have some amenity impacts
- community resistance to medium-high density residential development and change in character.

Making it happen

- agreed sequencing for growth fronts for physical and social services
- commitment of funding for infrastructure and services from state/local and federal governments and agencies
- incentives and planning controls supporting urban consolidation development ahead of greenfields development
- identification and protection of core agricultural and environmental land.

PART 3 - GROWTH IN THE G21 REGION

FIGURE 16 - SCENARIO 1 - GROWTH (H)



PART 3 - GROWTH IN THE G21 REGION

POPULATION AND ECONOMIC GROWTH IS SHARED ACROSS THE REGION

SCENARIO 2 - 'SHARED GROWTH'

In this scenario, population and economic growth is shared across the region along our transport corridors. Central Geelong and the identified growth centres would consolidate further. New development and consolidation would be focused along the Colac corridor, which in turn provides for stronger, smaller rural settlements such as Beesac, Birregurra, Moriac and Inverleigh.

The local economies would become stronger and be supported by the central economy in Geelong. Employment opportunities would grow in Colac, Torquay/Jan Juc and Central Geelong, retaining and attracting a younger workforce.

There would be more apartments in our centres and houses in our rural townships. People would be able to live close to work. With greater access to services in their local areas, people would be spending less time in their cars.

Growth would capitalise on our existing infrastructure. Public transport would be increasingly used to transport people between towns.

The specifics

- new development would be a mix of urban consolidation and greenfield across the region
- areas targeted for new growth area along key transport routes
- employment nodes would be included with all new development areas
- transport infrastructure improvements across the region, building on rail lines and roads
- urban consolidation targeted for all current growth nodes.

The advantages

- growth shared across the region and building on key transport routes
- builds more socially cohesive and sustainable communities outside Geelong
- protects core agriculture areas
- mixes consolidation and greenfield and maximises existing infrastructure
- provides for a range of housing diversity in the region
- strong Central Geelong and identified growth nodes
- people living and working locally with better access to services.

The disadvantages

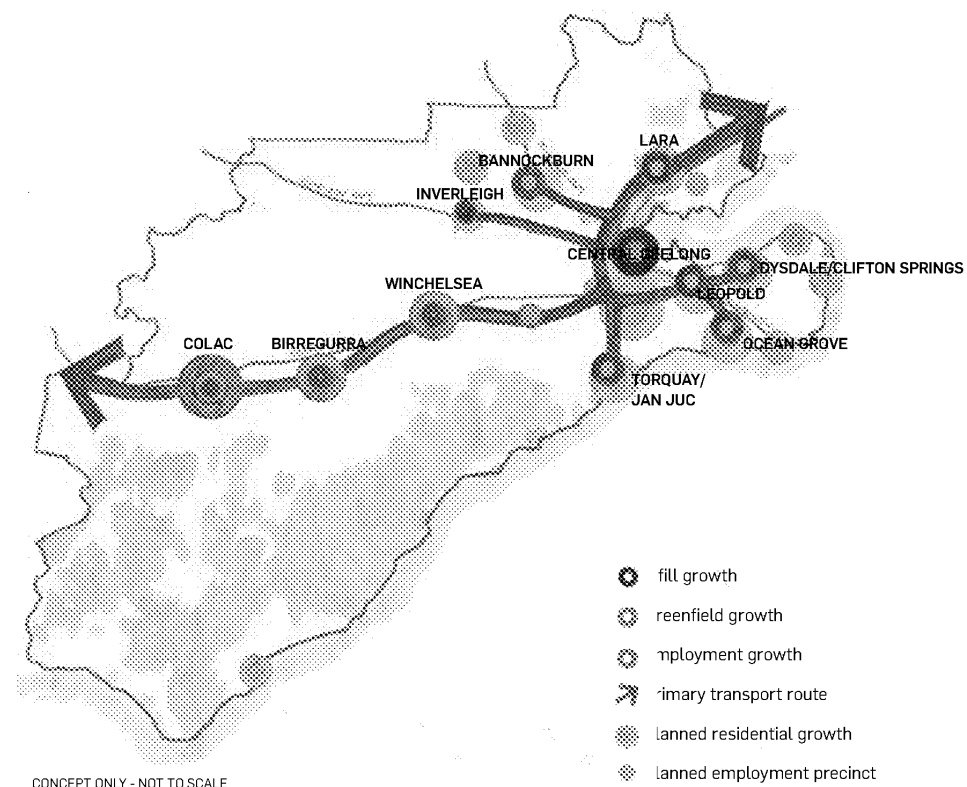
- greater impact on environment with more greenfield areas
- smaller settlements may not want development
- difficulty managing numerous growth fronts across a large area
- little opportunity to build on economies of scale
- expectations about service provision in smaller communities
- more pressure for rural living land.

Making it happen

- would need to have a clear sequencing of growth fronts for physical and social infrastructure provision
- incentives for developers to release more land
- major investment and support for economic activity and job creation in a range of centres
- targeted road and rail improvements
- targeted employment nodes supported by State Government.

PART 3 - GROWTH IN THE G21 REGION

FIGURE 17 - SCENARIO 2 - SHARED GROWTH



PART 3 - GROWTH IN THE G21 REGION

THE REGION IS GROWING OUT

SCENARIO 3 - 'GROWING OUT'

In this scenario, the region is growing out. Growth would be in new communities along the edge of Geelong. Geelong could connect with Torquay, Leopold and Lara. Rural centres along our transport corridors would have new communities.

Central Geelong would play a different role as focus is shifted to our new settlements. Development would be mixed with employment opportunities provided, allowing people to work and live locally.

The housing options would be less diverse, but would meet the current demand for single detached houses. More land would be used for development, encroaching into our green breaks and productive farming land.

Innovative design and development guidelines would ensure new communities are well planned with pedestrian and cyclist linkages encouraging people to get out of their cars.

The specifics

- all new development is within greenfield sites
- growth follows transport nodes
- transport infrastructure improvements targeted to new areas and linking existing areas to new growth areas
- readily available land supply
- no additional growth proposed in existing areas.

The advantages

- increase in available land supply and housing affordability
- spreads growth across the region
- enables new areas to be developed with latest growth principles and sustainable housing design
- meets current market demand
- easier to plan and implement
- development industry support.

The disadvantages

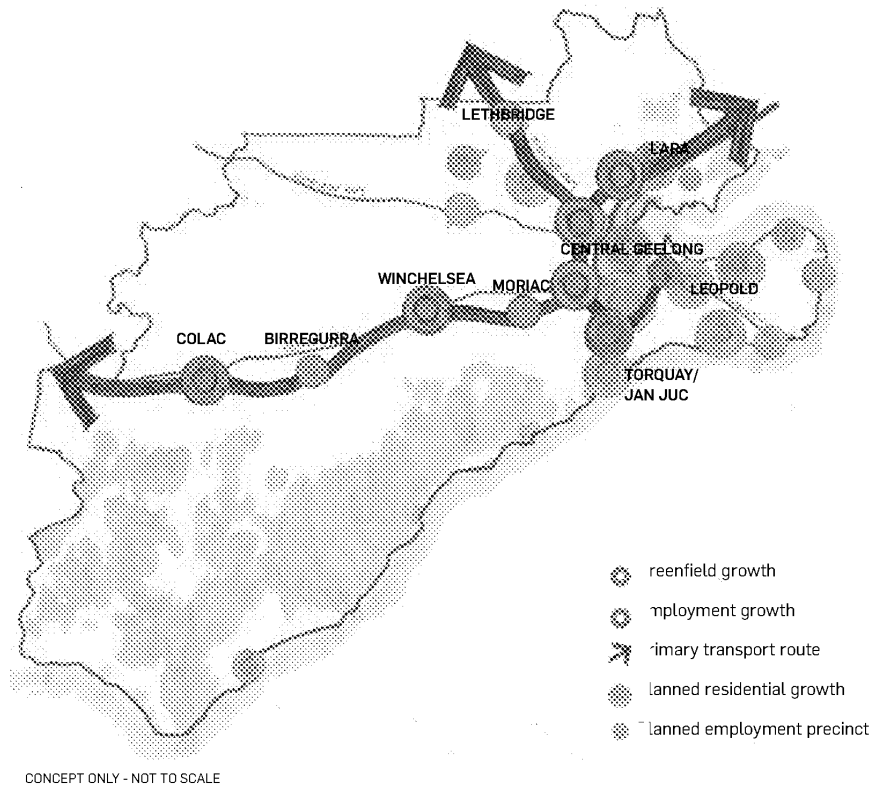
- not utilising existing physical/social infrastructure
- erosion of rural/green breaks between settlements
- could impact or take up valuable agriculture or environmental land
- too many growth fronts for infrastructure service providers to deliver in a timely manner
- likely to decrease diversity of housing choices
- central Geelong may decline
- maintains high usage of vehicles
- resistance from smaller communities to character changes associated with new development.

Making it happen

- would need to have a clear sequencing of growth fronts for physical and social infrastructure provision
- incentives for developers to release more land
- major infrastructure investment
- supporting a broad range of economic activities and opportunities
- commitment of funding of services from state/local and federal governments and agencies
- planning controls supporting greenfield development
- identification and protection of core agricultural and environmental land.

PART 3 - GROWTH IN THE G21 REGION

FIGURE 14 - SCENARIO 3 - GROWING OUT



PART 3 - GROWTH IN THE G21 REGION

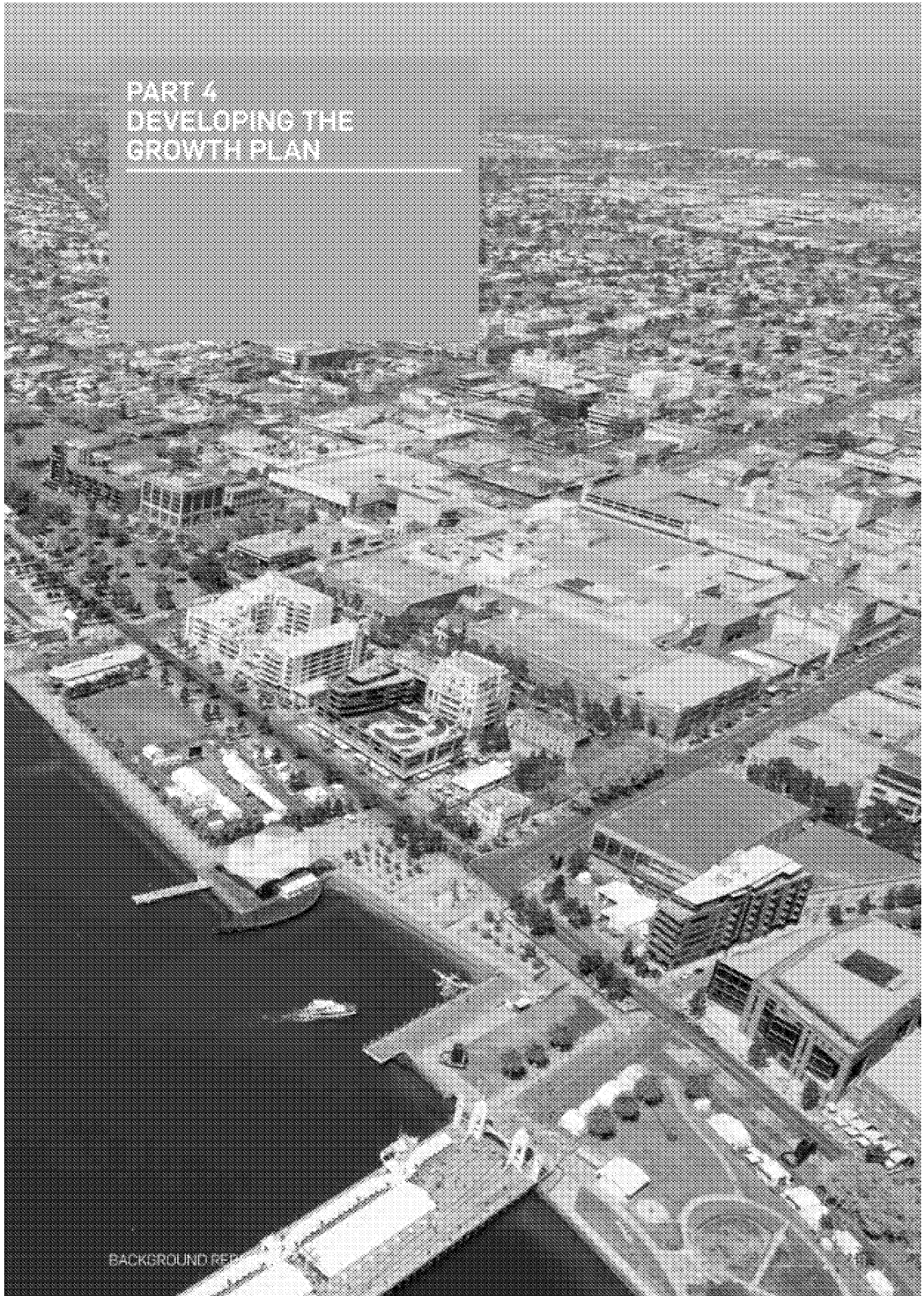
STAGE 2 ENGAGEMENT OUTCOMES

The scenarios for regional growth were tested with the G21 community. People were asked, 'Which scenario or combination of scenarios they most and least prefer?'

Across all the methods of engaging with people and obtaining their feedback, there was little difference in overall preference between Scenario 1 'Growing in' (41% of contributors) and Scenario 2 'Shared growth' (40% of contributors). Almost two-thirds of contributors disliked Scenario 3 'Growing out'. A third disliked Scenario 1 'Growing in'.

When contributors were asked why they preferred or disliked various scenarios, common themes were:

KEY REASONS FOR PREFERING THIS SCENARIO	KEY REASONS FOR DISLIKING THIS SCENARIO
<p>Scenario 1: Growing in</p> <ul style="list-style-type: none"> will revitalise key urban areas (especially Geelong CBD) smallest carbon footprint least impact on productive land least impact on environment/ biodiversity most efficient use of existing infrastructure urban areas have plenty of underutilised land less need for cars 	<ul style="list-style-type: none"> too Geelong-centric lack of diversity too cramped. Too much like Melbourne - keep character of Geelong as it is children need space to play high density brings social problems, decreases amenity, changes town character, privacy issues
<p>Scenario 2: Shared growth</p> <ul style="list-style-type: none"> shares the benefits of growth, will increase the viability of small towns provides choice, diversity and affordability protects farming land smaller footprint than Scenario 3 will create community hubs growth targeted along key transport routes most realistic and achievable not Geelong biased 	<ul style="list-style-type: none"> this scenario is a muddled compromise small towns need to grow to be viable maintain productive land around Colac and Winchelsea, which have most stable and reliable rainfall infrastructure costs would be spread too wide rather than centralised with the benefits of quality hospitals, schools etc. in the higher density hubs employment growth opportunities too widespread
<p>Scenario 3: Growing out</p> <ul style="list-style-type: none"> provides choice, diversity and affordability shares the benefits of growth less crowded, noisy, polluted (and, therefore, less social and health impacts) provides opportunities for people to live and work locally will preserve character of rural and coastal towns 	<ul style="list-style-type: none"> inefficient use of resources and existing infrastructure, costly for new infrastructure to meet demands increases car dependency loss of productive land which impacts on food security loss of community connectivity Central Geelong will be less vibrant threatens coastal and rural communities services and jobs need to be accessible, surrounded by growth nodes. compromises the environment, waterways, coast and biodiversity. Larger carbon footprint. Keep green spaces/belts



PART 4
DEVELOPING THE
GROWTH PLAN

BACKGROUND REPORT

PART 4 - DEVELOPING THE GROWTH PLAN

4.1 BUILDING ON OUR STRATEGIC ASSETS



The G21 region has many physical assets which play a key role in the region. These assets are the foundations of our economy and employment and our community's health and wellbeing. Our significant environmental and landscape assets frame the region's settlements and define the region's attractiveness and lifestyle, recreation and tourism opportunities.

Many of these assets contribute to more than one of the roles identified above. For example, the Great Otway National Park is both a tourism asset and an environmental asset. Similarly, Avalon is both a key transport asset and a significant employer for the region. Fundamental to the way we manage growth will be the protection, management and enhancement of these strategic assets.

The Growth Plan seeks to build on our assets to support growth. The following section details some of the future plans and opportunities for our regionally significant assets. This is not an exhaustive list, but seeks to identify and discuss the critical assets which will help build and manage growth across the region.

The draft **G21 Economic Development Strategy**, identifies the region's key competitive advantages and five 'game changers' which will stimulate economic activity and job growth. These game changers build on the region's key assets and include the transport network, education and research and tourism. A copy of the draft strategy and its status can be found on the G21 website at www.G21.com.au

PART 4 - DEVELOPING THE GROWTH PLAN

TRANSPORT ASSETS AND CORRIDORS

To support a growing population in existing centres across the region, upgrades to the transport network will be required to ensure safe and efficient travel within the major cities and towns. In and around built-up urban areas, the priorities would include expanded public transport networks, road capacity upgrades, safety treatments, demand management and improved connectivity of pedestrian and cycling routes. In other areas, overtaking opportunities, capacity issues and safety are the major issues.

Geelong-Melbourne corridor

The implementation of the Regional Rail Link currently under construction provides a significant improvement to service capacity and reliability, creating the capacity for more trains to operate between Geelong and Melbourne.

Other initiatives under consideration for further expansion of metro rail network capacity will provide benefits to the G21 region. For example, a Melbourne Metro tunnel between South Kensington and South Yarra will enable additional trains to run on the Werribee line, providing further relief on the road network.

The planning for a rail link to Avalon Airport will support the development of the airport as a major employment precinct comprising a domestic and international passenger terminal and a possible freight and logistics hub.

Outside the G21 region, investments have already been made which will provide benefits to the G21 region, such as the M1 Upgrade and the West Gate Bridge Strengthening. The OMR/E6 Transport Corridor is currently being planned in the west and north of Melbourne. This corridor will provide high speed transport link. Its overall function will be broad and could include an eight lane freeway.

Geelong-Warrnambool corridor

The completion of the Regional Rail Link project will provide improved flexibility around planning for services beyond Geelong. It has been identified that the single track rail corridor from Geelong to South Geelong to Marshall and the future Grovedale Station will impact on further expansion of rail services in the medium to longer term. Further investigation needs to be undertaken on how to increase track capacity in both a timely and cost effective way.

The Government has committed \$10.6 million for the construction of a new crossing loop on the Geelong - Warrnambool corridor. The loop will enable an increase in the length of freight train trains to improve their productivity and reliability, and support an increase in V/Line passenger services over time.

The Princes Highway West is being duplicated from Waurm Ponds to Winchelsea. Major construction through to Winchelsea started in March 2011, with works scheduled for completion in 2014. Funding has also been committed in future years to continue the highway duplication beyond Winchelsea to Colac.

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Geelong-Bellarine Peninsula corridor

Widespread improvements to bus services across the Bellarine Peninsula were introduced in 2010, with additional services on weekdays and weekends, more direct simplified routes, and express commuter services implemented. Public transport planning for the Bellarine Peninsula will continue as its population grows.

Geelong-Ballarat corridor

The Victorian Government is currently examining the long-term feasibility of returning passenger trains between Geelong, Ballarat and Bendigo.

The re-introduction of trains on this line would support inter-regional trips between the G21 and Central Highlands regions, as well as cater for local trips between Bannockburn and Geelong.

Geelong-Torquay corridor

A transit corridor option between Geelong and Torquay is being investigated, with a particular focus on the section of the corridor through Armstrong Creek. This corridor will provide a long-term transport option for travel from Torquay, and from locations along the Great Ocean Road, connecting to Armstrong Creek, Geelong and through to Melbourne.

An initial stage of this project has been undertaken to model future public transport demand for each potential mode option. A second stage has commenced, focusing on preservation of the corridor for the most appropriate potential future public transport use. Planning work has already been carried out in Greater Geelong, and is still ongoing, between the Department of Transport and the City of Greater Geelong to ensure that further bus services are introduced as future Armstrong Creek development stages come online.

Avalon Airport

The region is well serviced by a curfew-free domestic airport in Avalon which, over the next 10 years, is planning significant growth. The airport is planning to be Victoria's second international airport with a passenger and freight rail link between Avalon, Melbourne and Geelong. Upon completion, it is expected the redevelopment of Avalon Airport will provide between 3-4000 jobs for the G21 region.

Geelong Port

Geelong Port is Victoria's largest bulk cargo port handling grain, logs, fertiliser, steel, woodchips, oil, petroleum products, automotive, products and alumina.

Most wharves and jetties at the Port of Geelong are privately owned and operated by Geelong Port, a division of Asciano Ltd. GrainCorp owns and operates a dedicated bulk pier at Geelong. Port waters are managed on behalf of the State Government by the Victorian Regional Channels Authority.

Geelong Port generates \$360 million for the Victorian economy per year. Flow-on effects for the Barwon region include an additional \$205 million per year. The Port of Geelong supports 1,300 direct jobs and flow-on effects for the Barwon region in excess of 490 jobs for a total of 1,790 direct and indirect jobs.

The State Government has undertaken a feasibility study to consider relocating the automotive trade from the Port of Melbourne to the Port of Geelong. The study commenced in March 2011 and over 60 submissions were received from stakeholders. The feasibility study will be considered by Government in early 2012. Two million dollars have been allocated to complete the feasibility study.

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The National Transport and Logistics Precinct

This concept aims to develop transport links between Avalon Airport, the Port of Geelong and the Geelong Ring Road Employment Precinct to maximise efficiencies in freight movement. This includes improving road and rail access to and from existing broad and standard gauge rail networks and major roads, including the Princes Freeway and the Geelong Ring Road. It also supports the location of an intermodal facility in this area.

VicRoads commissioned the Geelong Freight Linkages Study 2008 to examine freight connections from the Geelong Ring Road and Heales Road Industrial Estate to the Port of Geelong. The purpose of the study was to examine short term improvements on existing road connections as well as to consider planning for longer term needs. As part of the study, extensive consultation was undertaken with the Port and associated industries. A key short term initiative identified was the need to extend the duplication of Geelong Bacchus Marsh Road to connect with Geelong Ring Road.

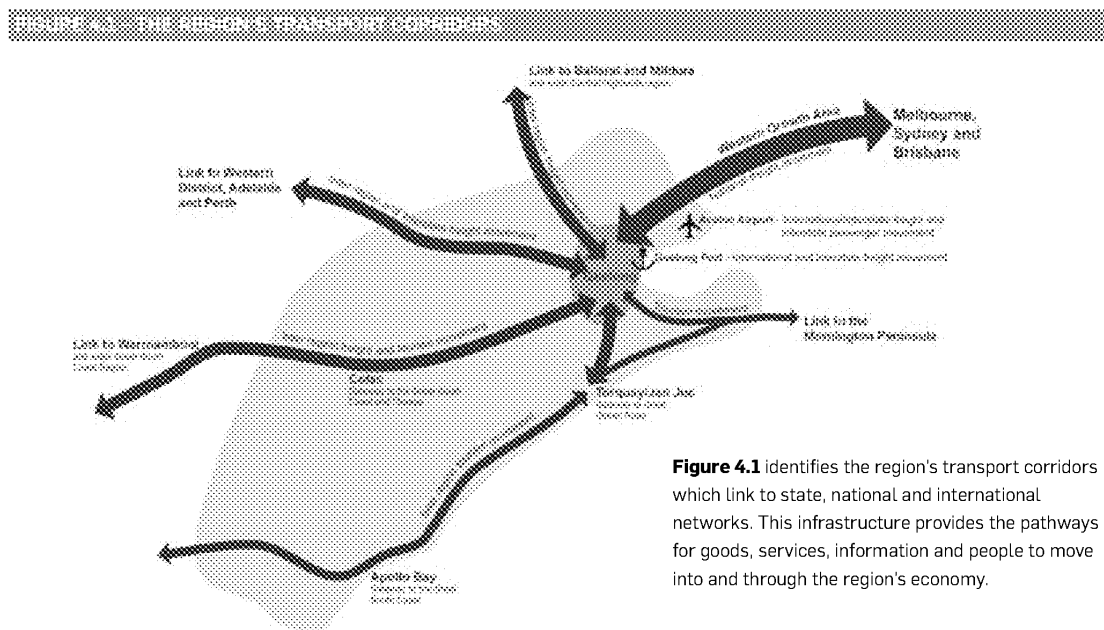


Figure 4.1 identifies the region's transport corridors which link to state, national and international networks. This infrastructure provides the pathways for goods, services, information and people to move into and through the region's economy.

PART 4 - DEVELOPING THE GROWTH PLAN



PART 4 - DEVELOPING THE GROWTH PLAN

NATURAL ASSETS

The G21 region comprises some of the most spectacular landscape in Victoria, including coastlines, volcanic features and lakes of international significance. A large percentage of the State's Ramsar listed wetlands, native grasslands and threatened species are found in the region. Increasingly, people are making the permanent move to live, work and play in the region's high value natural assets. Our natural assets are the foundation of the region, providing extensive ecological, social and economic values.

The region is home to a network of parks and reserves which protect ecosystems and environmental assets. They include marine and terrestrial National Parks, Foreshore reserves, Wildlife reserves, Flora and Fauna reserves, State Game reserves, Recreation, Racecourse and Showground reserves, local ports, cemeteries, a Forest Park, and land set aside for marine aquaculture. These reserves incorporate waterways, internationally recognised wetlands, estuaries, catchments, the coast, bays and marine environments, and support terrestrial species, communities and habitats.

They are managed by a range of agencies and organisations including DSE, Parks Victoria, local government, Corangamite CMA, Barwon Water and local volunteer committees of management, with differing focus and capacity for maintaining the asset and planning for future challenges.

Maintaining condition, resilience, service delivery and overall value of these regional assets is a challenge as the region grows. Increasing regional and visitor populations' demands and climate change will require increasing multi-agency, creative partnership approaches. A regional approach to coordinating and prioritising investment and identifying innovative resourcing opportunities are essential to meeting this challenge.

CULTURAL HERITAGE

The region has a legacy of a rich Aboriginal and post contact (European) cultural heritage that requires recognition, protection and preservation.

Existing surveys suggest that there are over 30,000 Aboriginal archaeological sites in the Barwon Basin although only a small portion of these are registered. Sites include of archaeological significance include surface scatters, shell middens, scarred tree, burial sites. The areas of highest sensitivity include the coast and within vicinity of freshwater sources.

Some of the more significant Aboriginal sites in the region include the You Yangs, the foothills of the Otway Range and our coastline.

Post contact (European) heritage is also widespread through the region with a large number of registered, listed or heritage overlay sites of cultural, historic and scientific significance including:

- Urban areas - significant places and buildings, parks and memorials and streetscapes
- Coastal and Maritime structures and archaeology
- Industrial (including extraction) structures, places and archaeology
- Rural structures and archaeology including blue stone walls

Remnant heritage and archaeological sites are highly vulnerable to damage from erosion, disturbance and development. Protection of significant sites from disturbance is important as is the involvement of the Traditional Owner groups who play an active role in cultural heritage management

WATER CATCHMENTS

Rivers and waterways

The region extends over four river basins in varying condition which provide water to businesses and homes across the region. Across each of the basins there are several significant river systems, including the Aire, Barwon, Gellibrand, Curdies, Leigh, Moorabool and Woody Yallock rivers. The basins include:

- Moorabool - considered to be in very poor condition due to extensive demand for rural and urban use. The river supplies both Geelong and Ballarat and is one of Victoria's most stressed rivers
- Barwon - generally considered in marginal to poor condition with a few streams in excellent condition contained within water supply catchment areas. The Barwon River is the traditional source of water for Geelong
- Lake Corangamite - generally considered in marginal to very poor condition with most of the catchment cleared for agricultural pursuits and many wetlands drained
- Otway Coast - has a 60% forest cover which results in most streams classified as in good or excellent condition.

Groundwater

There are four declared groundwater management areas in the region and include Jan Juc, Gerangamete, Gellibrand and Newlingbrook. Groundwater is an increasingly important freshwater resource for the region.

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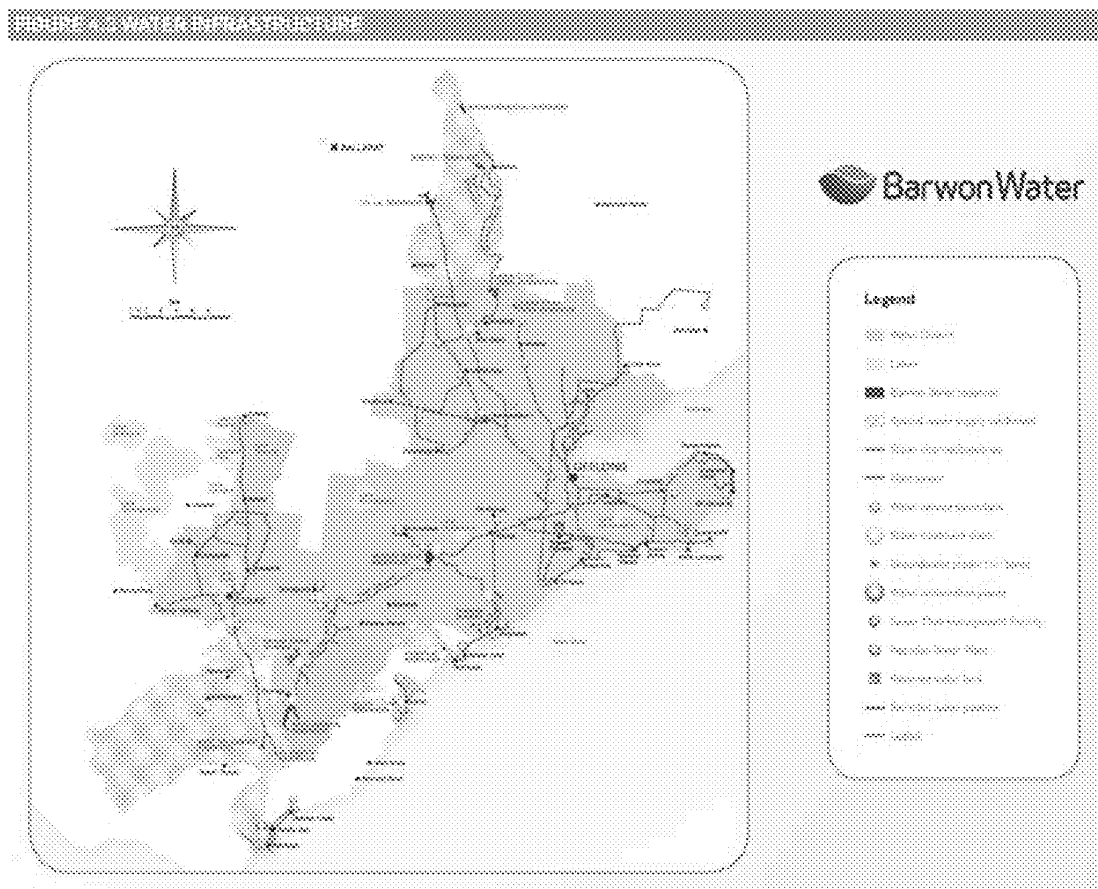
WATER SUPPLY

Barwon Water planning provides long term water security for a population of 500,000. The region's drinking water has traditionally been sourced from forested catchments on the upper Barwon and Moorabool rivers and groundwater from deep below Barwon Downs. Barwon Water has recently invested in a number of new water sources, including a new underground water source at Anglesea and the Melbourne-Geelong pipeline, as a result of prolonged drought and to cater for future regional growth.

A number of alternative water supply options to increase the resilience of the region's water supply are being implemented across the region. Innovative stormwater harvesting and major water recycling initiatives will provide high quality recycled water for new housing and employment areas and industrial and recreation precincts.

Intensive agriculture within Golden Plains is a growth industry. The availability and reliability of water supply is required to support the industry. Existing infrastructure, even with its planned augmentations, would not have capacity to service this water intensive growth area.

Figure 4.3 identifies the region's key water infrastructure and catchments.



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HEALTH AND EDUCATION

Education sector

The G21 region is well serviced by education facilities such as public and private schools, The Gordon, Deakin University and a range of private training providers. These facilities play a dual role of providing services to the community and also contributing to the economy by being some of the largest employers in the region. As the region transitions into a more diverse economy, these services will be key to training the region's workforce.

Both The Gordon and Deakin University are planning to broaden their service delivery and increase their presence as the region grows. This includes strengthening their city campuses, which will assist in the reactivation of Central Geelong. They both have strong relationships with Geelong the wider G21 region, helping to build skills and educate the community.

Critical to their growth into the future is:

- the provision of efficient transport service to Melbourne and within the region
- partnership models to deliver research programs and services with organisations such as Barwon Health, CSIRO, the Epworth
- relationships with business across the region bridge skill gaps and lift attainment levels across the region
- the rollout of the NBN and any other technology improvements to assist with online education services and reach students in remote areas
- continued government funding to support delivery of services
- central Geelong to be developed as an active, vibrant city.

Health sector

The health sector in Geelong is one of the emerging growth industries. Barwon Health is now the largest employer in the G21 region. The sector provides a sustainable competitive advantage for the region.

Barwon Health - Barwon Health is currently undertaking a servicing plan for the next 10-15 years which will consider the population growth that will occur in this time. Geelong Hospital will be the core hub of health services and will continue to grow services from its Central Geelong site. Barwon Health will continue to support health services across the region in Colac, Bellarine, Winchelsea and Lorne. Key issues for the future include providing support health services in the northern suburbs, Belmont, Newcomb and Geelong. There will be increasing importance to establish partnerships with education providers and private hospitals operating within the region.

The Epworth - Epworth HealthCare, in conjunction with Deakin University will deliver a private health facility and an education precinct. This will support clinical training and placements at the new hospital. Stage 1, expected to be operative by 2013, will include a 160-bed facility and an emergency department. An additional beds will be added in a subsequent phase of construction. At completion, the hospital is expected to provide 620 full-time positions. In addition to jobs generated through the construction phase. The project is expected to generate economic stimulus of \$316 million per annum for the Victorian economy.

St John of God - St John of God Geelong Hospital is undergoing redevelopment to include a new private emergency department, an additional three operating theatres, 64 patient beds, a medical centre and a rehabilitation centre. The redevelopment is due for completion in early 2014.

Colac Area Health - Population growth across Colac Area Health's catchment is considerable and will continue to impact upon the organisation. Colac Area Health has the capacity to support the area for the next 10 - 15 years. After this period, the impact of the duplication of the highway will begin to manifest itself with a spike in demand requiring further capital investment.

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Figure 4.4: Health and Education Assets in the G21 Region

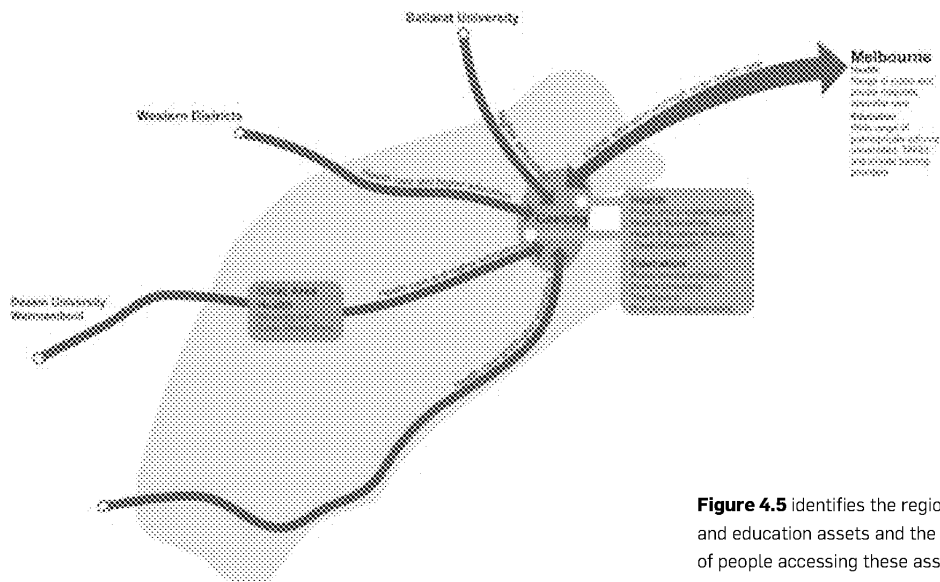


Figure 4.5 identifies the regional health and education assets and the movement of people accessing these assets.

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RECREATION AND TOURISM

The G21 region is a major tourism destination, a valuable competitive advantage which contributes to the region's economy. The region offers a wide range of tourism and recreation opportunities from the coast, food and wine, nature and walking/cycling experiences and events. The region's parks and reserves facilitate a range of nature based recreation and tourism uses.

Projected forecasts of visitation show that the Great Ocean Road region (includes the G21 region) will attract between 9.6 million and 10.5 million visitors by 2030. An additional 3440 commercial guest rooms will be required across the Great Ocean Road region.

Infrastructure will be required to accommodate the forecast growth in visitation. The Great Ocean Road World Class Tourism Investment Study - A Product Gap Analysis (2011) identified the following improvements to infrastructure to support the growth of tourism:

- the Great Ocean Road is at capacity at peak times, improvements are needed and include upgrading of the road quality and improved new parking/passing bays
- improve water access in the region through investment in harbours, marinas, piers and jetties
- improve facilities and infrastructure at various park locations across the region to meet visitor expectations
- upgrade Avalon Airport to support international markets
- additional rail services and new rolling stock to cater for visitors travelling by train along the Princes Highway Corridor and significantly improved public bus transport along the Great Ocean Road to meet existing and future demand for independent travellers
- there is a lack tourist accommodation, particularly internationally branded accommodation, at the higher end of the market.

Geelong Otway Tourism identifies two showcase projects and 5 critical projects which will change tourism in the region. They include:

Showcase projects

- Avalon International Airport
- Great Ocean Road elevated to national significance

Critical projects

- Upgrade the Great Ocean Walk to international quality such as Milford Sound, New Zealand
- Moonlight Head Lodge eco-lodge development
- Loch Ard Gorge interpretive centre
- Port Campbell Five Star Resort
- Lake Condah heritage landscapes project

Geelong Convention Centre

The proposed development of the \$80 million Geelong Convention and Exhibition Centre will further position the G21 region as a prime destination for business events. In addition to visitation behaviour (length of stay, number of visits, size of visiting groups, spend per trip etc), convention and exhibition centres can act as a catalyst for new business activity and investment. The Geelong Convention Centre is estimated to inject expenditure of \$56.09 million per annum in to the local economy, and provide direct and indirect job creation for 1300 people.

Cruise Ship Destination project

The redevelopment of Yarra Street Pier has recently been re-scoped to include the Cruise Ship Destination project. There is substantial demand for cruise ship visits to warrant a second major port in addition to Station Pier.

The Geelong Cruise Ship Destination project includes a purpose built cruise liner facility, Australian Customs Service, Australian Quarantine and Inspection Service facilities and commercial, hospitality and transport services.

Apollo Bay Safe Harbour

Apollo Bay's harbour is one of only three safe blue water havens in Victoria west of Port Phillip Bay. It is presently home to the local fishing industry, with a fleet of 11, employing 35 people and generating an annual catch of \$6.5 million. However, the harbour has limited facilities for blue water recreational boating enthusiasts or for enhanced tourism and leisure experiences. Master Planning has been undertaken, seeking to integrate the harbour and the town with new shared pathways and a new access road with increased parking, redeveloped harbour management facilities, improved boat launching and retrieval infrastructure, a new sailing club facility, and opportunities for restaurants and a health and wellbeing development with accommodation.

Recreational assets

Our regional recreational assets and activities include:

- national and state parks for nature based activities and horse riding
- boating and fishing
- sporting grounds for athletics, basketball, baseball, cricket, hockey, netball and football.

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SOCIAL INFRASTRUCTURE

In addition to health, education, tourism and recreation assets has an extensive network of other social infrastructure such as:

- arts and culture
- libraries
- The Geelong Art Gallery
- performing arts centres including, GPAC, COPAC and the Potato Shed
- community spaces and places
- sporting and recreational infrastructure

Ongoing investment in the development of social infrastructure is fundamental to supporting health and wellbeing but also to diversify our population and attracting different skill sets.

AGRICULTURE SECTOR

Within the G21 region, dry land grazing (sheep, beef and dairy) is the main agricultural activity with some broad acre cropping and horticulture activities. With the growing demand in agricultural products such as wood chips, grain, fertiliser and dairy, Geelong Port is well-located to meet the needs of increased exports.

There is potential for the agriculture industry in the G21 region to expand intensive livestock and horticulture activity such as mussel farming and vineyards. This would result in employment diversification and economic value-add through increasing tourism opportunities, particularly in the Portarlington Safe Harbour, which also includes provision to accommodate a Melbourne ferry service.

Portarlington Safe Harbour

The \$58 million Portarlington Safe Harbour project will be a high quality precinct incorporating commercial aquaculture and recreational fishing, boating, passive and active recreation and tourism activities. It will provide additional jobs in the tourism, aquaculture, construction and service industries.

Agricultural land capability mapping

The productive potential of land for agriculture is influenced by a variety of factors such as soil quality and water availability. It is useful and important to profile land to inform agricultural production decisions and broader strategic planning. However, it is not a comprehensive marker for identifying the productive capacity of land. Alternative forms of agriculture, such as intensive animal industries and greenhouse production systems, also contribute significantly to agricultural and food production as they can generate large outputs on small areas of land and are not dependent on high quality soils as the driver for location. Other criteria, such as access to roads, power, water, processing and feed supply, can also be important indicators or drivers for identifying the productive potential of farmland.

Developing a set of markers from a variety of agricultural industry perspectives will help to develop a greater understanding of the productive capability of land and enable more appropriate agricultural land use planning.

Corangamite CMA is currently preparing a Regional Catchment Strategy. Part of this project will involve mapping of high value agricultural land. This mapping will not be available for the Growth Plan but could be incorporated into the final Growth Plan.

The Corangamite CMA Regional Catchment Strategy recommends the development of a regional strategy on agricultural lands.

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FIGURE 4.7: PREDOMINANT AGRICULTURAL USES IN THE G21 REGION

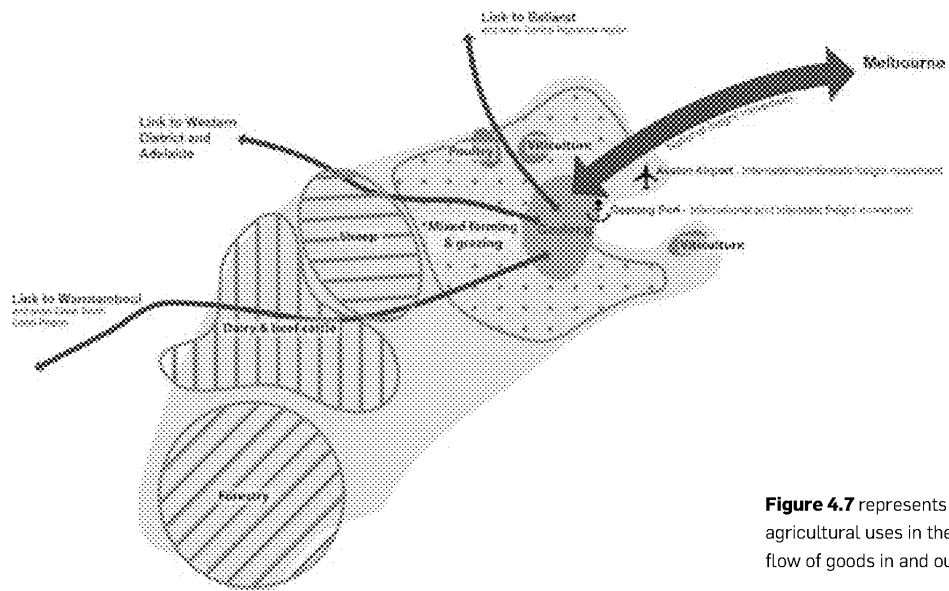


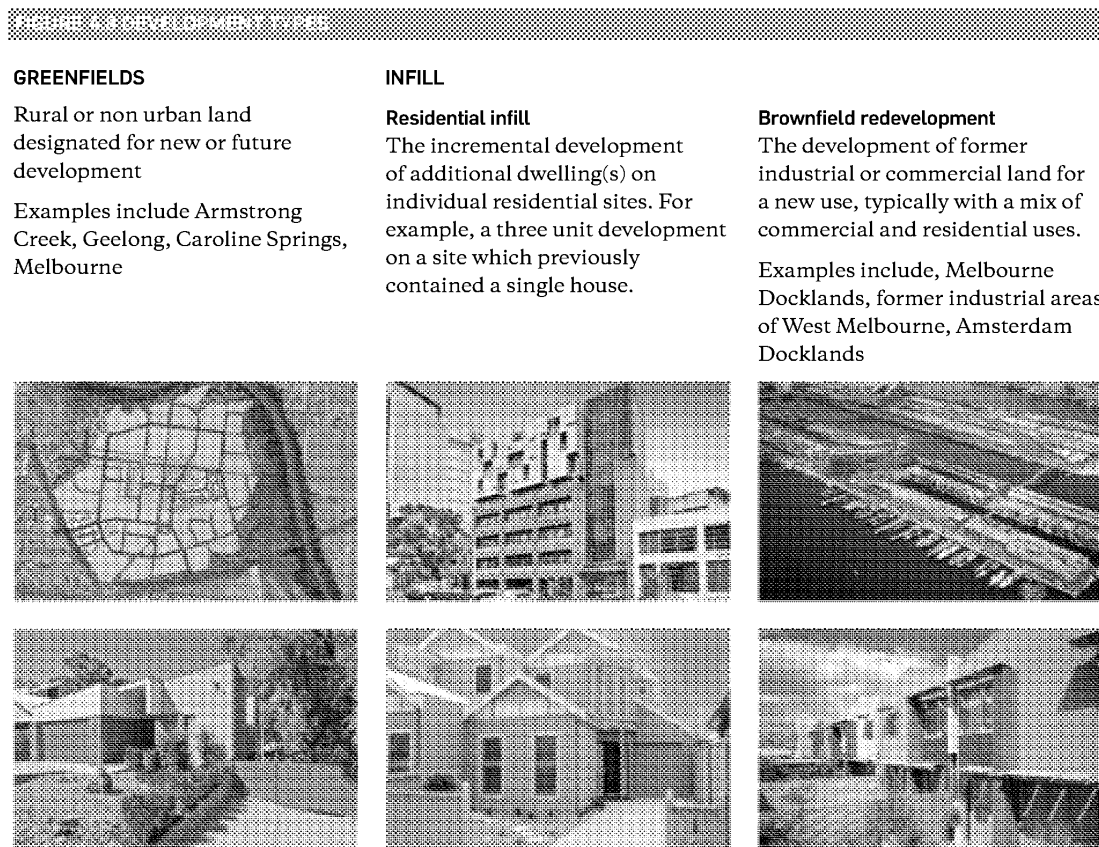
Figure 4.7 represents the predominant agricultural uses in the region and the flow of goods in and out of the region.

PART 4 - DEVELOPING THE GROWTH PLAN

4.2 DEVELOPMENT TYPES

There are two main types of development occurring in the G21 region - greenfield and infill. Infill development is comprised of both residential infill and brownfield redevelopment.

Figure 4.8 provides definitions for each of the development types.



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Research undertaken by Curtin University found that, for every 1000 dwellings, the cost for infill and fringe developments are \$309 million and \$653 million respectively. The associated costs taken into consideration for the assessment include infrastructure provision, transportation costs, greenhouse gas emissions and inactivity-related health costs and are estimated for a development of 1,000 dwellings. However, the cost for infill, in particular brownfield developments can rise due to significant site contamination and the capacity of existing infrastructure to accommodate the growth.

A recent Municipal Association of Victoria study concluded that infill development is less costly when close to existing infrastructure and services with sufficient capacity. Triple bottom line benefits of infill were also superior, including improved social interaction and access to existing services, reduced reliance on private transportation and longer term savings.

A National Housing Supply Council study provides an alternative comparison between greenfield (over 100 lots) and infill dwellings (5-9 storeys) across Australia's five major cities. The study examined the following elements of single developments: land, development timing, council rates/fees, taxes, professional fees, infrastructure charges, construction costs, development costs, sale price and profit. The comparison concluded that infill development was more costly due to higher construction costs but was more profitable for developers.

There are major difficulties with delivering infill development, particularly in the short-to-medium-term. The current supply of infill development is biased toward the upper to premium, which means that it only caters to select market segments. These are priced above the affordability limits of first home buyers, key workers, lone person households, young families, low to moderate income households and retirees. The current market segments that will desire medium-high density housing may not generate significant growth. If the region caters only to this segment, then people will be forced to move outside of the region or be locked out of the housing market.

The City of Greater Geelong will accommodate the majority of infill development. The council has prepared a number of strategies which encourage higher density housing. Strategies include:

- Central Geelong Structure Plan, 2007
- Housing Diversity Strategy, 2007
- West Fyans - Fyans Street Precinct Structure Plan, 2009
- Corio Norlane Structure Plan, 2011

Specifically, the Housing Diversity Strategy provides a framework for accommodating a range of housing types and densities in the City of Greater Geelong to meet future housing needs. The strategy identifies:

- Key Development Areas: large existing and future development areas that has the potential to accommodate significant amounts of new medium to high density housing, including mixed use development. These include Central Geelong, West Fyans - Fyans Street Precinct and a Waurin Ponds site adjacent to the Town and Country Shopping Centre
- Increased Housing Diversity Areas: areas where a mix of high, medium and conventional density housing will be encouraged, with the density of development being highest within the commercial core of the area and lower at the edge of the area. These areas are located typically within 400m walking distance of neighbourhood centres and railway stations
- Incremental Change Areas: residential areas where the majority of new development will be in keeping with Geelong's traditional suburban character.

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4.3 HOUSING DENSITIES

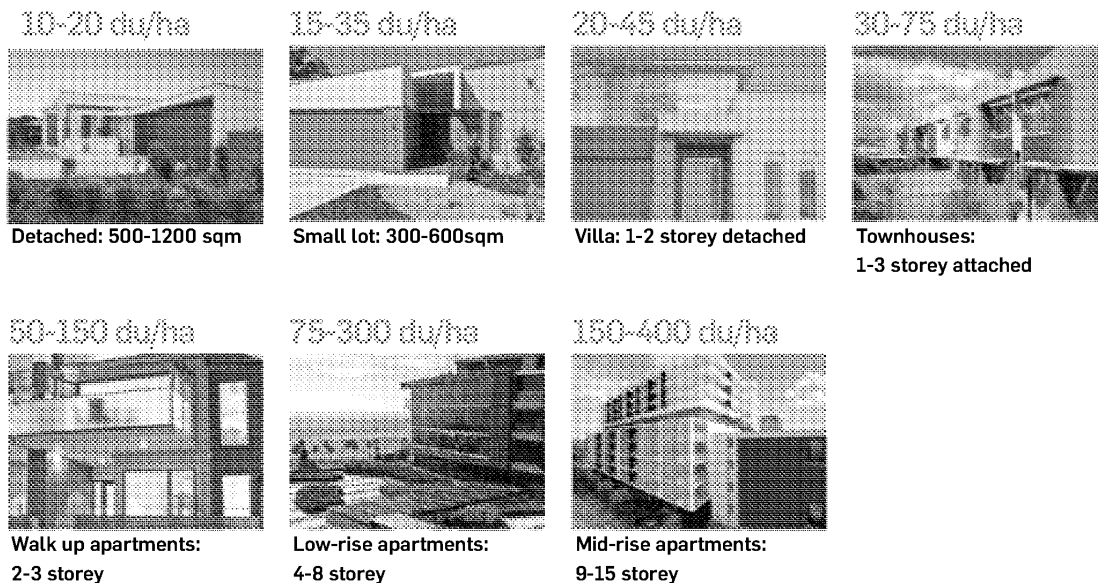
DENSITY IN THE G21 REGION

Compact cities with high densities are emerging as the most robust in the challenges posed by climate change. They are capable of operating on lower consumption and often project more equitable social characteristics and access to essential services. If the G21 region is to meet the future housing demands consolidation within established urban areas will need to be considered.

In general terms, housing consolidation means residential development is focused in areas where residential sites already exist or within underutilised urban areas. Development is more compact and focused around existing activity centres which are, or could be, supported by public transport and are well serviced. Containing future development and infrastructure within existing urban areas will require consideration of the mix of land uses, density, connectivity, quality of the public realm, local character and adaptability.

The G21 region has an average of 12 lots per hectare. This is low. State policy requires new developments to achieve a density of 15 dwellings per hectare. To raise the density of housing across the region, townhouses, apartments and mid-rise apartments need to be considered. These higher density buildings could deliver a diverse range of housing sizes, types and tenures. Figure 4.9 provides examples of densities for different housing types and their approximate site density. Gross densities for these types of developments would be lower to take into account roads, public open space and other uses such as retail and office space.

Figure 4.9: Example housing densities and their approximate site density

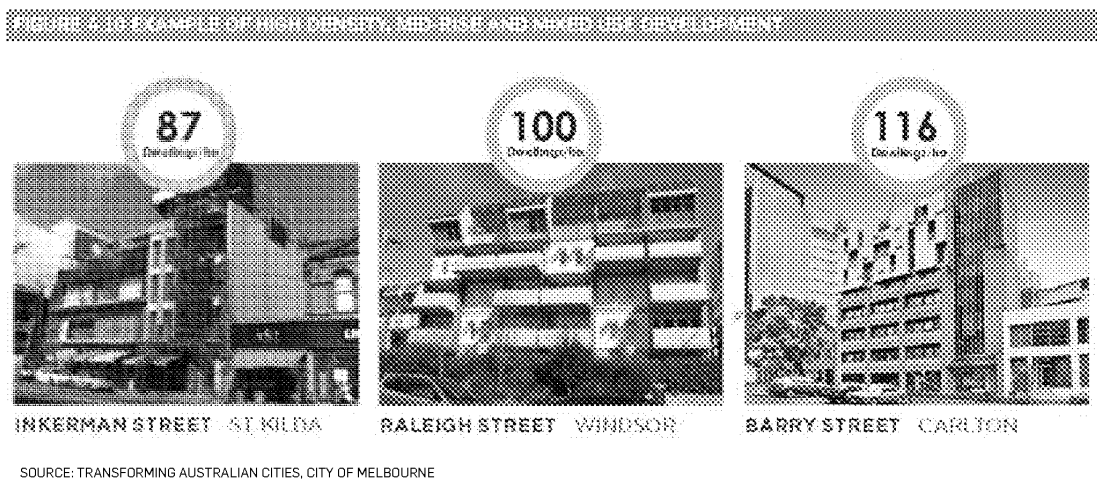


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HIGHER DENSITY HOUSING

Higher density does not necessarily mean the high rise apartment towers commonly seen in cities such as Hong Kong, New York and Central Melbourne. Cities such as Barcelona have densities of 150-200 with building heights of 5-8 storeys (Transforming Australian Cities, 2010).

Figure 4.10 presents examples of higher density, mid rise and mixed use developments within Melbourne. These developments achieve a higher density, enhance the existing character of the area and contribute positively to streets and public spaces.



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4.4 SETTLEMENT GROWTH

FUTURE GROWTH, ROLE AND FUNCTION

GEELONG REGION PLAN

The Growth Plan will sit under and address the key land use implications of the five directions of the *Geelong Region Plan*. 'Direction 2 - Create sustainable settlements' and specifically 'Policy 2.2 - Create a network of well designed, safe and healthy communities', provides direction for managing population and employment growth across the region. The Growth Plan accepts the identified growth roles, although uses DPCD settlement descriptions instead. A comparison of the roles and descriptions are outlined in Appendix B and summarised in Table 4.1.

Table 4.1 – Growth roles as described by the Geelong Region Plan and DPCD

Geelong Region Plan	DPCD	DPCD
Geelong	Regional City - over 100,000 people	Regional City
Colac, Bannockburn, Lara, Leopold, Drysdale/Clifton Springs, Ocean Grove and Torquay/Jan Juc	Regional Centre - between 10,000 -100,000 people	District Town
Winchelsea, Anglesea, Apollo Bay, Barwon Heads and Queenscliff/Point Lonsdale	District Town - between 2000 - 10,000 people	Town
Avalon Airport, Geelong Port, Geelong Ring Road Employment Precinct and Central Geelong	Regional employment centre	-
Colac, Apollo Bay, Torquay, Ocean Grove, Drysdale/Clifton Springs, Armstrong Creek, Wairn Ponds and Bannockburn	Subregional employment centre	-

PART 4 - DEVELOPING THE GROWTH PLAN

SETTLEMENT GROWTH CAPACITY

A high level analysis of the capacity of the larger settlements in the G21 region to grow was undertaken and is shown in Table 4.2. A scoring system (ranging from 1 - low capacity to 5 - high capacity) was used to provide a comparative ranking for the following considerations:

- the extent of existing physical and community infrastructure and services that can be leveraged off, such as road, rail, education and community, health, retail
- the availability of local employment and capacity/proposals to expand or provide additional employment nodes
- limited major constraints to growth such as fire risk, public parks and reserves, sea level rise vulnerability, high environment and landscape values, resource impacts. A lower score indicates a larger number of constraints to growth
- capacity to grow beyond existing settlement boundaries or with major infill. This is based in part on constraints and availability of key infrastructure such as sewerage.

The analysis suggests that the existing major centres have the greatest capacity to accommodate growth. Of the smaller to mid-sized towns only Winchelsea has the potential to accommodate significant growth.

TABLE 4.2 – SETTLEMENT GROWTH CAPACITY

TOWN	INFRASTRUCTURE	EMPLOYMENT	CAPACITY TO GROW	FEW MAJOR CONSTRAINTS	SCORE
PROVINCIAL CENTRE					
Urban Geelong	5	5	4	4	5
DISTRICT TOWN					
Lara	3	3	4	4	4
Leopold	3	3+	3	4	4
Drysdale/Clifton Springs	3	3	3	3	4
Ocean Grove	4	4+	3	3	4
Torquay/Jan Juc	3	4	4	3	4
Bannockburn	3	3+	4	3	4
Colac	4	4	4	3	4
TOWN					
Apollo Bay	2	2	2	2	3
Anglesea	2	3	1	1	3
Queenscliff	3	2	1	2	3
Barwon Heads	2	2	3*	2	3
Winchelsea	3	3	3	4	4
Point Lonsdale	2	1	3*	2	3
VILLAGE					
Lethbridge	1	1	3**	3	3
Inverleigh	2	1	3**	3	3
Teesdale	1	1	3**	3	3
Portarlington	2	2	2	3	3
Indented Head	1	1	3	2	3
St Leonards	2	2	3	2	3
Moriac	2	1	3**	3	3
Aireys Inlet/Fairhaven	1	1	1	1	3
Lorne	3	2	1	1	3
SMALLER SETTLEMENT					
Breamlea	1	1	1**	1	2
Wye River, Kennett River, Skenes Creek	1	1	1**	1	2

* low yield, ** no sewerage, + major retail centre planned, ++ subject to Structure Plan process

PART 4 - DEVELOPING THE GROWTH PLAN

4.5 EMPLOYMENT GROWTH

G21 ECONOMIC DEVELOPMENT STRATEGY

The G21 region, unlike many regions in Australia, has many strengths and natural advantages that will ensure its growth into the future. A draft G21 Economic Development Strategy has been released for public comment which identifies five 'game changers' that will transform the region by:

- prioritising economic development opportunities that will 'build value' into the regional economy and which are based on the region's competitive advantages
- identifying opportunities that will lead to an increase in prosperity and regional standards of living by providing for a more diverse economy with broader skills capability; becoming a sought after region of choice and innovation; and an alternative high-level service centre to Melbourne for Victoria.

The identified sustainable regional competitive advantages are identified as:

- proximity to Melbourne
- connectedness of the region via the G21 Regional Alliance
- manufacturing, health, education and research sectors
- lifestyle and tourism
- infrastructure including rail, Geelong Port, Avalon Airport and the Ring Road
- available land for growth and for agricultural production.

The five game changers identified in the draft strategy released for comment seek to build on these advantages:

Completion of the Ring Road to Surf Coast, Bellarine Peninsula, Bannockburn and Colac connections

Extension of the Geelong Ring Road to Torquay, another river crossing to the Bellarine Peninsula and completion of the Ring Road network. The development of an uninterrupted route to Torquay and the re-enforcement of Torquay as the start to the Great Ocean Road and gateway to surf industry of the Torquay and Bells Beach

Geelong City Centre reactivation

The development of high-density residential space in Geelong CBD to assist in the reactivation of the city centre, grow further advanced service activities (including opportunities for state and national headquarters) and culturally diverse lifestyle options for the G21 region and lead reinvestment in retail and commercial space in the CBD

Coordinated delivery of critical infrastructure to support growth

An integrated plan to accelerate the delivery of critical infrastructure in a coordinated manner for the long term growth and economic prosperity for the region

Globally significant innovation and research centre

The establishment of G21 as a hot spot for the generation of knowledge and innovation that creates shared value and garners worldwide recognition

G21 region is open for business

Proactive leadership and a culture of investment focused strategic and regulatory processes, which will, in itself, significantly assist in growing existing and attracting new business to the region.

PART 4 - DEVELOPING THE GROWTH PLAN

Strengthen and protect existing major employment nodes

In addition to existing town centres and retail activity centres and industrial zoned areas there are a number of key employment nodes which will provide future employment opportunities:

- Avalon: 3 - 4000 jobs
- Geelong Convention Centre: 1000 jobs
- GREP: 10,000 jobs
- Epworth Hospital: 640 permanent full time jobs plus 1500 jobs during construction
- Armstrong Creek: Up to 22,000 jobs including North East Industrial Precinct - 8000, West Industrial Precinct - 7350, Major Activity Centre - 3500
- Leopold Subregional Centre: 1100 jobs
- Ocean Grove: unknown
- Torquay Surf City Precinct expansion: unknown
- Golden Plains Shire Intensive Agriculture node: 900 jobs
- Geelong Port: 2641 jobs

Identify new employment nodes

ABS census data identifies employment to population ratios of 2.32 (Victoria) - 2.49 (Geelong). Planning research (such as the Armstrong Creek UGP) suggests that a benchmark of one job per household is required to accommodate population employment needs and to reduce travel outside the region for employment. The region's growth from 290,000 to 500,000 equates to around 80,000 - 90,000 additional jobs across the region.

G21 priority projects, including the Apollo Bay Safe Harbour precinct, Portarlington Safe Harbour, Geelong Future Cities, Cruise Ship project, Regional Research and Information Centre and Australian Centre for Emerging Infectious Diseases, build on existing regional competitive strengths and have the potential to deliver a significant number of jobs.

Support and develop employment/economic activity areas

Job growth is also likely to occur within the region in the following sectors:

- retail and commerce
- health services and education
- government services
- transport and logistics
- tourism
- agriculture - production and processing
- industry and advanced manufacturing
- small - medium enterprises.

PART 4 - DEVELOPING THE GROWTH PLAN

4.6 FURTHER INVESTIGATION AREAS

Further investigation areas are possible areas which have the potential to provide for long term regional residential and/or employment growth. The potential for longer term growth options has been limited to the examination of predominantly rural areas adjoining the Geelong Ring Road alignment between Bacchus Marsh Road and Waurm Ponds.

Areas to the north, south and west of Lara were not considered due to a number of constraints including Avalon Airport and its flight paths, GREP buffers, areas of vegetation and landscape significance and other planning investigations. Areas to the south of Geelong were not examined due to the community and policy desire to maintain a strong separation between Armstrong Creek and Torquay. Land to the east of urban Geelong around Moolap was not considered given major drainage constraints.

Major growth areas on the Bellarine Peninsula or other coastal areas were not examined because of infrastructure limitations and state and local planning policy directions around providing distinct settlements, protecting coastal and rural landscape values and avoiding coastal areas vulnerable to sea level rise and fire risk.

The following considerations were used in identifying potential sites:

- proximity to existing major urban area - ability to integrate and add value to existing communities
- extent of existing, or access to, infrastructure including major transport routes and reticulated services
- ability to integrate and connect efficiently to existing services, including public transport and communities
- proximity to major employment and activity nodes and capacity to provide employment opportunities
- capacity by owner/developer to deliver planned communities (for example, land tenure and fragmentation), housing diversity and provide for housing affordability
- minimal conflict with adjacent land uses
- potentially land with limited significant environmental, cultural and landscape values.

A desktop examination was undertaken of this area using these considerations across seven nodes identified in Figure 4.11 (refer Table 4.3 for desktop examination). The boundaries of these areas are notional only. Subsequent detail examination of these areas should consider the potential of adjoining lands where better outcomes can be achieved.

Based on the preliminary desk top assessment, it is considered that the following nodes have potential for residential growth subject to further investigation:

- Lovely Banks
- Bell Post Hill
- Batesford South

Based on the preliminary desk top assessment, it is considered that the following nodes lend themselves to employment growth opportunities subject to further investigation:

- Marcus Oldham/Deakin University
- Blue Circle Quarry North

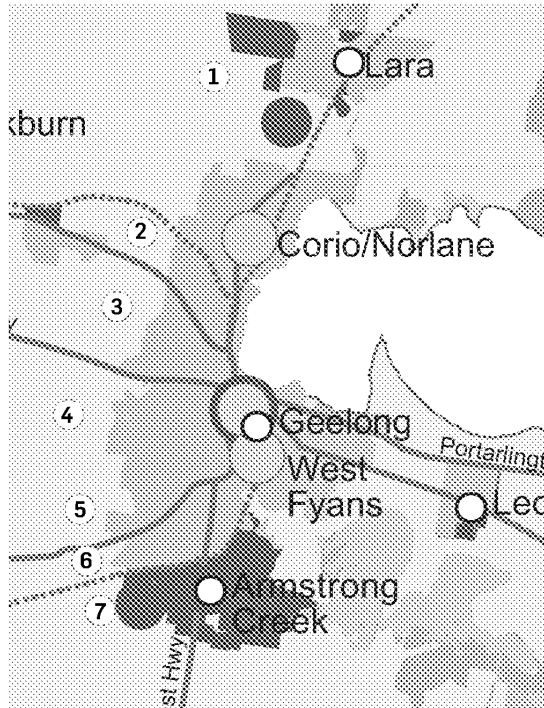
It is considered that the Waurm Ponds Creek Valley node has limited potential as a growth node, as land fragmentation and lower density preferences of the local community limit any substantial housing outcomes.

It is considered that development of the Ceres node for employment or residential growth would significantly compromise the area's high landscape values.

The Growth Plan will need to provide clarity around the role of these areas and the method for their future examination.

PART 4 - DEVELOPING THE GROWTH PLAN

FIGURE 4.1 - POTENTIAL FUTURE INDUSTRIAL ZONING AREAS



- 1. Lovely Banks – an area generally bound by Bacchus Marsh Road, Staceys Road, Evans Road, Plantation Road
- 2. Bell Post Hill – an area generally bound by Cowies Creek, the Ring Road, Midland Highway and the Geelong-Ballan Road
- 3. Batesford South - an area generally bound by Midland Highway, Ring Road, Friend In Hand/Dog Rocks Road, Hamilton Highway – Barwon River and including Batesford Quarry site
- 4. Ceres - an area generally bound by Barwon River, the Ring Road, municipal boundary and approx 1km south of Barrabool Road
- 5. Marcus Oldham/Deakin University – an area generally bound by the Ring Road, municipal boundary, Waurn Ponds Creek and approx 1km south of Barrabool Road
- 6. Waurn Ponds Creek Valley - an area generally bound by the Princes Highway, Anglesea Road and Hams Road, predominantly a rural residential node
- 7. Blue Circle Quarry North - an area generally bound by the Princes Highway, Hams and Anglesea Road and Reservoir Road, Waurn Ponds, including the northern portion of the Blue Circle Southern cement Quarry

PART 4 - DEVELOPING THE GROWTH PLAN

TABLE 4.3 – ANALYSIS OF POTENTIAL FURTHER INVESTIGATION AREAS

Adjacent to existing major urban area with the ability to integrate and add value to existing communities	Close to Corio and Lara but separated by existing rural residential node and Ring Road. Lara West would be developed first, creating a closer connection between Lara and Lovely Banks	Proximity to Bell Post Hill Separated by major road	Proximity to Fyansford, Batesford and Dog Rocks rural residential node. Separated by major road
Extent of existing, or access to, infrastructure including major transport routes and reticulated services	Good road connections. Other services and infrastructure limited	Good road connections. WH Myers Reserve and private school facilities	Good road connections. Limited infrastructure and services
Ability to integrate and connect efficiently to existing services	Moderate. Major water and sewerage infrastructure required. Difficult to provide public transport link other than bus	Moderate. Water and sewerage infrastructure required. Difficult to provide public transport link other than bus	Moderate. Major water and sewerage infrastructure required. Difficult to provide public transport link other than bus
Proximity to major employment and activity nodes and capacity to provide employment opportunities	GREP Avalon	Limited. Activity node would be required	Activity node would be required
Capacity by owner/developer to deliver planned communities	High. Lovely Banks Management P/L group preliminary planning investigations undertaken	Medium. Land ownership fragmentation	High. Adelaide Brighton/McCann group preliminary planning investigations undertaken
Land use conflicts	Potential conflicts with adjacent rural residential node. Potential impact on GREP buffer and adjacent agricultural activities	Potential conflicts with adjacent rural areas and rural residential activity	Potential conflicts with adjacent rural residential activity and agricultural activity
Extent of significant environmental, cultural and landscape values	Environmentally significant grassland (ESQ4). Some preliminary site investigations undertaken which identify limited impact if managed	Limited impact. No assessment undertaken	Potential for native vegetation and habitat values. Some preliminary site investigations undertaken which identify limited impact if managed. Extensive site disturbance through farming and quarry activities. Potential for some contamination. Potential impacts on river environment. Attractive landscape values. Potential for sites of cultural heritage

PART 4 - DEVELOPING THE GROWTH PLAN

TABLE 4.3 – CONTINUED

Proximity at western edge to Highton. Separated by major road. Established small town of Ceres	Adjacent to Waurin Ponds and Highton	Adjacent to Waurin Ponds. Separated by major road	Close to Armstrong Creek Growth Area and Waurin Ponds. Separated by major road. Adjacent to Rural Residential Area
Limited road connections. Good access to Ring Road. Limited community facilities and infrastructure. Unsewered town	Good road connections. Close to Waurin Ponds shopping centre (bus & footpath connections). Education facilities within node	Good road connections. Other services and infrastructure limited to tennis facilities. Close to Waurin Ponds and Deakin University	Good road connections. Other services and infrastructure limited until development of Armstrong Creek
Low. Significant water and sewerage infrastructure required. Difficult to provide public transport link other than bus	High. Can utilise existing water and sewerage infrastructure. Difficult to provide public transport link other than bus	Low - Moderate. Major water and sewerage infrastructure required. Difficult to provide public transport link other than bus	Low - Moderate. Opportunity to use rail line. Major water and sewerage infrastructure required
Limited	University, health research, Armstrong Creek West employment and industrial precinct	University, health research, Armstrong Creek West employment and industrial precinct	Armstrong Creek West employment and industrial precinct
Low. Land ownership fragmentation	High. Marcus Oldham and Deakin University major land holders. Focus likely to be around education, health and research and some accommodation options	Low - high land fragmentation. Interest from landowners in low density housing outcomes potentially doubling existing lot numbers but insufficient support for a planned community outcome. Limited policy support for Low Density Residential rezoning	High. One owner
Potential conflicts with adjacent rural activity	Impacts on residential areas to east if traffic activity not managed. Potential impacts on rural areas to west	Node includes a number of small wineries and other activities. More intensive urban activity may impact on buffers to quarry or its future use	Inappropriate future use may compromise Armstrong Creek Growth Area development. Potential impacts on adjoining rural residential area or rural activities to the west
Potential for native vegetation and habitat values - no assessment undertaken Potential for sites of cultural heritage significance Significant scenic and landscape values. Barrabool Hills classified landscape (National Trust) Ceres township heritage listed sites	Potential for native vegetation and habitat values - no assessment undertaken. Potential impacts of development on waterways and on landscape values associated with Waurin Ponds Creek Valley and Barrabool Hills. Potential for sites of cultural heritage near waterways	Potential for some native vegetation and habitat values - no assessment undertaken. Potential impacts of development on landscape values associated with Waurin Ponds Creek Valley	Site highly degraded. Rehabilitation required. Potential for some native vegetation and habitat values - no assessment undertaken

PART 4 - DEVELOPING THE GROWTH PLAN

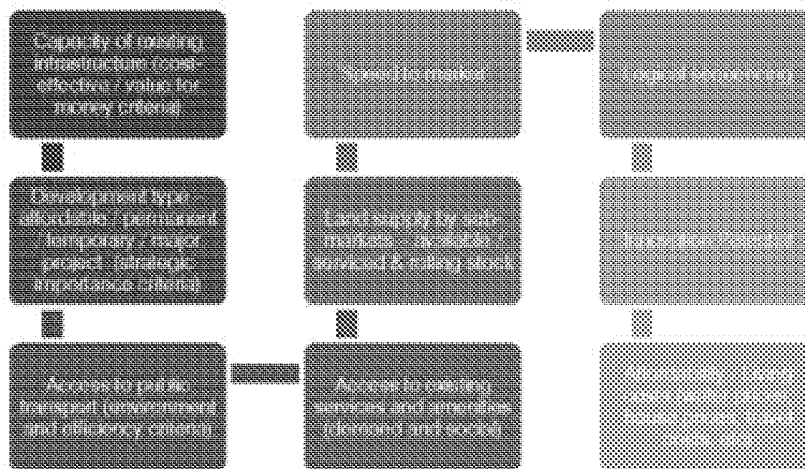
4.7 SEQUENCING

The sequencing of growth is an extremely important element of managing growth and is primarily linked to the ability of infrastructure providers to service key areas in the region.

Base infrastructure, such as water, sewerage, roads and public transport, is critical to service identified growth areas. The sequencing of proposed growth areas should be based on the efficiency and cost effectiveness of infrastructure rollout and the minimisation of cost burdens to the broader community rather than on the ability to provide infrastructure.

A sequencing plan will be developed in the final Growth Plan. The Growth Plan should ensure that growth is prioritised, sequenced efficiently and link to land supply monitoring. Factors affecting land rezoning, development and release in existing identified growth areas should be further examined to maximise their contribution. Figure 4.12 outlines the potential criteria that could be applied.

FIGURE 4.12 POTENTIAL SEQUENCING AND PRIORITY CRITERIA



SOURCE: MACROPLAN AUSTRALIA, 2012

APPENDIXES

APPENDIXES

APPENDIX A
LAND USE IMPLICATIONS OF THE GEELONG REGION PLAN

DIRECTION 1. PROTECT AND ENHANCE OUR ENVIRONMENT

RELEVANT POLICIES AND LAND USE IMPLICATIONS	RELEVANT REGIONAL OBJECTIVES
<p>Public transport alternatives must be developed in anticipation of higher demand for services</p> <ul style="list-style-type: none"> public transport alternatives must be developed in anticipation of higher demand for services energy conservation must continue to emerge as a regional priority climate change is predicted to increase pressure on coastal areas, causing damage to infrastructure and natural areas higher than average population growth will generate more waste which could be converted to energy 	<ul style="list-style-type: none"> implement innovative, best practice initiatives that respond to the challenge of climate change and position the region as a leader in climate change practices, behaviours and technologies reduce the region’s CO2 emissions by 70% by 2050, using 2008 as the base year
<p>More emphasis must be placed on finding alternative water sources</p> <ul style="list-style-type: none"> more emphasis must be placed on finding alternative water sources significant infrastructure investments to ensure existing water retention is enhanced and construction of new infrastructure to meet population growth and climate change implications industry initiatives for potable water substitution and conservation must be supported 	<ul style="list-style-type: none"> adopt innovative water management strategies and initiatives that provide immediate and positive water management outcomes implement water sensitive urban development, management systems and technologies to minimise the impact of population growth on water resources achieve per capita reductions in total residential, commercial and industrial water uses achieve significant improvements in the health of the region’s rivers and aquifers
<p>Investigate, understand and respond to the potential impacts of expected temperature and ocean level increases and decreased rainfall on the region’s environment and natural functions</p> <ul style="list-style-type: none"> the coast, including beaches of the region are amongst the best in Victoria and their popularity will only increase as the population continues to grow and access improves ongoing management of indigenous vegetation, waterways, rural and coastal spaces and urban development must lead to continuing reduction of biodiversity risk through habitat linkages, agricultural land productivity and improved water supply and quality 	<ul style="list-style-type: none"> investigate, understand and respond to the potential impacts of expected temperature and ocean level increases and decreased rainfall on the region’s environment and natural functions minimise the impact of human settlement on the environment and protect significant landscapes and natural assets, including the natural functions of the region’s waterways, wetlands, riparian areas and floodplains preserve the region’s natural assets of future generations
<p>dependence on cars for trips within the region must be reduced through the development of accessible public transport options</p> <ul style="list-style-type: none"> dependence on cars for trips within the region must be reduced through the development of accessible public transport options solar, wind generation, tidal, biofuel and waste power generation options require increased, regionally significant, development and support 	<ul style="list-style-type: none"> ensure the region remains in the national top quartile of performance in waste minimisation, reuse and recycling use innovative waste and energy systems and technologies to position the region as a leader in resource management performance.
<p>No growth or land use implications</p> <ul style="list-style-type: none"> No growth or land use implications 	

APPENDICES

DIRECTION 2. CREATE SUSTAINABLE SETTLEMENTS

RELEVANT POLICIES AND LAND USE IMPLICATIONS (From the G21 Regional Growth Plan and the Urban Subdivision Act 2015)	RELEVANT REGIONAL OBJECTIVES
<ul style="list-style-type: none"> measures aimed at minimising the need for additional urban development land must take into account the need to ensure choice in a competitive environment where not doing so may produce significant social and economic impacts the continuous review and reporting of land supply and demand performance will provide the trigger points for the future allocation and zoning of new urban land some non-sewered residential parts of the G21 region will continue to be low density unless satisfactory effluent disposal can be established. These areas will strive to have the smallest possible blocks outside of the Geelong area, substantial potential exists for Colac to continue to expand. Need to consolidate development in existing zoned areas prior to considering new urban growth Apollo Bay is the only town on the coast in the western part of the region that has the potential to expand smaller rural townships that are not subject to significant growth pressures should adopt a balanced approach that considers the environment, community development and sustainability some smaller towns, villages and hamlets have been designated low growth. Some of these settlements have the potential for growth that would not create demand for extra services or infrastructure recreation and tourism values of the region depend on a clean, publicly accessible coast and marine environment. 	<ul style="list-style-type: none"> provide for forecast regional population growth in a sustainable way that provides choice and recognises the significantly changing demographic, future services and infrastructure needs achieve urban consolidation of higher dwelling densities in urban areas designated for significant or major growth locate an increased proportion of new and higher density dwellings in the Geelong urban area, especially Central Geelong, regional activity centres and areas with good access to services and public transport move towards establishing 40% of new residential dwellings through urban infill and re-subdivision at an average of 20 lots per hectare by 2031 accommodate a minimum of an additional 57,000 new dwellings in the region by 2050 in a way that protects and enhances existing suburbs, creates sustainable new development and enhances liveability

APPENDIXES

DIRECTION 2. CREATE SUSTAINABLE SETTLEMENTS

RELEVANT POLICIES AND LAND USE IMPLICATIONS	RELEVANT REGIONAL OBJECTIVES
<ul style="list-style-type: none"> poor urban design practices such as Radburn design used in Rosewall, Whittington and Warrnambool should be avoided in all future development settlement patterns for new migrants should also be considered to ensure that the most vulnerable are located in close proximity to health, public transport, education and other services town centres should be the location for a wide mix of uses including shops, offices, entertainment, leisure, recreation, community and higher density housing integration of affordable housing in close proximity to activity centres is integral to the capacity for people to age in place new infill development should be planned to reinforce and strengthen the role of existing town centres and provide vibrant communities close to services and facilities there should only be one town centre in small towns. All efforts should be made to ensure that new retail and commercial uses are within or adjacent to existing town centres the current role and function of towns and settlement in the region with their anticipated future growth role and function are compared 	<ul style="list-style-type: none"> make the region and environment more liveable and attractive through best practice urban design, rural and coastal planning and sustainable development build up the region's activity centres with well designed, walkable neighbourhoods, diverse communities inviting buildings and public spaces and streets improve community safety, amenity and wellbeing through urban and neighbourhood design and renewal improve the quality and provision of community infrastructure to support healthy, productive and active lifestyles secure the primacy of Central Geelong as the vibrant, dynamic regional focus for investment, retail, education, cultural, leisure, commerce, service and higher density residential
<ul style="list-style-type: none"> need for continuous investment in transport infrastructure priorities to address access and movement in, out and around the region public transport to disadvantaged communities is a priority in order to facilitate participation in education and employment opportunities public transport, reduced vehicle trips and alternative forms of transport will address sustainability and climate change through more efficient people movement and the reduced use of fossil fuels for vehicle travel urban design strategies need to look at retrofitting existing roadways to accommodate cycle traffic and connected pedestrian/cycle pathways 	<ul style="list-style-type: none"> improve the efficiency, safety and integration of the region's transport network through the coordinated development of all transport modes improve the operation and utilisation of the region's existing public transport network through faster, more frequent and reliable on-road rail infrastructure and services increase the use of sustainable community and personal transport options, including priority for walking and cycling as safe transport options identify and protect land for future regional transport network and infrastructure requirements, including major road reserves and public transport corridors improve major regional roads and transport infrastructure to stimulate economic and community developments support the development of sustainable new technologies that increase accessibility to Melbourne and the Mornington Peninsula from all parts of the region

APPENDICES

DIRECTION 2 CREATE SUSTAINABLE SETTLEMENTS

RELEVANT POLICIES AND LAND USE IMPLICATIONS	RELEVANT REGIONAL OBJECTIVES
<p>Industrial Land Use Implications</p> <ul style="list-style-type: none"> the supply of a variety of new, well positioned industrial and commercial land with ample amenity is vital for economic development and employment maintain a supply of industrial 2 land to meet the potential demand for Port related industry initiatives for Avalon to continue its viability and success, such as protection of curfew, appropriate transport links and buffers, must be supported need to take a long-term regional view of industrial land use that recognises growth forecasts, roles, functions and existing infrastructure 	<ul style="list-style-type: none"> provide for employment land in new urban development plans to achieve a job capacity target 30% of the new population stimulate regional economic development and jobs growth by providing appropriate, accessible and well services industrial and commercial development maximise the regional economic benefits of the Geelong Port maximise the regional economic, community and tourism benefits of regional harbours, including Portarlington and Apollo Bay provide regional employment land to accommodate a minimum additional 54,000 new jobs by 2050 in a way that responds to current and future industry needs

DIRECTION 3. STRENGTHEN OUR COMMUNITIES

RELEVANT POLICIES AND LAND USE IMPLICATIONS	RELEVANT REGIONAL OBJECTIVES
<p>Strengthening our communities</p> <ul style="list-style-type: none"> need to monitor and respond to the impact on social outcomes of changes to household structures as the region grows support programs to improve experiences and opportunities for young people in the areas of education, training, employment, health, sport and recreation and the arts increasing economic, educational and cultural opportunities will minimise poor social outcomes. an integrated approach for disaster management based on sound risk management principles and a robust planning framework will increase the ability of the region to prevent, respond to and recover from disaster 	<ul style="list-style-type: none"> increase the region’s capacity for risk-based, integrated fire, safety and disaster management planning and implementation
<p>Supporting our communities</p> <ul style="list-style-type: none"> recognise that the social conditions and settings in which we live can have a powerful impact on our behaviour and health provide sporting infrastructure to accommodate the needs of the growing and ageing population across the region address suicide prevention through increased opportunities to participate in community activities, better access to facilities and services, better employment options and greater access to recreational, artistic and sporting pursuits 	<ul style="list-style-type: none"> develop a more targeted approach to address health inequalities and health status by improving the quality, use, integration and evaluation of demographic, social, environmental, economic and cultural factors as core components of regional planning and decision making establish a culture of lifelong learning throughout the region ensure there is sufficient and appropriate provision of community infrastructure to support a diverse range of activities and services as communities them

APPENDIXES

DIRECTION 3. STRENGTHEN OUR COMMUNITIES

RELEVANT POLICIES AND LAND USE IMPLICATIONS	RELEVANT REGIONAL OBJECTIVES
<ul style="list-style-type: none"> opportunities for artists to train, rehearse, perform and exhibit should be explored across the region settlement patterns for the most vulnerable, particularly new migrants, should ensure locations are in close proximity to public transport and health working together to increase inbound migration, as well as cultural and artistic projects, festivals and events will provide opportunities to build community strength through improved capacity to value diversity based on enhanced understanding and mutual respect 	<ul style="list-style-type: none"> develop the Geelong Cultural Precinct as a focal point linking cultural precincts, facilities and artists from around the region, Melbourne, nationally and internationally increase migration and the successful integration of new people to the region as a way of supporting diversity and addressing skills shortages integrate arts and cultural infrastructure and experiences into urban design and character as an essential part of a healthy, desirable, liveable region embrace, encourage and promote diversity as a core component of the social, cultural and economic wellbeing in the region
<ul style="list-style-type: none"> need for development of a regional level land release sequencing plan that could show areas expected to be developed within the next five years, five - ten year period, ten - fifteen year period and fifteen year plus solutions to providing a range of affordable and accessible housing alternatives for people of all abilities, particularly for lower income families, will require collaborative efforts by all levels of government, private sector and not for profit organisations the development of facilities within an overall 'community hub' incorporating appropriate and accessible spaces for community interaction is encouraged where possible, facilities should be multipurpose and have the capacity to adapt to changing community needs over time new regional facilities ideally should be located with due regard to likely future population growth areas 	<ul style="list-style-type: none"> improve the use of regional demographic forecasting and residential, industrial, agricultural and tourism supply and demand analysis to inform infrastructure and service planning implement new and innovative partnerships and ways to encourage and stimulate the supply of well located affordable housing improve the timely provision of community and economic infrastructure for new urban development through implementation of 'Land Sequencing Plans' additional 130,000 people and 57,000 new residential dwellings that drives the G21 region vision
<ul style="list-style-type: none"> whole of regional support should be encouraged for projects designed to directly address disadvantage in target groups 	<ul style="list-style-type: none"> minimise the potential for disadvantage to exist within the region by focusing on the elements that create strong and healthy communities minimise disadvantage through best practice urban design and renewal of lower amenity residential areas with higher levels of disadvantage

APPENDICES

DIRECTION 4. REFOCUS OUR ECONOMY

RELEVANT POLICIES AND LAND USE IMPLICATIONS	RELEVANT REGIONAL OBJECTIVES
<p>Encourage investment in new technologies</p> <ul style="list-style-type: none"> encourage investment in new technologies, research and development, best practice and collaboration to develop comparative advantage consider the transition of output and employment away from industries in decline into areas of comparative advantage 	<ul style="list-style-type: none"> stimulate economic development through industry networks, clusters, incubators and public/private sector collaboration increase investment in the region with a focus on knowledge and higher value adding industries. increase and expand regional exports and import replacement increase the number of high value adding jobs created and sustained within the region
<p>Support local industry activities and investment</p>	<ul style="list-style-type: none"> assess and respond to the regional economic implications and opportunities presented by climate change increase the value of local commercialisation of innovation, knowledge and science into products and services increase the value of advanced or innovative manufacturing activities in the region
<p>Encourage training and skills development</p> <ul style="list-style-type: none"> undertake initiatives to close the gap between skills shortages and the requirements of businesses to maintain competitiveness and encourage economic growth 	<ul style="list-style-type: none"> decrease skills shortages and close skills gaps through region driven, whole of government, collaborative responses to meeting well researched, current and future industry needs align education, training career migration and employment initiatives to support current and future industry skill requirements and job opportunities meet the challenges of the economy through improved skills, technological knowledge and ICT capability
<p>Ensure land use, service and infrastructure planning and provision stimulate and support industry development</p> <ul style="list-style-type: none"> ensure the physical capital is in place to support business and means the region will need to continue to develop advanced services and infrastructure regional initiatives to support and encourage sustainable farming enterprises need to consider economic, social and environmental factors affecting the vulnerability and resilience of agriculture in the region investment in services and infrastructure that support the development of knowledge, science and technology industries will significantly enhance economic development in the region stronger connections should be built between local business services firms in the region and leader firms in central Melbourne 	<ul style="list-style-type: none"> ensure land use, service and infrastructure planning and provision stimulate and support industry development work with government and service providers to ensure the supply of competitively priced utilities to the region

APPENDIXES

DIRECTION 5 – MAKE IT HAPPEN

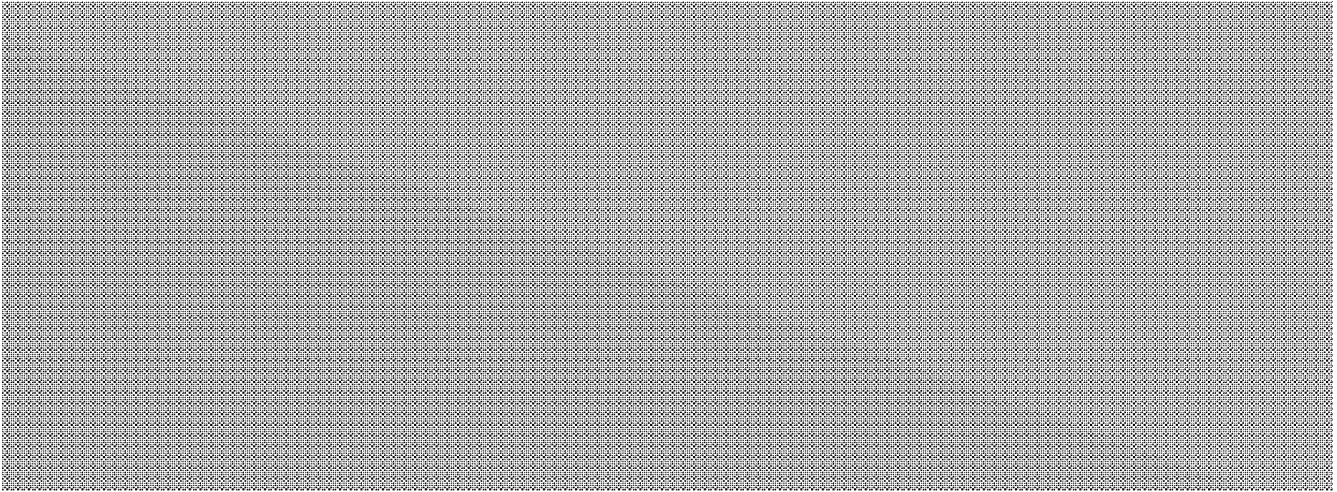
RELEVANT POLICIES AND LAND USE IMPLICATIONS	RELEVANT REGIONAL OBJECTIVES
<p>RELEVANT POLICIES AND LAND USE IMPLICATIONS</p>	<ul style="list-style-type: none"> • establish new and innovative ways to integrate the <i>Geelong Region Plan</i> and activities with the planning and decision making process of key stakeholders • market and promote the region nationally and internationally as a preferred place to live, work, visit and invest
<p>RELEVANT POLICIES AND LAND USE IMPLICATIONS</p>	<ul style="list-style-type: none"> • no growth or land use implications
<p>RELEVANT POLICIES AND LAND USE IMPLICATIONS</p>	<ul style="list-style-type: none"> • no growth or land use implications

APPENDIXES

APPENDIX B
COMPARISON OF ROLE AND FUNCTION DEFINITIONS

MPD DEFINITION (REGIONAL PLAN)	RPD DEFINITION (STATE)
<p>Regional City (100,000+)</p> <p>Geelong Very large, diverse population base. All essential services are connected. Large, diverse employment base and highest order goods and services. All levels of education are catered for. Regional cities are vibrant cultural centres with extensive arts, sports and recreational facilities. High level telecommunications and transportation infrastructure and services including rail, bus, sea and air. Extensive health and wellbeing services include large private and public hospitals and alternative medicine and support services</p>	<p>Provincial Centre</p> <p>Geelong Provincial centres have the highest levels of population and employment outside the Melbourne metropolitan area. All essential utility services are connected. The urban areas encompass several sized activity centres. They offer the highest order goods and services in provincial Victoria and include head offices, regional university campuses, major regional hospitals and extensive medical facilities. They serve extensive networks of hinterland settlements, including outlying commuter and lifestyle dormitories and are important interchange points for road, rail and sometimes air traffic</p>
<p>No equivalent</p>	<p>Regional Centre</p> <p>Warrnambool Regional centres have large, diverse populations and housing and employment bases, with all levels of education. They have access to large hospitals (with emergency departments, acute facilities and ancillary services) and a variety of medical facilities and health services. Most services are focused into a single, large, CBD. All essential utility services are connected. They serve extensive rural hinterlands and act as interchange points for rail, bus and air transport</p>
<p>Regional Centre (10,000+)</p> <p>Torquay, Drysdale/Clifton Springs, Ocean Grove, Lara, Colac, Bannockburn, Leopold Very large, diverse population base. All essential services are connected. High diverse employment base with highest (regional) order of goods and services. Facilities for all levels of education and major transport interchange to rail, bus, sea or air. Access to large hospitals. Community facilities include children's services, senior citizen's centre, community meeting place or hall, branch library, sporting ovals, tennis courts, netball, sports pavilion, children's playgrounds, indoor sports centre, possibly a swimming pool</p>	<p>District Town</p> <p>Torquay, Dysdale/Clifton Springs, Ocean Grove, Lara, Colac District towns have a diverse population base with moderate employment and good access to services, including medical/hospital services and a variety of education facilities, often with a TAFE. All essential utility services are provided. Many provide important subregional service functions to rural hinterlands. In popular tourism areas or closer to metropolitan Melbourne, they may contain visitor accommodation, holiday homes, lifestyle commuting or retirement living, each with its particular service demands. Within the Melbourne peri-urban area (100km radius), a number of these settlements have been growing rapidly in connection with the outward spread of the metropolitan area</p>

Municipal Districts	City Districts
<p>District Town (2,000 – 10,000)</p> <p>Apollo Bay, Barwon Heads, Winchelsea, Queenscliff, Anglesea</p> <p>Diverse population base. All essential services are connected. High access to services including police stations, medical/hospital facilities, educational facilities and a dominant business district with a moderate employment base. Community facilities include children’s services, senior citizen’s centre, community meeting place or hall, sporting ovals, tennis courts, netball and sports pavilion</p>	<p>Town</p> <p>Apollo Bay, Lorne, Anglesea, Barwon Heads, Leopold, Portarlington, Queenscliff, Winchelsea, Bannockburn</p> <p>Towns have diverse population and housing, often with strong employment relationships with larger settlements nearby. All are connected to reticulated water and sewer services. Many provide services functions to a rural hinterland and include a non-24 hour police service, a local government service centre and some level of health and medical services. In popular tourism areas, their role may be more associated with visitor accommodation and holiday homes, with seasonal variation in population and demand for services. Closer to provincial centres and the Melbourne metropolitan area, their role may be more associated with lifestyle commuting or retirement living. Within the Melbourne peri-urban area (100km radius) many of these settlements have been growing rapidly in connection with the outward spread of metropolitan Melbourne or other large urban area</p>
<p>Town (500 – 2000)</p> <p>Aireys Inlet, St Leonards, Indented Heads, Portarlington, Moriac, Inverleigh, Teesdale</p> <p>Likely to have a town centre with a variety of retail services, police station, basic medical facilities, community meeting place or hall and children’s playground. At upper end of population range, sporting oval and tennis courts. Connected to water, electricity and sewerage services</p>	<p>Village</p> <p>Aireys Inlet, Moriac, Teesdale, St Leonards, Indented Heads</p> <p>Villages have moderate population levels. Access to services such as a small primary school and general store with postal facilities may be found in a small retail area. Connection to reticulated water is generally available but not always sewer connections. They may have seasonal population levels. Moderate to high levels of holiday home ownership is likely in settlements closer to metropolitan Melbourne or other large urban area</p>
<p>Village, Hamlet, Rural District</p> <p>Village (200-500) - Skenes Creek, Kennett River, Wye River, Lorne, Breamlea</p> <p>Likely to have a small primary school, a general store with postal facilities and perhaps a motel or caravan park. Connections would include water, electricity and, in some cases, sewerage</p> <p>Hamlet (100 - 200)</p> <p>Larger cluster of houses located in a singular urban zone. No major services. Available connections are electricity and, in some cases, water</p> <p>Rural District (less than 100)</p> <p>A small cluster of houses located in non-urban zones. Electricity is typically the only available utility</p>	<p>Smaller Settlements</p> <p>Settlement with population less than 500</p>



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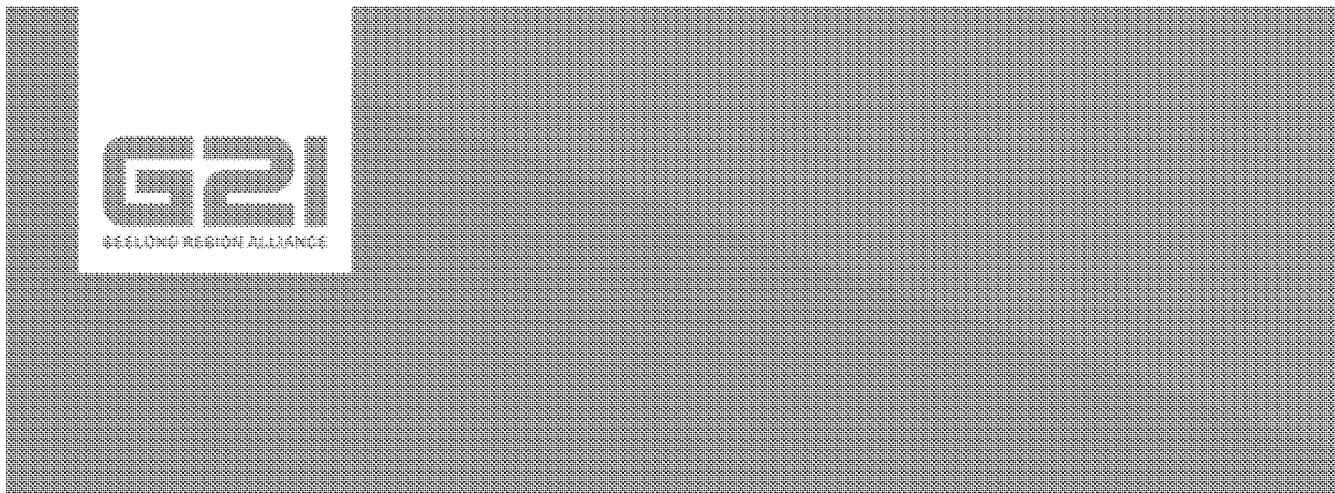


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JULY 2012



Engagement undertaken by
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Report written by
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Project Management Team

Kismet Forward is a Geelong-based consultancy
specialising in the areas of
community engagement, strategy, facilitation, evaluation,
park planning, project management and leadership coaching.

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Executive Summary

An extensive engagement process was used to inform the development of the G21 Regional Growth Plan (the Growth Plan) through 3 stages of consultation. Kismet Forward engagement consultants were appointed to develop an engagement strategy and to inform and assist its rollout. The 3 stages of engagement provided an extensive range of feedback and suggestions which have assisted the Growth Plan's development and refinements.

Stage 1 Engagement

Stage 1 involved 3 Technical Workshops from the 20-22 September with a total of 81 participants. 20% of these participants were from State Government, 17% from local government, 14% from community/interest group representatives, and 30% from business/group representatives. A fourth workshop was held in October with participants from the project partners as well as the mayors, CEOs, Councillors and board chairs. The outputs from the 3 technical workshops were considered and refined into material for engagement with the broader G21 community during Stage 2.

Hopes for the Growth Plan

There were a variety of hopes expressed by the participants including:

- creating a balanced approach
- ensuring good transport links and access across the region
- creating opportunities for education, employment and economic growth along side residential
- considering the issues and impact outside the regional boundaries therefore removing artificial boundaries
- ensuring there are no surprises and that the community (in the broadest sense) is brought along with the Plan.

Principles for Regional Growth

Principles were drafted against each of the 5 directions outlined in the **G21 Geelong Region Plan (2007)**. A refined set of 9 principles were prepared for testing during the Stage 2 Engagement process.

'Givens' and 'Possibilities'

The 'givens' and 'possibilities' for the Growth Plan were tested and several layers of information were identified as missing from the data set. These included high value agricultural land, high landscape values, current infrastructure, buffers around industrial areas, mineral extraction areas, native title, and sea level rise predictions (to name a few). This discussion also raised some questions about the boundary of the region especially on the Melbourne side. The question was raised about whether the G21 region wants a discernible 'gap' between the outer western Melbourne fringe and the region. There were different views garnered (informally) at different workshops about this question.

The 'possibilities' discussion raised ideas such as, transport linkages, opportunities that are not land based, alternate growth fronts, the National Broadband Network and the role it plays into the future for services and the need for finer scaled maps.

'Possible Futures' and Scenarios for Growth

To create scenarios that considered both desirable and undesirable aspects of growth and that were cognisant but not driven purely by current thinking, it was important to

carefully consider the region and the forces for change in the future. A total of 51 'Possible Futures' were developed across 3 workshops and after some prioritisation a total of 16 of these 'possible futures' were developed into defined and mapped scenarios.

These 16 Scenarios were analysed, assessed for duplication and difference, and developed into 5 possible scenarios by the Project Management Team. These were considered at the fourth workshop and refined into 3 scenarios to be tested during Stage 2.

Stage 2 Engagement

This stage involved a series of 6 different engagement streams to enable discussion, dialogue and comment. The content for this stage of engagement came directly from Stage 1 and included growth challenges, draft principles and 3 scenarios for regional growth.

The 6-week engagement period included:

- 5 World Café workshops
- 30 listening posts
- 6 static displays
- online survey
- online forum
- online polls
- feedback forms completed via listening posts, mail, static displays and workshops
- written submissions.

Who Was Engaged

Approximately 246 people contributed to Stage 2, including 76 participants at World Café workshops, 142 people who completed a survey or feedback form, 8 regular contributors to the online forum and at least 20 people who answered online polls.

During this period over 1500 hardcopy brochures and feedback forms were distributed to community members, business representatives and other stakeholders. A further 220 copies were downloaded from the website.

There were 3400 visits to the website, and scores of people visited listening posts and static displays and gathered information without contributing.

The 218 people who attended World Café workshops or responded to the surveys came from a variety of local government areas. 54.1% of participants whose residence location was known, were from City of Greater Geelong, 12.8% were from Surf Coast Shire, 8.3% were from Golden Plains, 7.3% were from Colac Otway Shire and 1.4% were from the Borough of Queenscliff.

The only age and gender related data came from the online survey and feedback forms. 45.7% of the respondents were male, while 45.1% were female. Gender was unknown for 9.2% respondents.

Growth Challenges

440 responses were received to the question "which of these growth challenges is most important to you?" Respondents could make more than one choice. There was a general overall focus on issues related to the "environment" related to sustainability, resilience in the face of change and the "look and feel" of the place.

The four most important challenges to people participating in Stage 2 were

1. *Accommodating population growth without negatively affecting the region* (78 or 17.7% of all responses). This challenge is a clear priority for people from all age groups¹,
2. *Delivering land and services for the identified growth* (13.6% of all responses). 45-60 year olds ranked this challenge as the equal second most important,
3. *Reducing our dependence on cars* (13.2%). This was considered the second most important challenge for people aged 45 years and older, and
4. *Planning and adapting to climate change* (13.0%). This was the second most important challenge for people aged 30-45 years old.

The second most important challenge for people 18-30 years old was '*Educating and building on our skills*'.

Draft Principles for Regional Growth

A total of 91 people commented on the draft principles through the online survey and feedback forms and only 2 people commented through the online forum.

There was general agreement that the principles as a group were necessary, important and desired by people within the G21 region.

There were some differing views expressed about the "Unique and Connected Communities" principle with some people saying that the principle is essential and that we need to do something to achieve greater connections, whilst others believed that people should be left to do it themselves. There was also comment here about providing equitable services – some saying that equity is needed while others believing that equity is not sustainable.

The principle with the most amount of comment and a high level of cynicism was "Balanced, Consistent and Collaborative Approach". This principle attracted many comments and most people wanted this to happen but did not expect that the communities' voices would be heard.

Most Preferred Scenario

Across all of the methods of engaging with people and obtaining their feedback, there was little difference in overall preference between Scenario 1 'Growing in' (41% of contributors) and Scenario 2 'Shared growth' (40% of contributors).

On average, contributors from Surf Coast Shire, Colac Otway Shire and City of Greater Geelong favoured Scenario 1; Borough of Queenscliff contributors preferred both Scenarios 1 and 2, and contributors from Golden Plains Shire preferred Scenario 2.

Least Preferred Scenario

Almost two-thirds of contributors disliked Scenario 3 'Growing out'. A third disliked Scenario 1 'Growing in'.

¹ N.B. The age related figures are only for the data from the online survey and the feedback forms (142 respondents)

Stage 3

This final stage of engagement involved 6 Open Houses, an online forum and online polls. The main focus of this stage was to gather feedback about the draft Growth Plan, including what people liked, what needed improvement and overall satisfaction.

The content for this stage of engagement came from the collation of data and feedback from Stages 1 and 2, presented in the draft Growth Plan.

Who was engaged

134 people contributed to surveys; of these 85 were derived from participation at one of the 6 Open Houses. 7 comments were received in the online forum and 4 people contributed to the online polls.

During the 6-week engagement period, 1500 brochures and 50 draft Growth Plans were distributed to community members, business representatives and other key stakeholders. A further 4529 documents were downloaded by 1404 people from the web. 2743 people visited the website, visiting a total of 6424 times and viewing 11,394 pages.

The 134 people who provided feedback through surveys came from a variety of Local Government Areas. Over half of those contributors were from COGG (56%), 18% were from Surf Coast Shire, 8% were from Colac Otway Shire, 6% from Golden Plains and 5% were from other Victorian LGAs. 57% of contributors were male; 43% were female.

As was the case with Stage 2, the majority of the 134 people who responded (in this case, 67%) of people were aged over 45 years, and nobody aged less than 18 years provided comment.

71% of contributors described themselves as a 'community member', 15% as 'business owner', 8% as member of a local interest group, 7% as 'developer', 3% as 'government employee' and 1% as 'elected official'. More than one sector could be selected for this question.

Meeting the Principles for Regional Growth

45% of contributors thought that the draft Growth Plan meets the principles for growth 'very well' or 'mostly'; only 4% indicated that no correlation had been achieved. 45% of contributors did not answer this question.

Overall Satisfaction

32% of the 134 contributors indicated that they were 'very' or 'mostly' satisfied with the draft Growth Plan, with 14% stating that they were 'somewhat' satisfied. 8% of respondents were not at all satisfied with what had been produced. 46% of people who submitted surveys did not answer this question.

With the exception of City of Greater Geelong, there was no link between residential location and satisfaction level with the draft Growth Plan. In the case of CoGG residents, 28 (62% of those who responded) were largely satisfied with the draft plan.

Community members, business owners, developers and members of local interest groups were all generally satisfied with the plan. Interestingly 3 of the 4 government employees who responded were not happy.

There appeared to be no correlation between age bracket and level of satisfaction with the plan – except for those respondents aged over 60. 82% of people who responded in this age group were generally satisfied.

What people liked about the draft Growth Plan

The main aspects people liked included that it provides certainty to people; that infrastructure is highlighted as essential; the growth is mapped into the right places; the preservation of rural characteristics and unique communities; that it reflects collaboration between state and local government and balances many interests well; and finally that the focus is on infill and not new growth zones.

What could be improved in the draft Growth Plan

The areas for improvement included: greater protection of assets and green fields; more defined and immediate planning for infrastructure; a more diverse and sustainable public transport network; better analysis and targets for sustainability and improved road planning – to name a few.

How this information has been used to inform the development of the Growth Plan

The feedback from Stage 1 and Stage 2 helped develop and refine key issues and challenges for the region and the principles which underpin the Growth Plan. The feedback received from the broader G21 community and key stakeholders during Stage 2 informed the development of the draft Growth Plan. Feedback received on the challenges, principles and scenarios, specifically, the elements, which people liked about each scenario was used to form the framework for growth.

The responses received during stage 3 provided the Project Management Team direction on where further clarity or discussion was required particularly around the Growth Plan's role in addressing environmental challenges and economic development.

Glossary

Collaborate: to partner with the public in each aspect of the project including the development of alternatives and the identification of the preferred solution

Consult: to obtain public feedback on analysis, alternatives and/or decisions

Directions: five broad statements of priority, as set out in The Geelong Region Plan

Driver/Driving force: a powerful effect or influence. For example, drivers of change in the region include communications technology, population shifts and transport needs

Empower: to place final decision-making in the hands of the public

G21 Geelong Region Alliance: is the formal alliance of government, business and community organisations working together to improve the live of people with the G21 region across five municipalities – Greater Geelong, Colac Otway, Surf Coast, Queenscliffe and Golden Plains

Given: a condition that cannot be changed and must be accounted for in the planning process. For example, the presence of floodplains, or an existing growth area

Inform: to provide the public with balanced and objective information to assist them in understanding the problems, alternatives, opportunities and/or solutions associated with this project

Involve: to work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered

LGA: local government area (municipality)

PMT: Project Management Team

Possible future: a statement about what the future might be like if certain conditions prevail. For example, the region might be hotter and drier in the future if the driving forces of lower rainfall and increased average temperatures prevail.

Possibility: an opportunity that can be considered as part of the planning process. For example, a particular rural area might be a possibility for siting future residential growth

Principle – a clear and compelling statement that can be used as a basis for reasoning or decision-making. Principles will be based on the directions set out in the Geelong Region Plan. For example, a principle might be something like... “the G21 region has a resilient environment that can withstand rising temperatures and sea level, and ensures natural resources are available for appreciation by the community”

PSG: Project Steering Group

Growth Plan: G21 Regional Growth Plan

Scenario: a mapped model of the G21 region in the future if certain conditions prevail.

Stakeholder: any interested party in the Regional Growth Plan including decision-makers, businesses, communities, individuals and groups

TRG: Technical Reference Group

Vision: a statement what we aspire to achieve in the future. For example, the vision for the G21 region is... “The Geelong region is Australia’s most desirable destination for living, visiting, working, and investing; it is renowned for its vibrant, cohesive community, exceptional environment and vigorous economy”

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1 Introduction

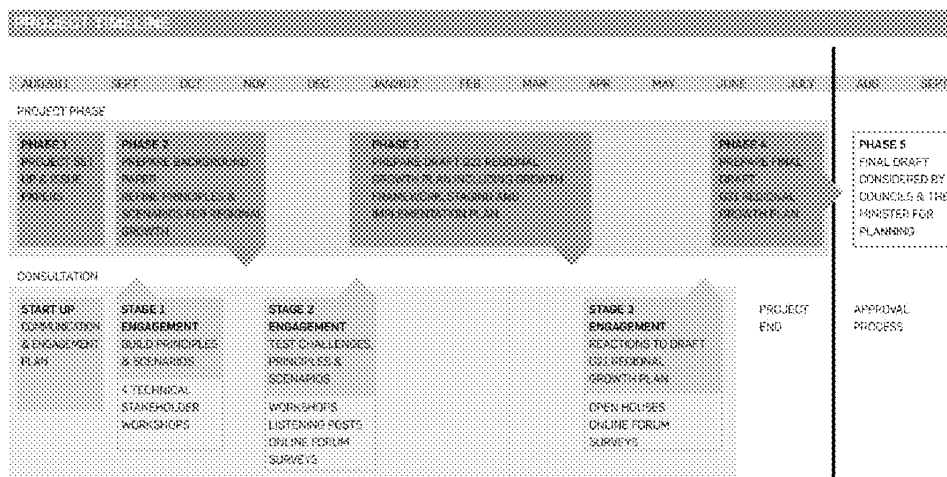
Over recent years, settlement planning in the G21 region has been undertaken by each council through a series of strategies. However, there has been no unifying regional vision linking these strategies or providing for a consistent and holistic approach. Some of these issues have been resolved with reviews of planning schemes, however a regional approach is required to address contemporary urban development and land use issues.

The **G21 Geelong Region Plan ‘A Sustainable Growth Strategy’** defined a new era of collaboration between the five G21 councils, forming a shared vision for the Geelong region as “... *Australia’s most desirable destination for living, visiting, working and investing; it is renowned for its vibrant cohesive community, exceptional physical environment and vigorous economy*”.

The **Geelong Region Plan** paved the way for a regional approach to identifying future growth and land use priorities: the G21 Regional Growth Plan (the Growth Plan). The Growth Plan is a key project for the region, and the first of eight to be developed across Victoria.

Kismet Forward engagement consultants were engaged to develop an engagement strategy and to inform and assist its rollout. Effective stakeholder and broader community engagement was recognised as an essential component of the Growth Plan’s development. The Project Plan was supported by an Engagement Plan which built in 3 key stages of community and stakeholder engagement, shown in the project timeline below. The engagement activities were designed to enable stakeholders and the broader community to be informed and consulted about the project, as well as provide opportunities to be involved in or collaborate in its development.

This report summarises the outcomes of the implementation of the Engagement Plan, describing the range of opportunities made available to the community and project stakeholders to contribute, the key outputs of each stage and how this engagement has informed the development of the final Growth Plan and supporting documents including the Background Report and 6 issue papers.



2 Overview of the Engagement

The Growth Plan presented a significant opportunity for community members and stakeholders to actively contribute to the shaping of their region for the future: where and how growth will be accommodated, and how land use will change as a result.

The project's Engagement Plan proposed a wide range of opportunities for people to participate in this project at a level that is appropriate to their interests: from digesting material that helps them understand the project and the process to be employed, through to active participation in workshops that will help determine the future shape of the region.

3 stages of engagement were deployed over the course of the Growth Plan. An Engagement Roadmap sets out these stages and how they integrate with the process of the Growth Plan development and can be found in Appendix A. A full list of engagement activities and events can be found in Appendix B.

Stage 1 (September-October 2011) involved the Project Management Team working in partnership with a cross-section of stakeholders to consider the area's 'givens', develop principles and propose how they will be implemented, and to suggest a handful of possible scenarios for future growth and land use across the region. This was achieved through 3 technical workshops involving government agencies as well as community, business and developer representatives.

The key questions considered by stakeholders in this stage were:

1. What are the principles that will guide growth across the G21 region?
2. What and where are the opportunities for growth?
3. What are the concerns associated with these opportunities?
4. Are the givens fully captured?
5. How should we implement the principles in the areas that could be used for growth?

A fourth workshop was held to consider and refine the outputs from the 3 technical workshops. Through this process growth challenges were identified, 9 principles and 3 scenarios for regional growth were developed for testing with the broader G21 community.

Stage 2 (November-December 2011) included 5 intensive 'World Café' workshops to test the content developed during Stage 1. The workshops were by open invitation and took place in Winchelsea, Colac, Geelong, Bannockburn and Belmont.

The workshops were complemented across the region by 30 informal listening posts, 6 static displays, and an online discussion forum with a survey and polls.

The three main areas of discussion included:

- Which Challenges for Growth are most important to you?
- What do you like about the principles? How can they be improved?
- Which scenario or combination of scenarios do you most and least prefer? Why?

The feedback received during this this 6-week stage were used to inform the development of the draft Growth Plan.

Stage 3 (April-May 2012) comprised 6 Open Houses in Colac, Torquay, Bannockburn, Geelong, Lara and Queenscliff as well as an online discussion forum, survey and polls. . These events enabled community members and stakeholders to respond to the draft Growth Plan, in particular highlighting any missed opportunities or concerns.

Copies of the draft Growth Plan and summary brochure were available in hard copy form and were downloadable from the project website.

As was the case with Stage 2, Stage 3 included an online discussion forum, survey and polls.

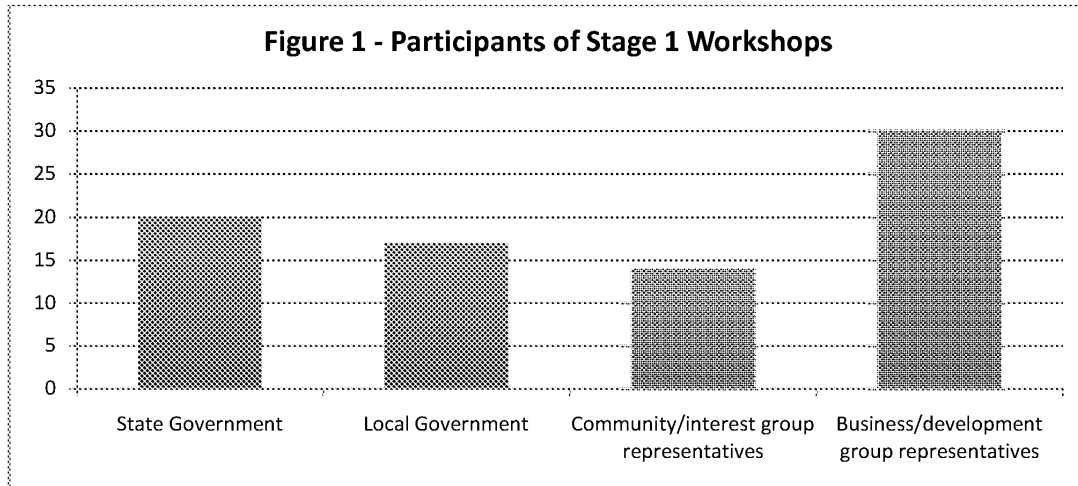
The key question considered during this stage was:

- What are your reactions to the plan? Why?

3 Summary of Results – Stage 1

The Growth Plan’s first stage of engagement involved 3 Technical Workshops during September 2012. A total of 81 people participated across the 3 workshops (not including the Project Management Team). A fourth workshop was held in October with participants from the project partners as well as the Mayors, CEOs, Councillors and Board Chairs. The outputs from the 3 technical workshops was considered and refined into material for engagement with the broader G21 community during Stage 2.

Figure 1 shows the breakdown of representation at the workshops.



3.1 Hopes for the G21 Growth Plan

There was a variety of hopes expressed by Stage 1 participants regarding the Growth Plan. These included:

- creating a balanced approach
- ensuring good transport links and access across the region
- creating opportunities for education, employment and economic growth alongside residential
- considering the issues and impact outside the regional boundaries therefore removing artificial boundaries
- that the community (in the broadest sense) is brought along with development of the Plan.

3.2 Principles for Regional Growth

The G21 Geelong Region Plan outlines five ‘directions’ for the G21 region, as follows:

- Protect and Enhance Our Environment
- Create Sustainable Settlements
- Strengthen our Communities
- Refocus our Economy
- Make it Happen.

Workshop participants were asked to draft principles for these directions in order to provide a basis for future decision making around growth and land use in the region. The results of these discussions are outlined below:

Protect and Enhance Our Environment

Principles

- Provide certainty to protect/enhance natural assets that form the region's identity
- Ensure development minimises hazards/risk and environmental impacts
- Facilitate innovation and adaptability in response to environmental challenges including: energy supply and use, water supply and use, climate change, waste
- Use water and energy effectively
- Maximise opportunities for the region from climate change
- Promote local food security and a self-sustaining region by preserving quality farmland
- Provide efficient transport options
- Preserve and create a variety of open spaces with good pedestrian connectivity
- Lead by example through integrating sustainability into core business and reducing ecological footprint in day to day operations

Create Sustainable Settlements

Principles

- Leverage off and improve existing infrastructure and resources/services: urban consolidation, innovation, efficiencies
- Diversity across the region: housing stock/density/type, affordability, building on the character of settlements: mixed use, employment, land and opportunities, environment buffers, open space
- Community connection: accessibility to key services, education, health, transport, employment, culture, retail, recreation, connections to other regions surrounding us, walkable neighbourhoods
- Sustainability guidelines and plans in place before development and building
- Health and wellbeing and infrastructure connections are embedded (paths etc.)
- Harness existing energy and resources to support settlement (water, sun, soil, plants)
- Understand future communities - demographics, wealth, needs
- Address disadvantage

Strengthen our Communities

Principles

- Integrated rather than segregated communities
- Diverse housing choices & neighbourhoods - Range of housing: provide accessibility to housing for people with different needs
- Life cycle choices
- Employment opportunity with residential development integrated.
- Beautiful spaces: Safe walkable neighbourhoods; distinctive, diverse, attractive spaces create desirable areas and pride - art; focus community identity; active/passive leisure and recreation choices
- Accessible and multiple transport options
- No surprises, transparent - Design in consultation
- Live and work locally: adequate land is set aside to provide local community opportunities for employment
- Understand the needs of the community
- Create spaces and opportunities for communities to prosper: parks, squares, libraries, ICT

Refocus our Economy

Principles

- Build on competitive strengths in all areas of the region: infrastructure, land use opportunities, natural assets, competitive advantage, proximity to Melbourne
- Protect the economic network structure (industry clustering) and synergies
- Facilitate the transition to a smarter/knowledge economy
- 1 in 3 people should have the opportunity to work locally (within 5mins of home)
- Productive agricultural land be identified and maintained and used as buffers between townships
- Mixed uses (residential) of underutilised commercial land and buildings are encouraged
- Create Capacity: Ensure there are sufficient resources such as land, capital, labour, skills, education, infrastructure and communications
- Flexibility and innovation: be open to new opportunities, look for and make new opportunities
- Diverse economy: hospitality, tourism, agriculture, tertiary manufacturing, building skills, building on unique opportunities
- Access: Transport, education and health, communication infrastructure

Make it Happen

Principles

- The Plan is shaped by an inclusive consultation process and reflects community priorities (use collective 'people power')
- The Plan can be easily understood and accessed: Focus on spatial representation; Language – avoid jargon; Communication
- The Plan has an implementation Plan which: Has action and direction orientated recommendations; Assigns responsibilities (is enabling); Is measurable (i.e. sequencing, enables review).
- The Plan will remain current and dynamic
- The Plan has high-level government, community, business and industry support
- Future growth is not at the expense of existing community amenity and diversity, but rather enhances and improves the status quo
- Consistent planning structures are established and maintained - Engender and facilitate change, including consistency in planning schemes
- Collaborative planning for investment throughout the region (e.g. State Government and agencies, Councils and funding bodies)

A consolidation of these ideas led to the creation of 9 principles for regional growth:

- Optimise infrastructure and consolidate
- Diversity, knowledge and innovation
- Unique and connected communities
- Protect, restore and enhance our unique environment
- Food, water and energy security
- Live, work and participate locally
- Build our economy
- Accessible transport choices
- Balanced, consistent and collaborative approach

The principles included the above headings, description and images and were the subject of further discussion during Stage 2. The draft principles developed during stage 1 can be found in Appendix C – Consultation Material

3.3 'Givens' and 'Possibilities'

The 'givens' and 'possibilities' session was conducted using a series of PowerPoint slides and maps to describe current no-go areas for growth planning. These 'givens' were tested with the participants. Several layers of information were identified as missing from the data set, such as:

- high value agricultural land
- high landscape values
- current infrastructure
- buffers around industrial areas
- mineral extraction areas
- native title
- sea level rise predictions.

This discussion also raised some questions about the boundary of the region, especially on the Melbourne side. The question was raised about whether the G21 region wants a discernible 'gap' between the outer western Melbourne fringe and the G21 region. There were different views gathered (informally) at different workshops about this question.

The 'possibilities' discussion raised a number of ideas such as, transport linkages, opportunities that are not land based, alternate growth fronts, the National Broadband Network and the role it plays into the future for services, and the need for finer scaled maps.

3.4 'Possible Futures' and Scenarios for Growth

To create scenarios that considered both desirable and undesirable aspects of growth, it was important to carefully consider the region and the forces for change in the future. This process ensured participants would 'think the unthinkable' and therefore consider a wider breadth of scenarios. From considering a broad range of change forces participants to choose the two pairs of the most influential forces for change in the G21 region going forward to 2050. A total of 51 'Possible Futures' were developed across first 3 workshops and after some prioritisation a total of 16 of these 'possible futures' were developed into defined and mapped scenarios.

The following table briefly outlines the 16 scenarios developed across the 3 workshops:

Scenario Name	Forces for Change
Growth is Good	Diverse Employment Services & Increased Growth
Under Pressure or Consolidation	More People & Stable Weather
Young Sardines	Younger Population & Increased demand for Public Transport
Boom Time	Population Growth & Diverse Economy
Wheelchair Squeeze	Aging Population & Increased Demand for Public Transport
More Wealth More Time	Increased encouragement of Investment & High Rate of Population Increase
The Future	More Wealth & More People
Geelong Centric	Geelong Remains a Regional Centre & Investment Incentives
The Baby Bonus	Increased Birth Rates & Stable Economy
Good Times	Affordable Land & Economic Growth
Getting Real	Population Growth & Environmental Protection

Pioneers	High Migration & Lower Land Prices
Colac	Investment in Hard and Soft Infrastructure & Population Stagnation
Keith Urban	Economic Restructure & Population Growth Inland
Geelong	Investment in Hard and Soft Infrastructure & Population Growth
Not Drowning, Waving	Economy Restructure & Population Growth in Coastal Locations

These 16 Scenarios were analysed, assessed for duplication and difference, and developed into 5 possible scenarios by the Project Management Team. The 5 scenarios were considered at the fourth workshop and refined into 3 scenarios. These were the subject of broad community consultation during Stage 2. The 3 scenarios included:

- Scenario 1 - Growing In
- Scenario 2 - Shared Growth
- Scenario 3 - Growing Out

4 Summary of Results - Stage 2



Figure 2 – Community members discuss the draft principles at the Aireys Inlet Listening Post.

There were a total of seven input streams through which people could provide their views on the challenges, principles and scenarios during Stage 2. These avenues included:

- World Café workshops
- Online Survey
- Feedback Forms at Listening Posts
- Feedback Forms via Mail (collected through Static Displays, Listening Posts or workshops)
- Online Forum
- Online Polls
- Written Submissions

The consolidated data across all of the input streams is outlined below.

4.1 Demographics and Reach

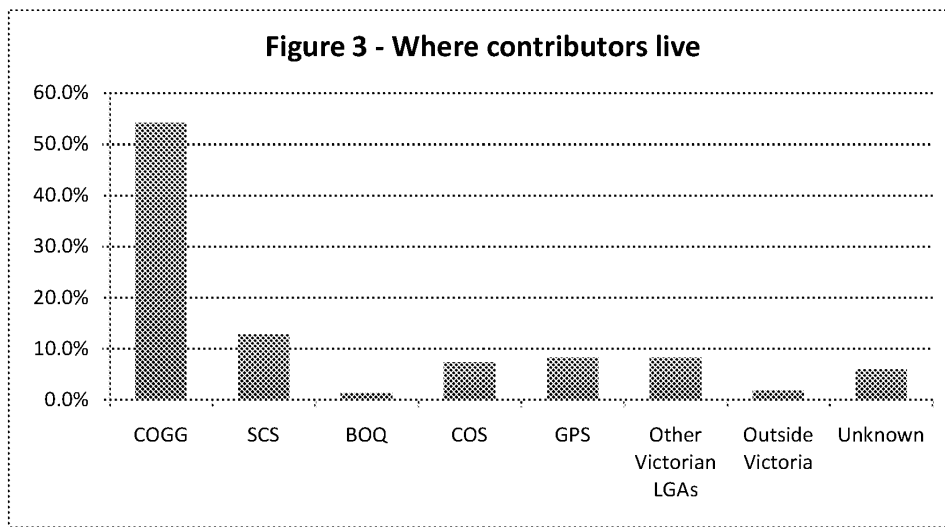
Approximately 246 people were involved in Stage 2². They participated in the following ways:

Participation at the World Café workshops	76 participants
People completing feedback forms via online, mail or at a listening post or World Café	142 submissions
Responses to the online polls	Minimum 20
Participants in the online forum	8
Number of people who visited the website	1,263
Number of overall site visits by those people	3,501

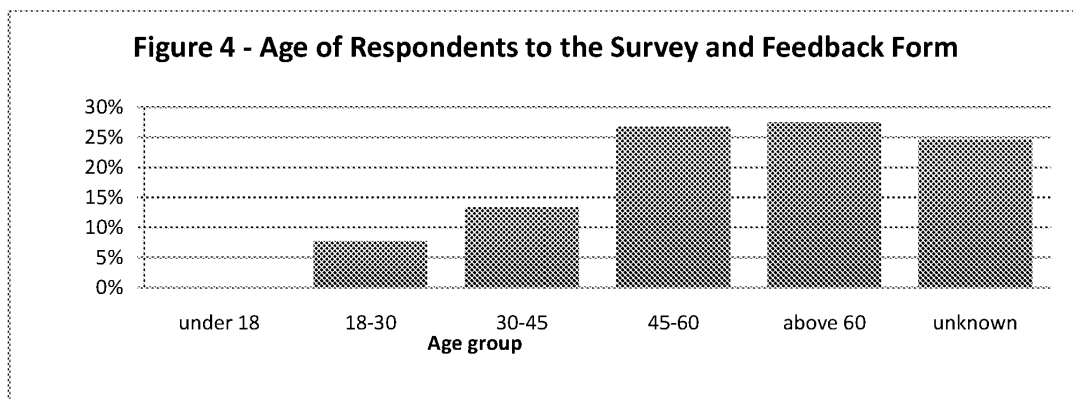
² The Online Polling process was designed to be a quick and simple way of providing feedback and therefore people were not asked to provide identifiers. This means the total number of people who participated in the online polls can only be estimated from the total responses and the number of poll questions. There are assumptions that those who answered polls had not contributed elsewhere (this assumption was consistent across all input avenues), and that they answered all polls (this gives us the minimum number of polling participants).

Number of overall pages viewed during those site visits	8,181
Number of written submissions	14
Summary brochures distributed	1500 hardcopy, 320 downloaded from the project website

The 218 people who participated in the World Café workshops or who responded to the surveys (online and hardcopy feedback forms) came from a variety of Local Government Areas as shown in Figure 3. 54.1% of participants were from City of Greater Geelong, 12.8% were from Surf Coast Shire and 8.3% were from Golden Plains Shire and Other Victorian LGAs.



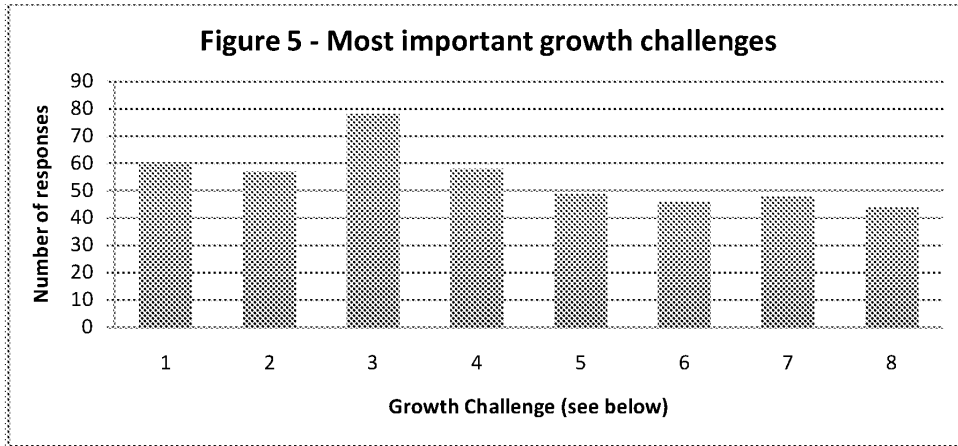
The only age and gender related data was available for respondents of the online survey and feedback forms. The breakdown of the total of 142 participants into the age brackets is shown in Figure 4 below.



The gender breakdown of the survey participants was 45.7% (or 65) of the respondents were male, while 45.1% (or 64) were female. Gender was unknown for an additional 9.2% (13) respondents.

4.2 Growth Challenges

440 responses were received to the question “which of these growth challenges is most important to you?” Respondents could make more than one choice. Figure 5 show the growth challenges that were ‘most important’ across all responses in Stage 2.



#	Growth Challenge
1	Delivering land and services for the identified growth
2	Planning and adapting to climate change
3	Accommodating the population growth without negatively affecting the region
4	Reducing our dependence on cars
5	Educating and building our skills
6	Providing a variety of housing choices
7	Managing land use conflicts
8	Managing the expectations of the G21 community

The four most important challenges were

- accommodating population growth without negatively affecting the region (78 or 17.7% of all responses)
- delivering land and services for the identified growth (60 or 13.6% of all responses)
- reducing our dependence on cars (58 or 13.2%)
- planning and adapting to climate change (57 or 13.0%).

For all age groups (of those people who responded to online surveys or feedback forms) the most important challenge was “Accommodating the population growth without negatively affecting the region”.

4.3 Draft Principles for Regional Growth

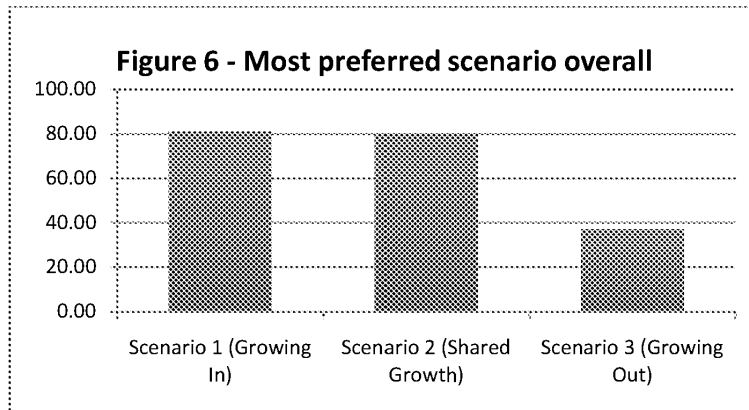
Participants in Stage 2 commented on the draft principles for regional growth. 91 people commented on the draft principles through the online survey and feedback forms and 2 people commented through the online forum.

The following table summarises the feedback.

Principle	Summarised Feedback
1. Optimise infrastructure & consolidate	There was general agreement that this principle should be the first priority and that it fits well with scenario 1. Many comments about transport options including rail, road and ferry. This principle was seen as important to precede the actual growth.
2. Diversity, knowledge and innovation	Comments such as the fact that this principle had not been given enough focus historically and that it's the key to resilience, vitality, growth and the future. Need to define diversity and build on the regions multiculturalism.
3. Unique & connected communities	Differing views were expressed, with some people saying let people create their own communities, others saying we need to do something to create these connections. Some wanted the equitable access while others said that this is not sustainable. Strong support for creating community spaces, increasing walk-ability and bike paths, ensuring green spaces.
4. Protect, restore & enhance our unique environment	All comments associated with this principle were in agreement with it. There was a general thought that current performance against this principle in the region is low and that it doesn't appear to be a priority when planning.
5. Food, water & energy security	Overall a strong sentiment that we need to keep our arable land productive and not build houses on it. We also need to ensure our farming practices are sustainable and have services to facilitate their business.
6. Live, work & participate locally	Strong support for living, working and playing locally. Jobs in rural and regional areas were greatly supported, alongside transport connections. A link here with vibrant & sustainable communities.
7. Build our economy	There was general agreement that this was essential for the region and enabled many other things to happen as a result. However there was also general concern that it was done in a "smart" fashion - i.e. capitalising on opportunities as they arise, undertaking this growth in an environmentally sensitive manner, and diversifying to ensure a good mix.
8. Accessible transport choices	There was general consensus that this was absolutely necessary, importantly before further growth occurs. Many comments were quite specific about some aspect of transport around the region.
9. Balanced, consistent & collaborative approach	Even though the people who responded wanted this to happen there was a lot of cynicism that genuine collaboration with community members would happen or that it was realistically achievable. There was a lot of concern that agreements were already being made and that businesses (namely developers) were supported by government and have undue influence. There was a strong sense that local people felt powerless.

4.4 Most Preferred Scenario

Figure 6 shows that, across all of the methods of engaging with people and obtaining their feedback, there was little difference in overall preference between Scenario 1 (41% of contributors) and Scenario 2 (40% of contributors).



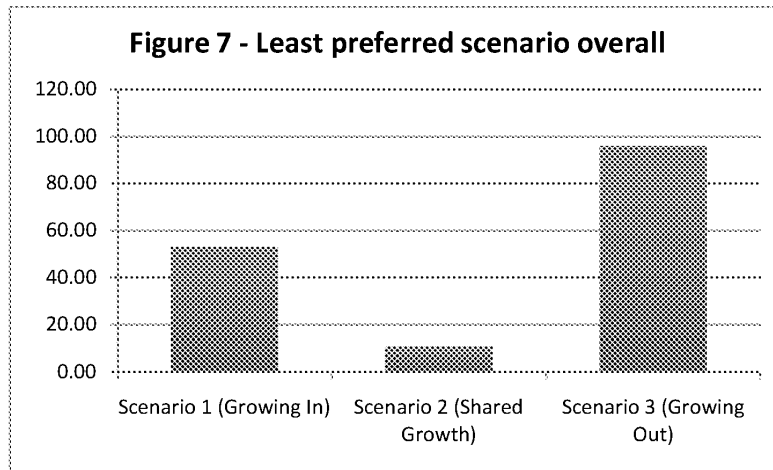
When contributors were asked why they preferred each scenario, common themes were:

	Key reasons for preferring this Scenario
Scenario 1 (Growing In)	<ul style="list-style-type: none"> ▪ Will revitalise key urban areas (especially Geelong CBD) ▪ Smallest carbon footprint ▪ Least impact on productive land ▪ Least impact on environment/ biodiversity ▪ Most efficient use of existing infrastructure ▪ Urban areas have plenty of underutilised land ▪ Less need for cars
Scenario 2 (Shared Growth)	<ul style="list-style-type: none"> ▪ Shares the benefits of growth, will increase the viability of small towns ▪ Provides choice, diversity and affordability ▪ Protects farming land ▪ Smaller footprint than Scenario 3 ▪ Will create community hubs ▪ Growth targeted along key transport routes ▪ Most realistic and achievable ▪ Not Geelong biased
Scenario 3 (Growing Out)	<ul style="list-style-type: none"> ▪ Provides choice, diversity and affordability ▪ Shares the benefits of growth ▪ Less crowded, noisy, polluted (and therefore less social and health impacts) ▪ Provides opportunities for people to live and work locally ▪ Will preserve character of rural and coastal towns

People residing in Surf Coast Shire and Colac Otway Shire declared a clear preference for Scenario 1, as did those residing in City of Greater Geelong (although somewhat less emphatically). People residing in the Borough of Queenscliff were split in their preferences for Scenarios 1 and 2. People residing in Golden Plains Shire, along with those from outside the region, preferred Scenario 2.

4.5 Least Preferred Scenario

As the Figure 7 shows, almost two-thirds of contributors across all of the engagement methods most disliked Scenario 3. A third disliked Scenario 1.



When contributors were asked why they disliked various scenarios, common themes were:

Key reasons for disliking this Scenario	
Scenario 1 (Growing In)	<ul style="list-style-type: none"> ▪ Too Geelong-centric ▪ Lack of diversity ▪ Too cramped. Too much like Melbourne – keep character of Geelong as is ▪ Children need space to play. ▪ High density brings social problems, decreases amenity, changes town character, privacy issues
Scenario 2 (Shared Growth)	<ul style="list-style-type: none"> ▪ This scenario is a muddled compromise ▪ Small towns need to grow to be viable ▪ Maintain productive land around Colac and Winchelsea, which have most stable and reliable rainfall ▪ Infrastructure costs would be spread too wide rather than centralised with the benefits of quality hospitals, schools etc. in the higher density hubs ▪ Employment growth opportunities too widespread
Scenario 3 (Growing Out)	<ul style="list-style-type: none"> ▪ Inefficient use of resources and existing infrastructure, costly for new ▪ Increases car dependency ▪ Loss of productive land, impacts on food security ▪ Loss of community connectivity ▪ Central Geelong will be less vibrant ▪ Threatens coastal and rural communities ▪ Services and jobs need to be accessible, surrounded by growth nodes. ▪ Compromises the environment, waterways, coast and biodiversity. Larger carbon footprint. Keep green spaces/belts.

4.6 Written submissions

15 written submissions were received during stage 2. The submissions have been summarised and included in Appendix D. The key themes raised in the submissions include:

- specified a preference for scenario 2 and 3
- identification of areas and associated benefits of potential greenfield development particularly within Geelong and Torquay and included a location for a private school
- questioned the lot supply figures presented as planned growth
- importance of the coast and the impact of development on the environment.

4.7 How the feedback informed the development of the draft Growth Plan

The feedback received from the broader G21 community and key stakeholders during Stage 2 informed the development of the draft Growth Plan. This is documented in the **G21 Regional Growth Plan – Background Report** and the Growth Plan and summarised below.

The feedback from Stage 1 and Stage 2 helped develop and refine key issues and challenges for the region and the principles which underpin the Growth Plan. The responses helped improve or identify where more information was required, such as, what does infill actually look like, what do we mean by higher density.

The responses suggested that there was general agreement that the challenges and principles identified, as a group, were necessary, important and desired by people with the G21 region. The principles were refined to respond to comments with two main changes made and include:

- Principle 3 – ‘Provide access to services and facilities consistent with settlement role and function’
- Principle 7 – inclusion of ‘tourism and agricultural land resources’ as competitive strengths.

The feedback received on the challenges, principles and scenarios, specifically, the elements which people liked about each of the scenarios was used to form the Framework for Growth. The framework is located on page 26, of the Growth Plan. A shared growth approach was taken, providing a mix of infill development and targeted new growth developed across the region. Based on the feedback, the framework ensured that our natural and aesthetic assets and lifestyle character, which makes the region attractive to residents, workers and visitors, are maintained and enhanced.

5 Summary of Results - Stage 3

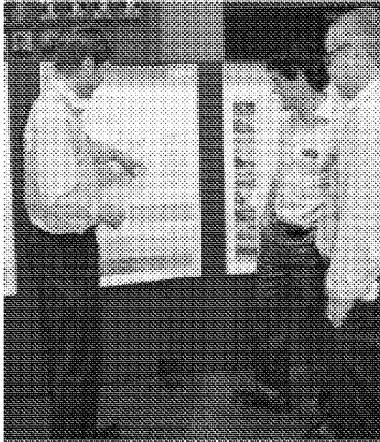


Figure 8 – Growth Plan Project Manager Tim Hellsten explains aspects of the draft Growth Plan with stakeholders at the Queenscliff Open House.

5.1 Demographics and Reach

People participated in Stage 3 in the following ways:

People submitting surveys via open houses, mail or online	134 submissions
Attendances at Open House events (<i>the majority of these are included in the above figure</i>)	112 participants
Responses to the online polls	4
Comments in the online forum	7
Number of people who visited the website	2743
Number of overall site visits by those people	6424
Number of overall pages viewed during those site visits	11,394
Number of written submissions	54
Summary brochures distributed	1500 hardcopy, 1240 downloaded
Draft Growth Plans distributed	50 hardcopies, 1089 downloaded from the web

The online forum was described at each of the face-to-face events held during Stage 3, as well as through newspaper advertisements, direct emails to people who registered during Stage 2, and G21 communications via media such as LinkedIn, Twitter, G21 e-news and direct emails via its 9000-strong database. These media all directed people toward the website and encouraged them to comment online or fill in a survey.

However, the majority of people chose to contribute via the online survey or written submission. Discussions in the online forum were limited and any comments have been included below. A significant number of people entered the website to download documents (1404 people or 51.1% of those online) and/or to view web pages (11,394 page views).

The 134 people who provided feedback (through surveys) on the draft Growth Plan during Stage 3 came from a variety of Local Government Areas; Figure 9 shows the mix of areas represented.

Over half of those contributors were from COGG (56%), 18% were from Surf Coast Shire, 8% were from Colac Otway Shire, 6% from Golden Plains and 5% were from other Victorian LGAs. 57% of contributors were male; 43% were female.

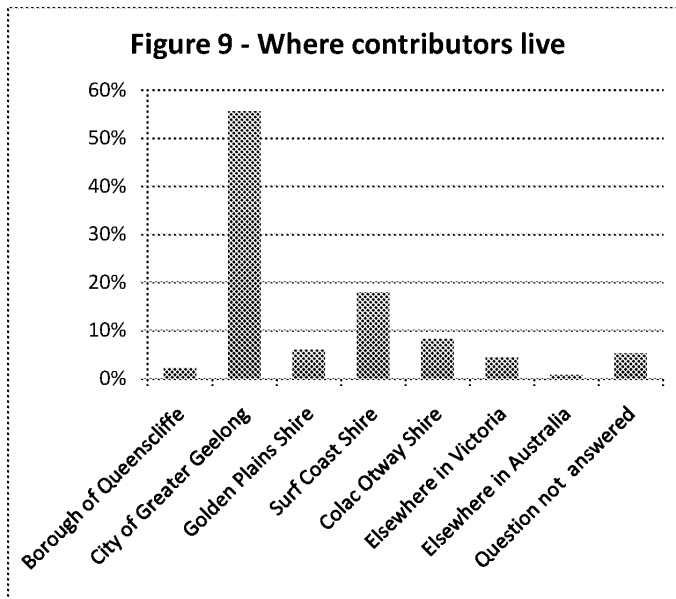
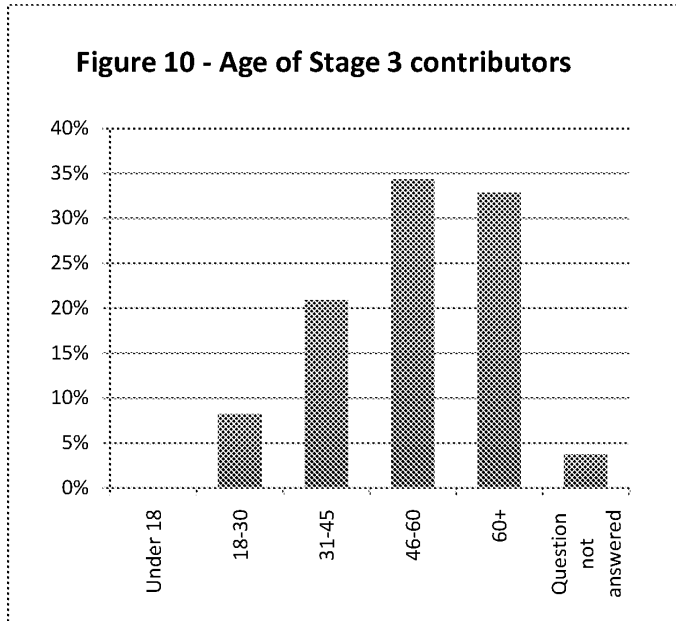


Figure 10 shows the breakdown of contributors' age groups. As was the case with Stage 2, the majority of the 134 people who responded (in this case, 67%) of people were aged over 45 years. Also similar to Stage 2, nobody aged less than 18 years provided comment.

71% of the 134 people who contributed described themselves as 'community member', 15% as 'business owner', 8% as member of a local interest group, 7% as 'developer', 3% as 'government employee' and 1% as 'elected official'. More than one sector could be selected for this question; 14% of contributors did not enter any response.



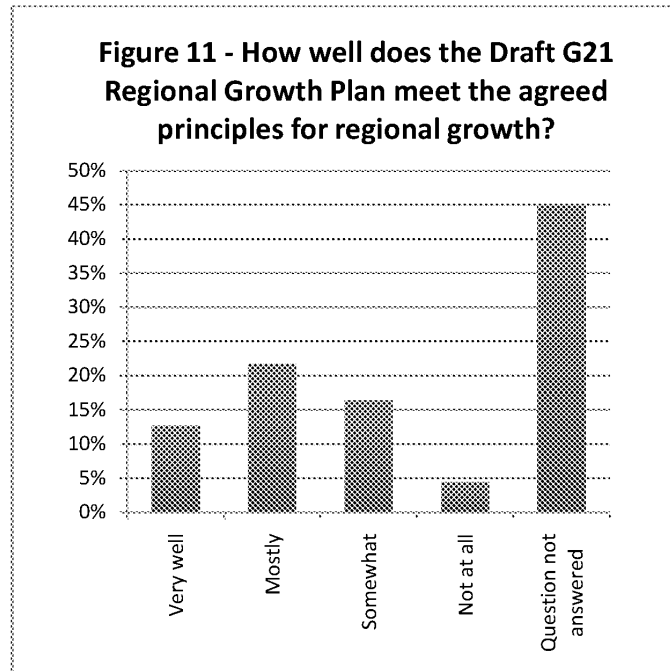
5.2 Reactions to the draft Growth Plan

5.2.1 Meeting the principles

As Figure 11 shows, 45% of contributors did not answer this question.

Of those who did answer, 62% thought that the draft Growth Plan met the principles 'very well' or 'mostly'; only 8% (of those who answered the question) indicated that no correlation had been achieved.

People who responded 'very well' (17 people) appreciated that the draft Growth Plan protected the environment, preserved town boundaries, optimised existing infrastructure, had put forward 'logical' growth areas and had been supported by thorough community consultation. One person added that the cases put forward for each of the principles were easy to read and supported well by background material.



People who thought that the principles had 'mostly' been met (29 people) variously commented that there should have been more specific information provided about natural asset protection, tourism, Indigenous heritage, climate change impacts, alternative energy, food security and water supply. Some wondered whether it would ever be implemented as proposed, particularly regarding provision of infrastructure and factors outside the region's control such as businesses staying in the region to provide employment.

22 contributors thought that principles had 'somewhat' been met, variously commenting that further detail should have been included about planning for communities and infrastructure in a changed climate, a sustainable transport network, reducing reliance on fossil fuels, encouraging more active lifestyles, provision of infrastructure and utilities in regional centres, encouraging higher density in Geelong (especially inner and northern), increasing land for food production, and attracting business to the region.

Some wondered about the likelihood of the principles finding their way through to implementation, particularly in the areas of protection of the environment; landscape character and rural interface areas; and maximisation of social benefits. One person felt that too much emphasis had been placed on road transport rather than extending the rail network to include coastal areas; others questioned why there needed to be population growth at all, particularly along the coast/on the Bellarine. More specific timelines were considered required, as were siting and design guidelines and a study on the transport and connectivity. One person thought that the G21 vision regarding sustainability had not been embraced in this 'safe' document. Another thought that current planning restrictions do not support the agreed principles, particularly regarding the ability to expand farms to increase productivity.

6 respondents thought that the plan had not met the principles for growth. Reasons included favouring of individual interests; lack of direction for a sustainable environment, connected communities and optimisation of infrastructure; social implications of people competing for less resources; the plan is built on the premise that housing will prop up the economy; no detail about how employment will be generated or how transport will become more accessible and connected. Many of these people felt that population growth was not desired for the region.

5.2.2 What people liked about the draft Growth Plan

People responding to the survey were asked what they liked about the draft Growth Plan. Main themes put forward by the 59 people who responded to this question are shown below.

Note that positive statements made by the 46 people who provided 'other comments' via the survey, along with other comments made at the 6 Open Houses and via the online forum are included.

Key Theme – What respondents liked about the draft Growth Plan ...	Brief Description/Main factors mentioned
Growth or management of growth is in right places (10) ³	Limits growth in Torquay/Jan Juc; Torquay growth area to north only; Increases growth in Colac and Winchelsea; like that Barwon Heads not designated for growth; development has been planned - discreet areas of industrial, residential areas; like that Colac and Winchelsea are recognised growth areas; Like the growth in Winchelsea; Good that Spring Ck is not included; Support redevelopment in Moriac; Lara rural living at its best leave the 5 acre blocks alone, let Lara have lifestyle options; diversity of localities is good; impressed with the designated growth areas; respects to variety of communities and settlements already in the region – unique small settlements not threatened; that Birregurra is not a major growth area; no industry between Little River and Lara
Infrastructure provision is essential for growth (10)	Transport needs, strategic investment in infrastructure, sequencing, roads, revitalisation of the port, support heavy rail; provision of better transport systems; reassuring because it is a move away from unhindered growth without good infrastructure/resources; Princes Hwy corridor – increase frequency and timing of trains; purchase Pt Wilson to expand Port activities; Avalon has so much potential for development, need to expand accommodation to support Avalon

³ (x) describes no. of comments made about this theme

Key Theme - What respondents liked about the draft Growth Plan...	Brief Description/Main factors mentioned
Draft Growth Plan provides certainty for people going forward (9)	It gives an indication of where future growth is most likely to occur and therefore some certainty for people in the region; areas for future growth have been made clear; looking at the overall picture and planning for the future; vision reflects what everyone hopes for; Everyone will know where we are heading into the future – in the past it has been obvious that only a 'privy' group of business people and investors have been made aware of where we are heading, and they have been able to take advantage of this situation; good planning foresight; logical approach to long term planning
Retention of rural characteristics (inc farming) and unique communities across the region (for aesthetics, livelihood & food security) (9)	Preserving the rural characteristics of regional centres between Geelong and Melbourne; Greenbelts between Torquay and Geelong and in Lara; preserving town boundaries, keeping/increasing farming land. Glad the draft plan is not just focused on employment and growth at the expense of farming land. Like separate towns; the intention to keep farming alive and expanded
Growth Plan reflects collaboration between state & local governments and balances the interests of all sectors (8)	That the 5 councils have worked together to ensure better planning; incorporates all sectors (business, activists, government) doesn't favour one; consolidates the 5 shires into one plan enabling state government to give greater focus to the region; drawing the interests of all not just one area; glad it is not just focussed on population growth/residential
Infill is necessary (but don't replicate Melbourne) (7)	Infill development in Geelong; that it's not completely about high density – why replicate Melbourne; prefer infill rather than sprawl; build the capacity of inner and northern suburbs for economic and residential development; brownfield development is vital to N Geelong revitalisation; Need consolidation to prevent urban sprawl (very important); higher density housing; revitalise city centre especially Moorabool and Ryrie Streets
Draft Growth Plan is easy to read and understand (4)	Clear and easy to understand; all of the main points have been covered, it is easy to follow; well explained
Protection of the environment (4)	Protection of natural assets, building new linkages between them
Broad opportunities for employment across the region (2)	Business/employment precincts in Waurn Ponds; focus on jobs diversity; glad it is not focused on population growth and employment

<p>General positive comments (7)</p>	<p>The economic development strategy was outstanding – the ‘open for business’ approach allows investors and business leaders to prick their ears up and at least consider options. Agree that towns such as Moriac with low density residential lifestyle options will experience modest growth. Identification of critical projects and future studies, like the 8th principle. If we are growing this is all good. Transport options on the right track, like that it covers the entire region in one plan, will help to attract investment.</p>
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General comments about the Growth Plan process:

<p>Appreciation of the opportunity to contribute and that this input is reflected in the draft plan (13)</p>	<p>The opportunity to have my opinion taken into consideration. The plan is very reflective of the consultation that has occurred, drawing in the interests of all not one area. Wondering if there will be ongoing opportunity for community input. Appreciate that the project has been so open to public input. Thank you for coming to Lara. Appreciate the OH - it enables people's opinions to be heard and have the plan explained. Helpful to know what is planned for the region. Great to see the process is on time. Compliments to all for the degree of availability for discussion and depth of discussion on some difficult subjects. Very welcome opportunity to talk.</p>
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5.2.3 What people didn't like about the draft Growth Plan

The survey asked respondents to identify ways in which the draft Growth Plan could be improved. Fifty people responded to this question; the main themes suggested for improvement are shown below.

Note that negative statements made by the 46 people who provided ‘other comments’ via the survey, along with other comments made at the 6 Open Houses and via the online forum are included.

Key Theme - What could be improved in the draft Growth Plan	Brief Description of concerns
Need better protection of natural assets and greenfield/buffer areas (20)	Don't use word 'development' next to 'natural assets' – protect and enhance only; greater protection of local environmental assets e.g. You Yangs, Serendip; better recognition of important environmental & tourism potential; brown and grey field development should be included to protect greenfield resources; Don't like the separation zigzag between Lara and Little River – could it be light industrial? Be clearer about what can happen here; need significant buffer between N Geelong & W Melbourne; Need an appropriate buffer between future growth to the south west of Melbourne and north Geelong but ensure planning legislation enshrines this – otherwise urban sprawl and congestion will result; Town boundaries and open space areas must be retained; higher density living is imperative to protect green belts/agricultural land; protect significant new corridors around bypass and don't let it be totally built out (Geelong Ring Road); Stop promoting region as coastal centric – provide greater recognition of other environmental and tourism assets; protect significant views, wetlands, grasslands; provide wildlife corridor between You Yangs and Serendip; Need specific guidelines for buffer zones; could include principles/guidelines for urban/rural interface; need zoning and dialogue
Improve planning for road infrastructure (12)	Anglesea roundabout – first stopping point now that that the ring road goes through; better roads, better access needed from Ocean Grove towards Bellarine Hwy; more focus on future demands re road access (inc to Melb); vehicle bypassing of Geelong may need to be 3 lanes when Armstrong Creek fully developed; bypass Colac required; locations for truck stops; possible congestion on ring road/Princes Hwy; Bacchus Marsh Rd Missing; retain Ring Road vista
Need more diverse and sustainable public transport options (10)	Incorporate more emphasis on sustainable transport, prioritising walking, cycling and public transport; specifically integrating and implementing an on-road Principal Bicycle Network into the planning scheme; Preserve a corridor that would allow rail transport to Torquay; More focus on public transport demands for the future; tramway from the peninsula across to Fyansford and Lara to Torquay; Last box (pg 52) re: increase capacity of rail is ambiguous. Is this about getting people off the train at Lara and then onto buses to go elsewhere? Portarlington Safe Harbour; more frequent trips on public transport; trains not useful for those working in outer Melb suburbs; Link up of bike trails around Forrest/Birregurra/Colac and Beech trail

Key Theme - What could be improved in the draft Growth Plan	Brief Description of concerns
Essential infrastructure and services need to be planned now (10)	Make infrastructure improvements a priority; need to plan now for the infrastructure to support the planned growth; have the infrastructure in place before increasing growth eg. public transport, better roads, better facilities (water/farming/energy); more detail on the services that are going to be provided eg. shopping, child care, health etc.; put infrastructure in the growth areas; need to provide infrastructure to support the growing population – trains are already standing room, the road is bottlenecked and water is unavailable in drought years; support new health services in the region (eg. Epworth hospital); need more health services for the population; need more parking around railway stations to encourage use; infrastructure provision needs to be fair and equitable across region – smaller rural settlements and those targeted for ‘modest growth’ can’t miss out; Sustainable transport options should not be a ‘ball on’ after thoughts as it has been in our region – we must acknowledge the significant problems that currently exist and plan to address them
Improve maps (9)	Improved maps showing regions that surround the G21 and their influence; the brochure should show the identified areas in more detail – larger diagrams – too hard to read; keys not correct on some maps and confusing; better colour differentiation on maps, Bacchus Marsh Rd Missing; colours on maps makes it hard to interpret on computers; Little River needs to be shown; map is misleading the scale makes the settlement break look huge
Need better analysis and targets re sustainability, carbon emissions, climate change, water security (8)	Set some sustainability targets – currently G21 only responds to growth – there is no imperial evidence which shows whether our region can support a growing population from a community, environmental, cultural and economic perspective. No analysis on how this plan will support carbon emission reduction targets, scrap Growth Plan and take note of environmental indicators which are telling us that we are consuming the planet’s resources faster than it can be sustained. no explanation as to how the growth/infrastructure will be sustainable (e.g. policies re use of materials, opportunities for sustainable businesses); no mention of climate change impacts; What about water resources?
Align growth areas with existing infrastructure (5)	New developments where there is little or no infrastructure needs to be stopped; question Bellarine Peninsula towns (eg Drysdale, Clifton Springs) being identified for growth – currently not enough infrastructure to support summer peaks; Geelong should be larger; use what is already zoned to create new employment precincts eg. don’t need to rezone new areas for intermodal use area around Avalon

Key Theme - What could be improved in the draft Growth Plan	Brief Description of concerns
Plan for emerging agricultural practices (4)	Include sections where intensive agriculture might go – where future investment will identify those developments; encourage intensive agriculture in Thompson Valley; local produce is vital, farmers markets/ organic farming should be encouraged (is a growth market); need to enable more than one house on farming land to redress rural township decline, need opportunity to expand farms to increase productivity
Need commitment from state and federal decision makers (4)	Have the state government as a stakeholder and pin them down; continue to lobby the state and federal governments; Hard to get political commitment (\$) to implement, can't leave it to the market – would be just greenfield sprawl. Sceptical given government's preference for Melbourne docks over Corio Bay for on & offloading cars, and their desire to 'balance the budget', plan needs financial commitment.
Need to see the action (4)	Concerned that things won't happen, it's all good to plan but need action; actions are light on; need the next stage of detail; the principles need to be practiced; still many unknowns
Want more emphasis on the needs of society (4)	Less on the needs of developers, move it along quicker - urban renewal needs to happen much more quickly – blight on Geelong. Plan needs to provide specific strategies relating to wellbeing and liveability, worried that Colac growth will be only from Corio overflow – how do we attract diversity of people and industries?
Need more detail re employment sources and opportunities (3)	Explain where the growth in employment in Torquay//Jan Juc area is supposed to come from (surf industry contracting not expanding); Loss of manufacturing areas (eg. Ford and Alcoa) and subsequent employment are skimmed over, show where industrial employment areas will be in the future – want to stay working in the area – what sorts of work will there be?
Need more detail about Settlement and Growth Directions (3)	Need to prioritise the Settlement & Growth directions & assign timelines; no detail as to how S&D directions will be implemented; don't understand how Colac Otway Shire can push for development of investigative areas without adequate time being given for infill development. The investigation area in North needs to extend further north, don't like that I can't sell my land.
Need more detail re industrial areas (3)	want to know what is planned for the industrial sector – Growth Plan not specific enough; light industrial should go north of Lara; not enough land for industrial use – or if there is it is not clear – need to ensure sufficient land is set aside
Consider and highlight neighbouring regional issues (2)	How the plan should respond to the peri-urban area land use issues around Melbourne; Show regions that surround the G21 and their influence
Don't assume that population growth is 'Aspirational' (2)	Many in region don't aspire to exponential population growth; There will be paradigm shift due to peak oil, economic upheaval

Key Theme – What could be improved in the draft Growth Plan	Brief Description of concerns
Address environmental impacts of changing land uses (1)	Contaminated land when industries leave (e.g. Ford, Alcoa) needs to be addressed in the planning of new areas
Need to engage people in the future (1)	Challenges section could have included and highlighted the need to develop more community governance models that meaningfully engage a greater diversity of people
Ensure affordable Housing (1)	To have some means of ensuring that a proportion of housing is affordable both as purchase and social housing.
Encourage more connected communities (1)	Connection between communities needs to be better encouraged
Acknowledge traditional owners (1)	Need to acknowledge the traditional owners/country in the plan – leads to missing the story about the environment and cultural tourism
Avoid high density (1)	Against 20/hectare development.

General comments, including those of less strategic detail included:

Key Theme – What could be improved in the draft Growth Plan	Brief Description of concerns
General (15)	Should have done "backcasting" – dream, imagine rather than forecasting; infrastructure in Lara is inadequate, should acquire Point Wilson pier to complement port activities, bypass Melbourne; Lara/Avon area unique – interstate rail, major highway, airport, port, Pt Wilson; COGG needs to be more lenient with parking around the Geelong Hospital – more free parks and long term spaces for visitors and family; parking fines too high; want to cut my Lovely Banks 5 acre block in 2 x 2.5 acres; Areas that are prone to bushfires and flooding should not be developed; statement re role of structure planning could be strengthened to add that the desire to channel growth to the major growth areas, does not preclude consideration of modestly increasing settlement boundaries for smaller townships outside of the major population and employment growth precincts; It needs to be easy for people to develop land; the authorities need to be helpful rather than make it difficult; Food will need to be imported into the region; need more detail about assumptions re confirmed growth and its implications socially, environmentally, economically; expand Geelong Yacht Club marina; eco accommodation near airport; Lara speedway is hardly an appropriate greeting – more needs to be done to smarten up this access to Geelong and remove eye-sores.

Key Theme – What could be improved in the draft Growth Plan	Brief Description of concerns
More detail sought regarding issues around Lara (12)	Want to know what is happening with the intermodal; Updates to be supplied to Lara bodies or direct to Lara residences and businesses of the CBD development of the shopping and services; There should be an intermodal in Lara, supermarket in Lara should be in the west, shopping centre in Lara needed; don't want the land use change imposed on in Lara ; Council needs to better inform the Lara community about local/town planning – don't want it imposed upon us; enforcement of tonnage limits on Lara roads; enforce trucks using Bacchus Marsh Rd no to cut through Lara; Don't like separation between Lara and Little River – is this space free for the intermodal
General comments re document style (2)	The language could be plainer with more examples for people to relate to; needs to be innovative, futuristic, incorporating successes in other areas

Comments relating to the Growth Plan process included:

Key Theme – What could be improved in the draft Growth Plan	Brief Description of concerns
Engagement opportunities were too limited (8)	More people to participate – hard to get community to engage; could have known about it earlier; very limited advertising within the community and one session – not good enough; The process has been rushed and there is no reason why – community consultation not widely communicated and I can only think it is so the community is not aware of the drastic changes with infrastructure – more detail before re: exact locations and timelines; run engagement for youth; need to employ a better tactic for next community consultation stage; present to secondary schools – what this means for them get their input

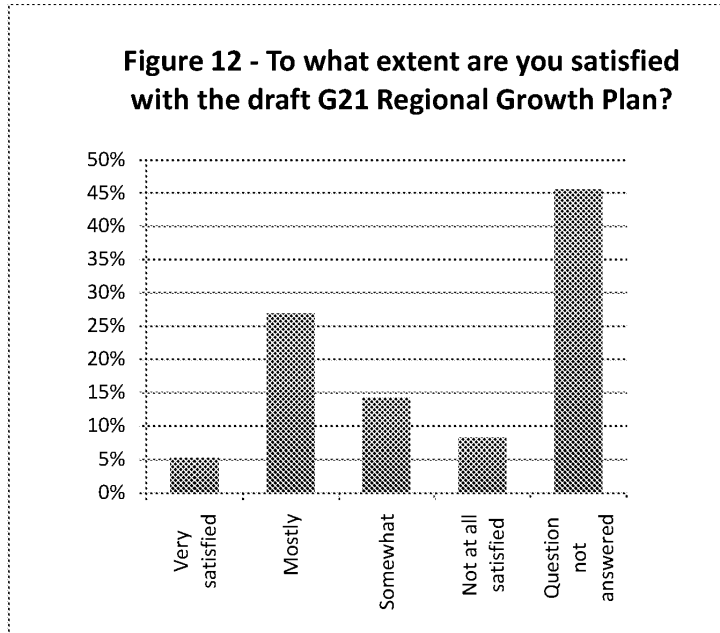
5.2.4 Overall levels of satisfaction

As Figure 12 shows, 46% of people who submitted surveys did not answer this question.

Of those who did respond, 59% (43 people) indicated that they were 'very' or 'mostly' satisfied with the draft Growth Plan, with 19 people stating that they were 'somewhat' satisfied.

11 people were not at all satisfied with what had been produced.

Some analysis has been done as to the level of satisfaction with the draft Growth Plan and various demographic parameters. This is shown in the table below; note that figures shown are absolute numbers given the high number of nil responses to key questions.



Parameter		Very well or mostly satisfied with the draft Growth Plan	Somewhat or not at all satisfied with the draft Growth Plan
Residential location	Borough of Queenscliffe	1	0
	City of Greater Geelong	28	17
	Golden Plains Shire	1	1
	Surf Coast Shire	8	7
	Colac Otway Shire	2	2
	Elsewhere in Victoria	2	2
	Elsewhere in Australia	1	0
Sector represented (more than one response could apply)	Community member	34	16
	Business Owner	8	3
	Developer	6	1
	Government employee	1	3
	Elected official	1	0
	Local Interest Group	6	2
Age (no respondents were less than 18 years)	18-30	2	3
	31-45	6	8
	46-60	14	15
	60+	18	4

This data shows that, with the exception of City of Greater Geelong, there was no link between residential location and satisfaction level with the draft Growth Plan. In the case of CoGG residents, 28 (62% of those who responded) were largely satisfied with the draft plan. Community members, business owners, developers and members of local interest groups were generally satisfied with the plan. Interestingly 3 of the 4 government employees who responded were not happy.

There appeared to be no correlation between age bracket and level of satisfaction with the plan – except for those respondents aged over 60. 82% of people who responded in this age group were generally satisfied.

Finally, 66 people indicated that they would like to be kept informed as planning in the region progresses. Contact details were supplied.

5.2.5 Written submissions

61 written submissions were received during stage 3. The submissions have been summarised and included in Appendix E. The key themes raised in the submissions include:

- Timing, priority and boundaries of Further Investigation Areas
- New growth or Further Investigation Area opportunities
- Less growth – why grow, can we support it
- More growth – more aspirational growth targets, higher rates of growth
- Environment – cultural heritage, land capability, coastal impacts, marine assets
- Infrastructure – specific road projects, sustainable transport, Lethbridge airport
- Economic – protect existing industry, tourism in rural zones

5.3 How the feedback informed the development of the Growth Plan

The responses received during stage 3 provided the Project Management Team direction on where further clarity or discussion was required particularly around the Growth Plan's role in addressing environmental challenges and economic development.

A number of surveys and submissions identified suggested changes to the principles. Given the high level of support for the principles during stage 2 only minor reinforcing changes were made to the principles around affordability, sustainable public transport, marine assets and energy resources.

The context section was revised to include more discussion on the challenges facing the region and the role Geelong as a regional city plays. Further discussion was provided on the role of the Geelong Region Plan in providing direction around challenges in the areas of environment, settlement, land use, community strength and the economy.

Stronger links were made to the background report and issue papers which document how the growth plan has avoided areas with a high level of environmental hazards such as flooding and bushfires as well as our valued natural assets. The assets map was updated to include our coastal and marine assets.

Clarity was provided around the purpose the Growth Plan managing the impacts of population projections as well as the role Further Investigation Areas and settlement breaks. The maps were updated to enable better accessibility.

Additionally a more detailed sequencing plan and implementation section has been included to provide clarity around the next steps for the development within the region and the role this plan will play in managing the growth of the region to 500,000 people and beyond.

6 Conclusion

Stage 3 concluded a rigorous and varied program of activities enabling a broad range of interests to provide input to the development of the Growth Plan. The three stages collectively garnered the contributions of 461 people from general community, businesses and developers, interest groups and stakeholder agencies through a range of online and offline activities. This was in addition to the plethora of agencies and organisations that provided direct input into the plan via Council/Executive Briefings, the Project Team, Technical Reference Groups and the Project Steering Group.

The engagement process also provided information to thousands of others who did not make a submission but who read printed documentation, visited the website and/or took part in face-to-face activities such as listening posts.

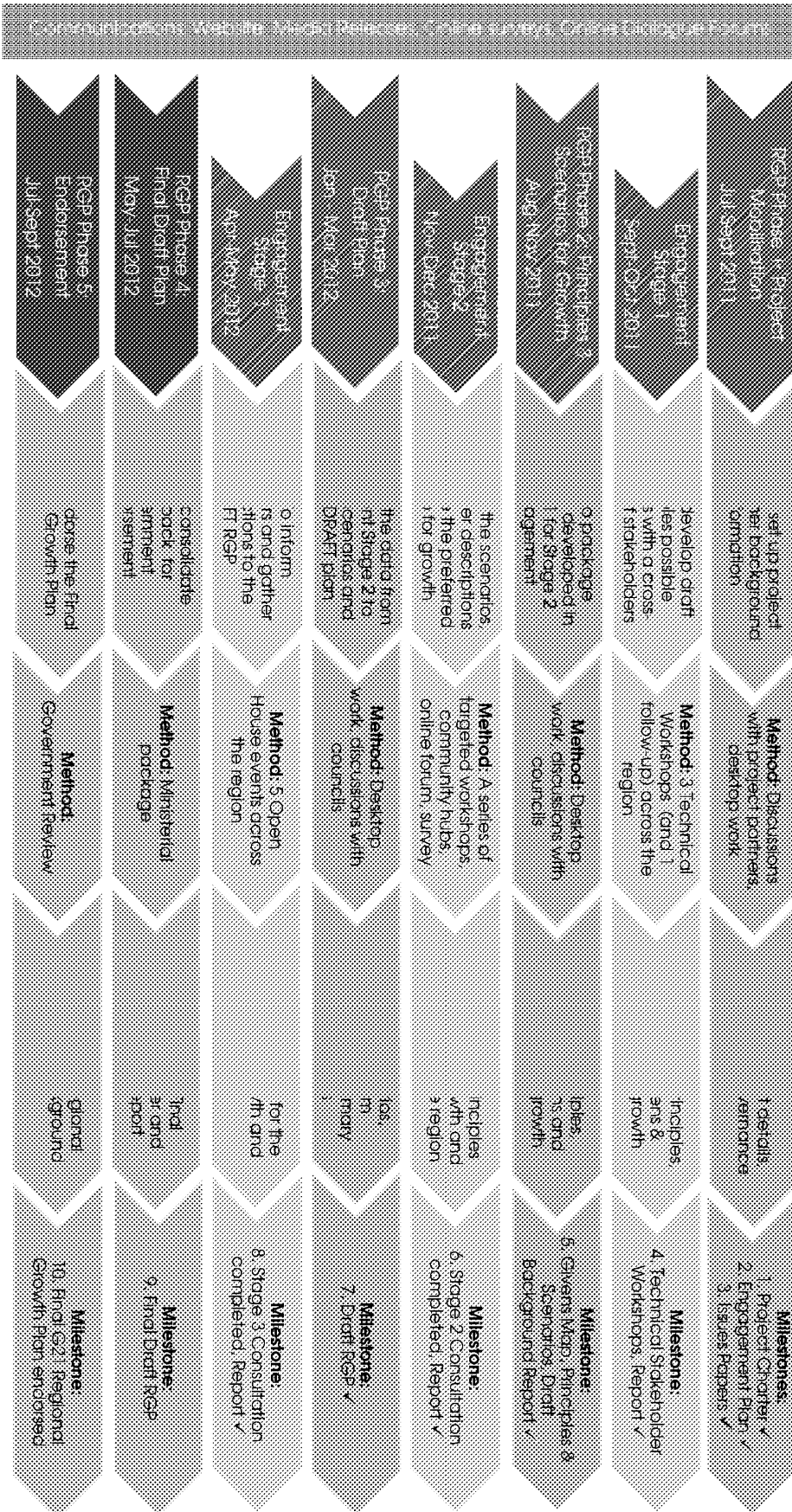
It is hoped that the combined effect of this engagement will be an informed community that will meaningfully take part in future planning processes as the Growth Plan progresses to implementation.

There will be an evaluation report completed of the entire engagement process. This process has already begun as each stage embedded brief evaluation questions. A final review by the Project Management Team, the Engagement Team and Key Stakeholders (through the Technical Reference Group and the Project Steering Group) will take place in late July 2012. With this last evaluation piece a complete review stating what worked and what could be improved will be finalised. This will help inform all the players about how best to engage people in the G21 region and/or when undertaking complex planning processes.



Figure 13 – Growth Plan Project Manager Tim Hellsten talks to community members at the Torquay Open House about the draft Growth Plan.

Appendix A - Engagement Roadmap



Appendix B – Summary of Engagement Events

Engagement Stage	Event	Dates and Locations	
1	Technical Workshops	20/9/2011	Geelong
		21/9/2011	Geelong
		22/9/2011	Colac
		02/10/2011	Closing the loop - Geelong
2	World Cafe workshops	8/11/2011	Winchelsea
		9/11/2011	Colac
		12/11/2011	Geelong
		15/11/2011	Bannockburn
		16/11/2011	Belmont
	Static Displays for the 6 week engagement period	Geelong City Hall	
		Geelong Myers Street	
		Lara	
		Colac	
	Listening Posts	Torquay	
		Bannockburn	
		3/11/2011	Warrnambool
		4/11/2011	Westfield Shopping Centre (Geelong)
		5/11/2011	Bannockburn
		6/11/2011	Geelong Showgrounds (Geelong)
		11/11/2011	Moriac
		11/11/2011	Anglesea
		12/11/2011	Café
		12/11/2011	Lorne
		12/11/2011	Torquay
12/11/2011		Winchelsea	
13/11/2011		Winchelsea	
18/11/2011		Colac	
19/11/2011		Geelong (Cancelled due to rain)	
19/11/2011	Birregurra		
19/11/2011	Ferndale		
20/11/2011	Colac		
20/11/2011	Geelong		
24/11/2011	Avonlea		
26/11/2011	Apollo Bay		
2/12/2011	Ocean Grove		
3/12/2011	Inverleigh		
3/12/2011	Barwon Heads		
3/12/2011	Torquay		
3/12/2011	Bannockburn		
8/12/2011	Queenscliff		
8/12/2011	Lara		
10/12/2011	Portarlington		
10/12/2011	Drysdale		
10/12/2011	Leopold		
11/12/2011	Arays Inlet		
13/12/2011	Point Lonsdale		
3	Open House events	19/4/12	Colac
		21/4/12	Torquay
		27/4/12	Bannockburn
		28/4/12	Geelong
		3/5/12	Lara
		9/5/12	Queenscliff

Appendix C – Consultation Materials

Stage 2 consultation materials

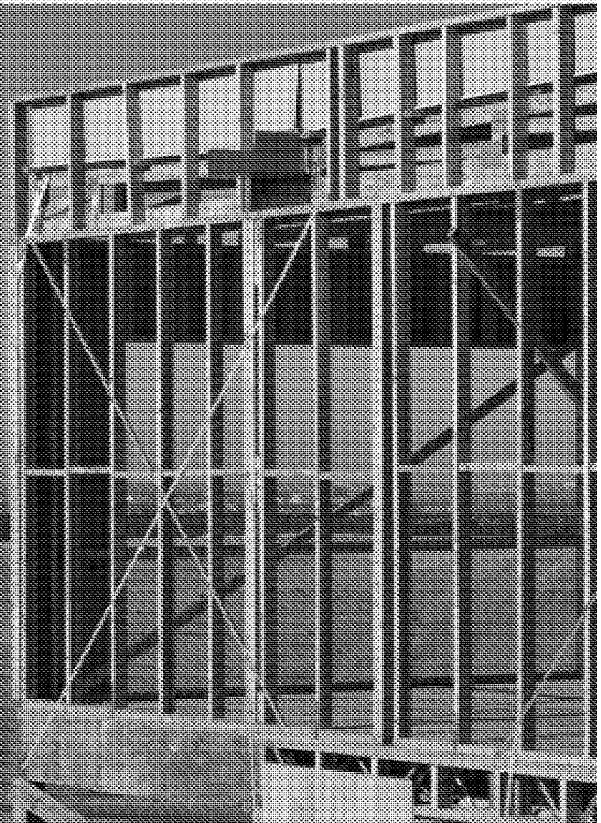
- Summary brochure
- Feedback form
- Displays

Stage 3 consultation materials

- Summary brochure
- Feedback form
- Displays

Shaping Our Region

Managing growth
and land use issues
from now till 2050.



Our region is growing. How do you want it to look?

Why do we need a Regional Growth Plan?

The G21 region is growing. There will be more people living, working and visiting the region over the next 40 years. This growth will build a lively, healthy, sustainable and safe region. Growth will support a stronger and more robust economy and attract a diverse community.

The G21 region has a population of 290,000 which is growing at a yearly rate of 1.7%. The 'G21 Geelong Region Plan – A sustainable growth strategy' (2007) identified a potential growth in population to 500,000 people over the next 40 years. This growth offers many economic and social benefits and also presents pressures that need to be managed.

What will the Regional Growth Plan do?

The Regional Growth Plan (the Plan) for the G21 region will manage its growth and land use pressures. The Plan, covering the time period from now to 2050, will pull together the strategic land use and growth planning already done across the region. It will build on this work on a regional scale and identify where future residential and employment growth will be supported and where it will not. It will contain a high-level implementation plan including sequencing of key infrastructure and services.

Who is involved in developing the Regional Growth Plan?

The Plan is a joint project between the five G21 councils (Colac Otway, Golden Plains, Surf Coast, Queenscliffe and Greater Geelong) and state government. This is a key project for the region and will draw significantly from the G21 Geelong Region Plan and other local and regional plans and strategies. It will be developed over four phases and incorporates three stages of community engagement.

The first stage of engagement included workshops in late September involving 81 participants from state and local government as well as community/interest groups and business/development groups. The second stage involves obtaining feedback from the broader community. The third stage will occur after the draft Regional Growth Plan is released.

How you can help shape our region?

Feedback from the broader community is crucial if we want a Regional Growth Plan that will reflect the needs of the entire G21 community. Therefore, we need your feedback regarding these three key areas:

- » The challenges facing the region as we grow
- » Draft principles for regional growth
- » Draft scenarios for regional growth

The feedback received during this engagement period will inform the development of the Regional Growth Plan.

g21regionalgrowthplan.com.au

Which challenges are most important to you?

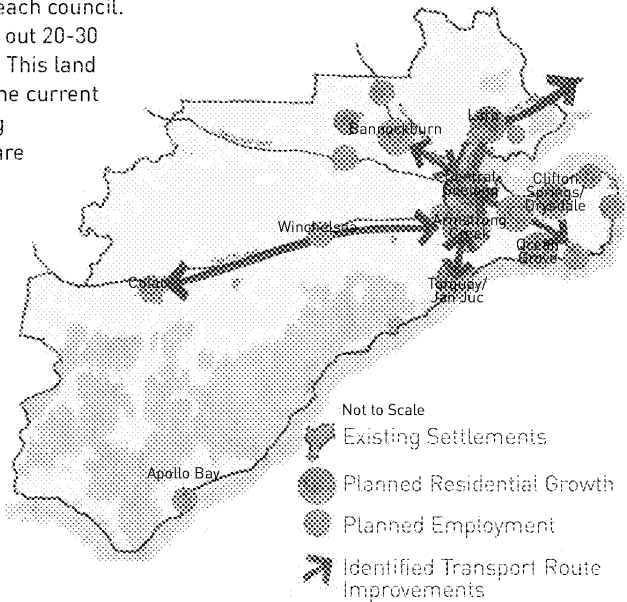
The G21 councils have already planned for an additional 160,000 people in our region

G21 has a regional picture of the growth planning undertaken by each council. Through local planning strategies, the G21 councils have mapped out 20-30 years supply of zoned and strategically identified residential land. This land will allow the region to grow over time to about 450,000 people. The current identified growth areas have been selected through local planning processes that involved extensive community engagement. They are non-negotiable in the development of the Regional Growth Plan. Further work is required to more accurately estimate the likely population that will be housed in these areas.

Based on what councils have already planned for, there is an adequate supply of land in the region for the next 20-30 years. However, while vacant land may either be identified or actually zoned residential it is not always 'development ready'. We will need to identify ways to ensure an adequate supply of land across the region is available to accommodate this growth.

Where will the additional people live within our region?

We also need to plan for how to accommodate a potential regional population of 500,000+ by 2050 and beyond. The following three sections of this publication will seek your input to help plan for these people.



The G21 region faces challenges as it grows

The G21 region faces a variety of challenges as it grows. The Regional Growth Plan will need to consider how to manage these challenges and how to deliver the planned growth. Below are eight identified challenges.

Delivering land and services for the identified growth

The planned growth needs to be managed at a local and regional level. The challenges of delivering the planned growth at a regional scale include to: sequence and fund physical and transport infrastructure and health and education services across multiple growth fronts; ensure employment areas are provided across the region; enhance the regional environmental and economic assets; strengthen the connection to Melbourne and surrounding regions.

Planning and adapting to climate change

Our climate is changing. The region will have warmer temperatures, increased evaporation and humidity and a reduction in rainfall. Our coastal areas will be vulnerable to rising sea levels and storm surge. Our farming land may become more productive and important for food security.

Accommodating the population growth without negatively affecting our region

There will be more people living, working and visiting the region over the next 40 years. Maintaining the region's liveability and protecting our unique natural and farming assets as we grow is a challenge. The region's population is growing and aging, requiring more services and supporting infrastructure.

Reducing our dependence on cars

Our region is dependent on cars to support everyday life. Our cities and towns have been built to encourage the use of cars rather than walking, cycling and public transport making it easier to drive to work or the shops. We will need to shift the dependence on cars and build a region based on more sustainable transport choices.

Educating and building our skills

The Geelong region is experiencing significant business growth particularly in sectors such as health, education, information, communication and technology, food processing, tourism, transport and research. Career pathways and higher wages may attract many skilled professionals away from our region. Dealing with skill shortages and capability will involve educating our labour force and keeping people in the region to work and live.

Providing a variety of housing choices

The region's housing type is primarily single detached dwellings. Delivering a diversity of housing choice, addressing social disadvantage and housing affordability will be important.

Managing land use conflicts

The rich diversity of land uses and activity can create conflict. As we grow we need to ensure that we protect strategic and natural assets and that land uses are in the right places.

Managing the expectations of the G21 community

Developers, communities and businesses all have quite different expectations of the region in terms of growth, services and infrastructure provision. We need to ensure effective mechanisms are in place to understand these expectations.

The Regional Growth Plan will consider how to manage these challenges and how to deliver the identified growth

What do you like about the principles? How could they be improved?

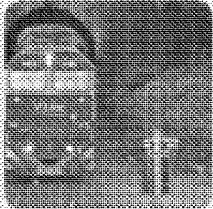
The G21 vision

“The Geelong region is Australia’s most desirable destination for living, visiting, working and investing; it is renowned for its vibrant cohesive community, exceptional physical environment and vigorous economy.”

Principles for Regional Growth

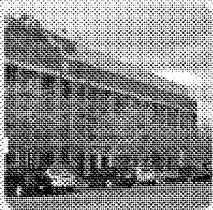
Over the three workshops held in September 2011, the draft Principles for Regional Growth below were developed. We would like your feedback on them. Once finalised they will guide the future direction of growth within the region and help to achieve the G21 vision.

Optimise infrastructure and consolidate



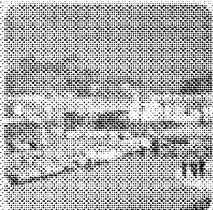
Maximise capacity and leverage off existing built infrastructure and services particularly near central retail and transport nodes. Minimise land used for residential, commercial and industrial purposes by harnessing under utilised land and buildings in our settlements. Develop new infrastructure and services to facilitate consolidation and growth.

Diversity, knowledge and innovation



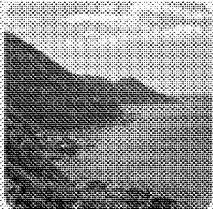
Build and support diversity and innovation through a range of education, housing types, service provision, employment and social opportunities. Create a resilient and robust region that seeks and is open to new opportunities and lifelong learning.

Unique and connected communities



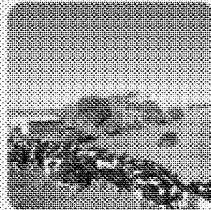
People feel part of their communities and celebrate their sense of place. Ensure growth enhances and improves choice, liveability, amenity and diversity. Communities can easily participate in arts, culture, sport and recreation encouraging healthy lifestyles. Provide equitable access to services and facilities.

Protect, restore and enhance our unique environment



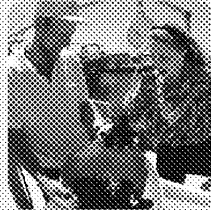
Protect, restore and enhance the quality of our waterways, biodiversity and soils. Ensure development minimises risks and impacts on the environment and landscape. Plan for and adapt to changes in our climate.

Food, water and energy security



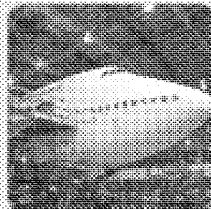
Promote new opportunities in farming, fisheries and energy in a changing climate. Harness our existing energy and resources promoting a robust and self sustaining region whilst protecting our agricultural and natural assets as we grow.

Live, work and participate locally



Create jobs to utilise our skills in the region. Promote learning of new skills to support the increasing employment diversity. Encourage our communities to invest and get involved in the region.

Build our economy



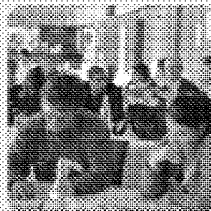
Diversify the economy and tourism across the G21 region through building on our competitive strengths and economic, social and environmental assets. Ensure there is sufficient employment land, infrastructure, skills and education to respond to growth and support the change in our economy.

Accessible transport choices



Provide a broad range of flexible, reliable transport choices which connect residents, workers and visitors to the services and facilities they need.

Balanced, consistent and collaborative approach



Use the collective power of people in the G21 region to engender and facilitate change. Use inclusive engagement processes to create a balanced, transparent and consistent approach to planning and growth.

Which scenario do you most and least prefer?

Scenarios for Regional Growth

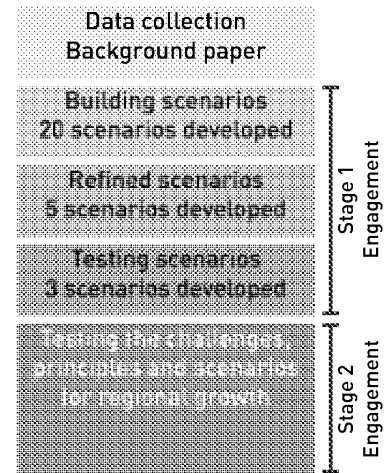
These scenarios have been developed based on feedback obtained from the first three workshops.

These scenarios describe possible futures for the G21 region at 500,000 people and beyond. Specifically, they explore ways in which the additional people could be accommodated in the region beyond the areas already identified to grow.

The three scenarios are not options for growth, rather they have been created to encourage discussion about how you would like to see the region look and function in the long term.

Factors applying to all scenarios include:

- » Total new population assumed to be approximately 500,000+
- » Existing growth nodes adopted by councils through growth strategies and structure plans are accepted as 'givens'
- » Employment target of one job per household for new growth
- » Essential physical infrastructure can be provided (roads, water, sewerage, power)
- » Community infrastructure is provided similar to growth area planning guidelines.



Which scenario or combination of scenarios do you most and least prefer? Why?

Scenario 1 - Growing In

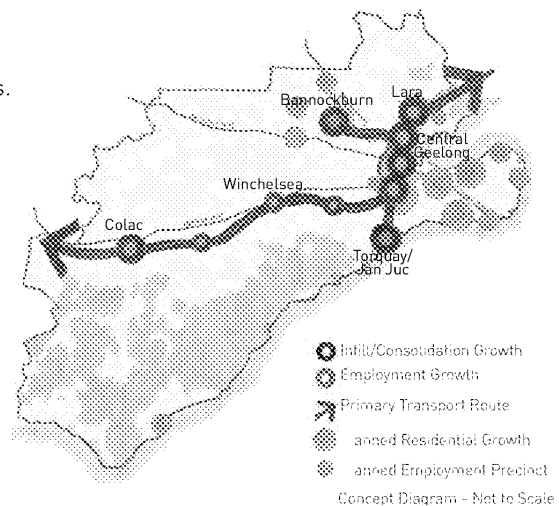
In this scenario the region is growing in and up, not out. People would be living in apartments and townhouses, close to public transport and shops. People would spend less time in cars and join the local arts and sporting activities. The region's parks and plazas would be our backyards.

Town centres and Central Geelong would be lively and functional, provide better amenity for its residents, workers and visitors. The tree lined streets have space for seating, walkers, cyclists and cars. Walkers and cyclists would have priority over cars.

Central Geelong would be a vibrant, safe 24 hour city. Higher density apartments would provide the opportunity to live close to work in the growing health and education service industry.

The region's townships would have an active village atmosphere and café culture. Less natural environment and farming land would be used for development, protecting our unique assets and identity.

Our transport system, hospitals, schools and universities would become accessible and used efficiently. Sustainable building design and innovations in vertical living would be seen throughout the region.



The Specifics

- » Existing train and bus networks would be improved so people can travel easily within the region
- » Increased densities and heights of residential building in areas targeted for new growth around activity areas
- » Consolidate residential and employment growth in existing settlements along primary transport routes
- » Existing community and recreation services and facilities would be improved to accommodate new growth
- » Upgrade physical infrastructure (roads, rail lines, water, sewerage) where required

The Advantages

- » Utilises existing infrastructure and builds on it where required
- » Keeps the urban footprint contained with less land used for new development
- » Reinforces the importance of transport routes and train lines
- » Protects key agricultural assets and environmental assets
- » Encourages good public transport services
- » Safer, active, vibrant urban areas, improved health and wellbeing

The Disadvantages

- » Possible congestion in higher density areas
- » Land assembly may be difficult
- » Could result in increased property values and reduced attractiveness of area for new families/ first home buyers
- » A mix of uses may have some amenity impacts
- » Community resistance to medium-high density residential development and change in character

Making it Happen

- » Agreed sequencing of growth fronts for physical and social services
- » Commitment of funding of infrastructure and services from state/ local and federal governments and agencies
- » Incentives and planning controls supporting urban consolidation development ahead of greenfields development
- » Identification and protection of core agricultural and environmental land

Which scenario do you most and least prefer?

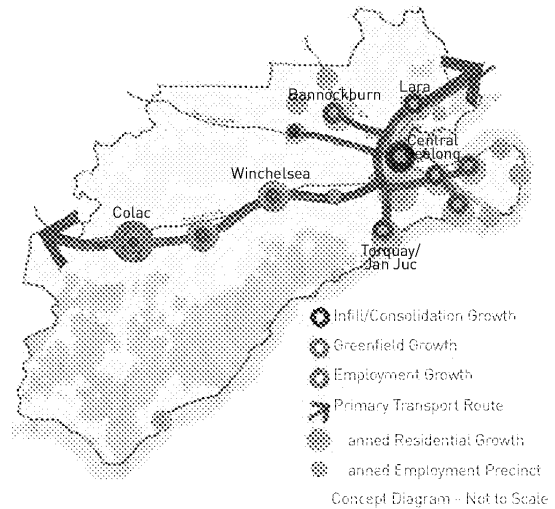
Scenario 2 - Shared Growth

In this scenario population and economic growth is shared across the region along our transport corridors. Central Geelong and the identified growth centres would consolidate further. New development and consolidation would be focused along the Colac corridor which in turn provides for stronger smaller rural settlements such as Beac, Birregurra, Moriac and Inverleigh.

The local economies would become stronger and be supported by the central economy in Geelong. Employment opportunities would grow in Colac, Torquay/Jan Juc and Central Geelong retaining and attracting a younger workforce.

There would be more apartments in our centres and houses in our rural townships. People would be able to live close to work. With greater access to services in their local areas people would be spending less time in their cars.

Growth would capitalise on our existing infrastructure. Public transport would be increasingly used to transport people between towns.



The Specifics

- » New development would be a mix of urban consolidation and greenfield across the region
- » Areas targeted for new growth area along key transport routes
- » Employment nodes would be included with all new development areas
- » Transport infrastructure improvements across the region, building on rail lines and roads
- » Urban consolidation targeted for all current growth nodes

The Advantages

- » Growth shared across the region and building on key transport routes
- » Builds more socially cohesive and sustainable communities outside Geelong
- » Protecting core agriculture areas
- » Mixing consolidation and greenfield and maximising existing infrastructure
- » Provides for a range of housing diversity in the region
- » Strong Central Geelong and identified growth nodes
- » People living and working locally with better access to services

The Disadvantages

- » Greater impact on environment with more greenfield areas
- » Smaller settlements may not want development
- » Difficulty managing numerous growth fronts across a large area
- » Little opportunity to build on economies of scale
- » Expectations about service provision in smaller communities
- » More pressure for rural living land

Making it Happen

- » Would need to have a clear sequencing of growth fronts for physical and social infrastructure provision
- » incentives for developers to release more land
- » Major investment and support for economic activity and job creation in a range of centres
- » Targeted road and rail improvements
- » Targeted employment nodes supported by state government

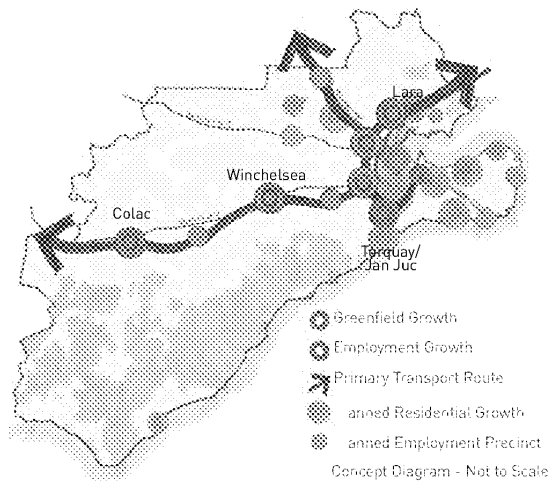
Scenario 3 - Growing Out

In this scenario the region is growing out. Growth would be in new communities along the edge of Geelong. Geelong could connect with Torquay, Leopold and Lara. Rural centres along our transport corridors would have new communities.

Central Geelong would play a different role as focus is shifted to our new settlements. Development would be mixed with employment opportunities provided, allowing people to work and live locally.

The housing options would be less diverse but would meet the current demand for single detached houses. More land would be used for development encroaching into our green breaks and productive farming land.

Innovative design and development guidelines would ensure new communities are well planned with pedestrian and cyclist linkages encouraging people to get out of their cars.



The Specifics

- » All new development is within greenfield sites
- » Growth follows transport nodes
- » Transport infrastructure improvements targeted to new areas and linking existing areas to new growth areas
- » Readily available land supply
- » No additional growth proposed in existing areas

The Advantages

- » increase in available land supply and housing affordability
- » Spreads growth across the region
- » Enables new areas to be developed with latest growth principles and sustainable housing design
- » Meets current market demand
- » Easier to plan and implement
- » Development industry support

The Disadvantages

- » Not utilising existing infrastructure - physical and social
- » Erosion of rural-green breaks between settlements
- » Could impact or take up valuable agriculture or environmental land
- » Too many growth fronts for infrastructure service providers to deliver in a timely manner
- » Likely to decrease diversity of housing choices
- » Central Geelong may decline
- » Maintains high usage of vehicles
- » Resistance from smaller communities to character changes associated with new development

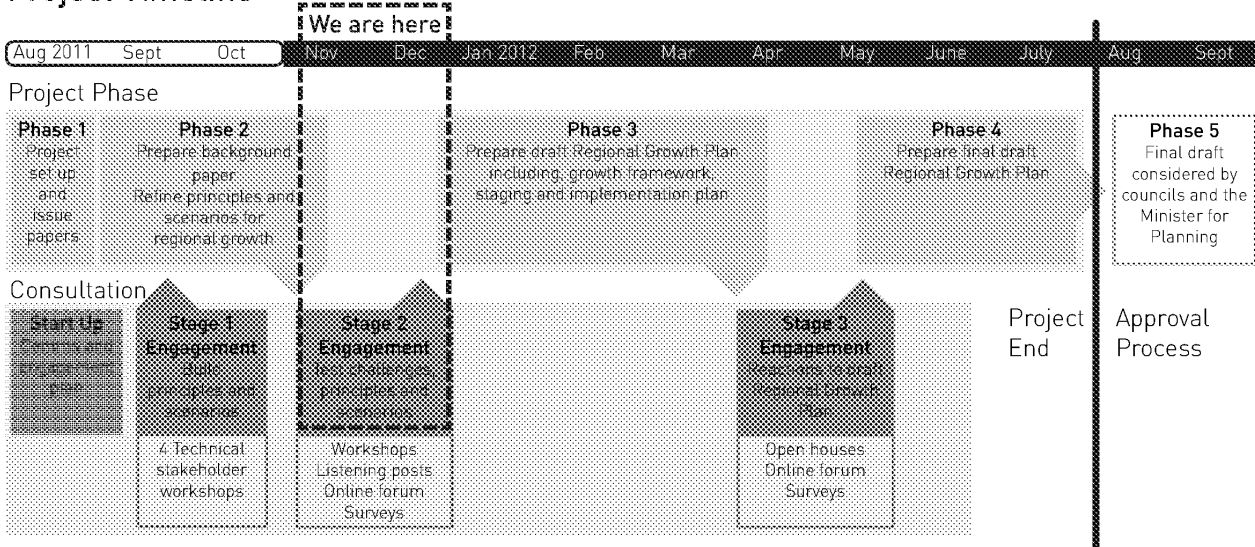
Making it Happen

- » Would need to have a clear sequencing of growth fronts for physical and social infrastructure provision
- » Incentives for developers to release more land
- » Major infrastructure investment critical
- » Supporting a broad range of economic activities and opportunities
- » Commitment of funding of services from state/ local and federal governments and agencies
- » Planning controls supporting greenfield development
- » Identification and protection of core agricultural and environmental land

What's Next?

The collated results from this very important engagement stage will be used to develop the draft Regional Growth Plan, which in turn will be available for public comment during April/May 2012. The following diagram outlines the project timeline.

Project Timeline



Want to find out more?

For more information about the G21 Regional Growth Plan please visit: g21regionalgrowthplan.com.au

This website will be updated throughout the life of the project. The background and issue papers which have informed this brochure are now available for download.

An online forum will be available from 4 November to 16 December. People are also invited to take part in further discussion at World Cafes and Listening Posts during November and December. Details can be found on our website.

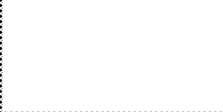
The Project Team can be contacted at G21RGPI@g21regionalgrowthplan.com.au

Alternatively, please contact your local council's Strategic Planning Department for more details.



Participants at the Stakeholder Workshop, September 2011

g21regionalgrowthplan.com.au



Shaping Our Region

Feedback Sheet - Tell us what you think (Attach additional sheets if required)

Which challenges are most important to you? (Refer page 2)

	Please circle							
	Least Important				Most Important			
Delivering land and services for the identified growth	1	2	3	4	5	6	7	8
Planning and adapting to climate change	1	2	3	4	5	6	7	8
Accommodating the population growth without negatively affecting our region	1	2	3	4	5	6	7	8
Reducing our dependence on cars	1	2	3	4	5	6	7	8
Educating and building our skills	1	2	3	4	5	6	7	8
Providing a variety of housing choices	1	2	3	4	5	6	7	8
Managing land use conflicts	1	2	3	4	5	6	7	8
Managing the expectations of the G21 community	1	2	3	4	5	6	7	8

Other? _____

What do you like about the “Principles for Regional Growth”? (Refer page 3)

Optimise infrastructure and consolidate _____

Diversity, knowledge and innovation _____

Unique and connected communities _____

Protect, restore and enhance our unique environment _____

Food, water and energy security _____

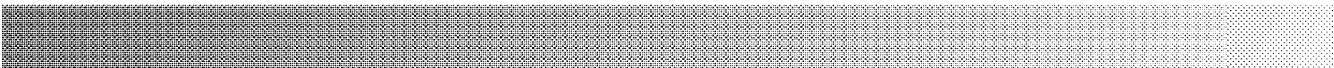
Live, work and participate locally _____

Build our economy _____

Accessible transport choices _____

Balanced, consistent and collaborative approach _____

How could the “Principles for Regional Growth” be improved? (Refer page 3)





Which scenario or combination of scenarios do you most prefer? Why? (Refer page 4 & 5)

Scenario 1 - Growing In _____

Scenario 2 - Shared Growth _____

Scenario 3 - Growing Out _____

Which scenario or combination of scenarios do you least prefer? Why? (Refer page 4 & 5)

Scenario 1 - Growing In _____

Scenario 2 - Shared Growth _____

Scenario 3 - Growing Out _____

Any other comments?

Would you like to be kept informed? Yes / No. If yes, please provide your:

Name: _____

Address: _____

Phone No: _____ Email Address: _____

Feedback sheets and written submissions can be sent to:
G21 Regional Growth Plan Team, City of Greater Geelong
PO Box 104, Geelong 3220, or
Level 2, 131 Myers Street, Geelong, 3220
or email: G21RGPI@geelongcity.vic.gov.au
or fax to: 03 5272 4855

In providing your personal information you are permitting the council to add your name to the project's mailing list. If you have any queries or wish to gain access to your information, please contact your council's Privacy Officer.

**Please return feedback sheet by:
Friday 16 December 2011**



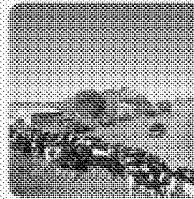
Shaping Our Region

Draft Principles for Regional Growth

G21 vision - The Geelong region is Australia's most desirable destination for living, visiting, working and investing; it is renowned for its vibrant cohesive community, exceptional physical environment and vigorous economy.

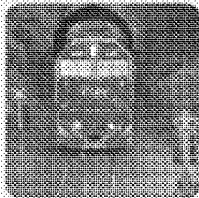
We would like your feedback on the draft Principles for Regional Growth. Once finalised they will guide the future direction of growth within the region and help to achieve the G21 vision.

Food, water & energy security



Promote new opportunities in farming, fisheries and energy in a changing climate. Harness our existing energy and resources promoting a robust and self-sustaining region whilst protecting our agricultural and natural assets as we grow.

Optimise infrastructure and consolidate



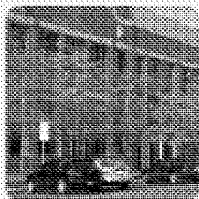
Maximise capacity and leverage off existing built infrastructure and services particularly near central retail and transport nodes. Minimise land used for residential, commercial and industrial purposes by harnessing under utilised land and buildings in our settlements. Develop new infrastructure and services to facilitate consolidation and growth.

Live, work & participate locally



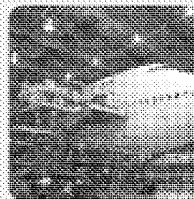
Create jobs to utilise our skills in the region. Promote learning of new skills to support the increasing employment diversity. Encourage our communities to invest and get involved in the region.

Diversity, knowledge & innovation



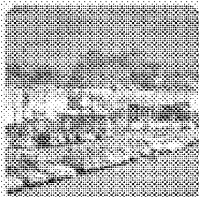
Build and support diversity and innovation through a range of education, housing types, service provision, employment and social opportunities. Create a resilient and robust region that seeks and is open to new opportunities and lifelong learning.

Build our economy



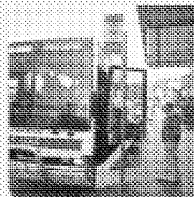
Diversify the economy and tourism across the G21 region through building on our competitive strengths and economic, social and environmental assets. Ensure there is sufficient employment land, infrastructure, skills and education to respond to growth and support the change in our economy.

Unique & connected communities



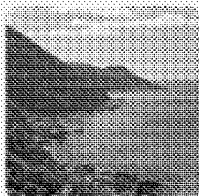
People feel part of their communities and celebrate their sense of place. Ensure growth enhances and improves choice, liveability, amenity and diversity. Communities can easily participate in arts, culture, sport and recreation encouraging healthy lifestyles. Provide equitable access to services and facilities.

Accessible Transport Choices



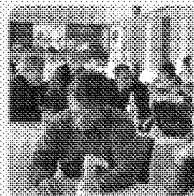
Provide a broad range of flexible, reliable transport choices which connects residents, workers and visitors to the services and facilities they need.

Protect, restore & enhance our unique environment



Protect, restore and enhance the quality of our waterways, biodiversity and soils. Ensure development minimises risks and impacts on the environment and landscape. Plan for and adapt to changes in our climate.

Balanced, Consistent & Collaborative Approach



Use the collective power of people in the G21 region to engender and facilitate change. Use inclusive engagement processes to create a balanced, transparent and consistent approach to planning and growth.

What do you like about the Principles?

How could they be improved?

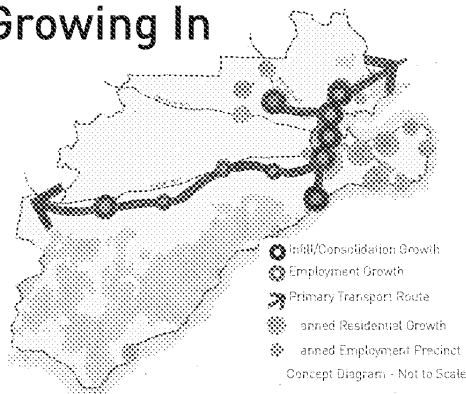
Pick up a brochure and let us know what you think.

Shaping Our Region

Draft Scenarios for Regional Growth

Three scenarios have been developed as a result of the workshops. The scenarios describe possible futures for the G21 region at 500,000 people and beyond. The scenarios are not options for growth. They have been created to encourage discussion about how you would like to see the region look and function in the long term.

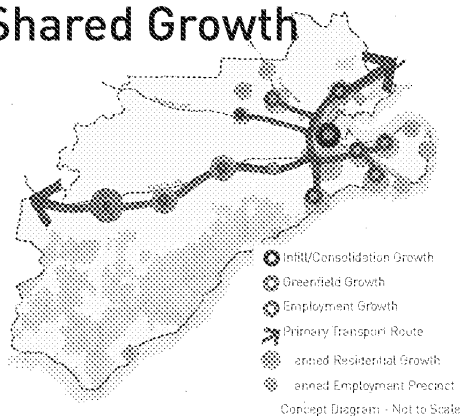
Growing In



In this scenario:

- The region is growing in and up, not out.
- People would be living in apartments and townhouses, close to public transport and shops.
- Town centres and Central Geelong would be lively and functional, provide better amenity for its residents, workers and visitors.
- Central Geelong would be a vibrant, safe 24 hour city. Higher density apartments would provide the opportunity to live close to work.
- The region's townships would have an active village atmosphere.
- Less natural environment and farming land would be used for development.
- Our transport system, hospitals, schools and universities would become accessible and used efficiently.
- Sustainable building design and innovations in vertical living would be seen.

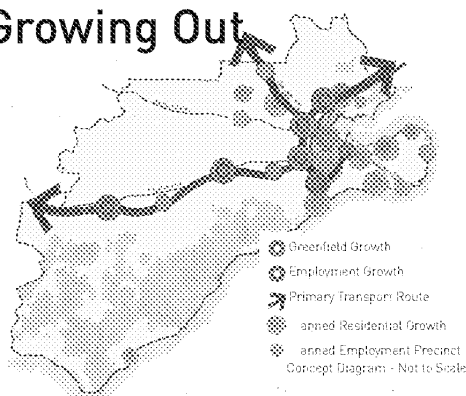
Shared Growth



In this scenario:

- Population and economic growth is shared across the region.
- Central Geelong and identified growth nodes would consolidate further.
- New development and consolidation would be focused along the Colac corridor.
- The local economies would become stronger and be supported by the central economy in Geelong.
- Employment opportunities would grow in Colac, Torquay/Jan Juc and Central Geelong retaining and attracting a younger workforce.
- There would be more apartments in our centres and houses in our rural townships. People would be able to live close to work.
- Growth would capitalise on our existing infrastructure. Public transport would be increasingly used to transport people between towns.

Growing Out



In this scenario:

- The region is growing out.
- Growth would be in new communities along the edge of Geelong. Geelong could connect with Torquay, Leopold and Lara.
- Rural centres along our transport corridors would have new communities.
- Development would be mixed with employment opportunities provided, allowing people to work and live locally.
- The housing options would be less diverse but would meet the current demand for single detached houses.
- More land would be used for development encroaching into our green breaks and productive farming land.
- Innovative design and development guidelines would ensure new communities are well planned with pedestrian and cyclist linkages.

Which scenario or combination of scenarios do you most and least prefer? Why?

Pick up a brochure and let us know what you think.



SHAPING OUR REGION

DRAFT G21 REGIONAL GROWTH PLAN, STAGE 3 ENGAGEMENT, 3 APRIL - 18 MAY, 2012

THE G21 REGION IS GROWING

There will be more people living, working and visiting the region over the next 40 years. However, the region is in the enviable position of having significant assets on which to build a robust and resilient economy and accommodate this growth without negative impacts on its identity. The challenge is to evolve as a self-sustaining region that uses existing infrastructure and land more efficiently.

The G21 Regional Growth Plan (the Growth Plan) is one of eight plans being developed across the state to manage growth. The Growth Plan has been developed in partnership with the five G21 - Geelong Region Alliance councils - Colac Otway, Golden Plains, Surf Coast, Queenscliffe and Greater Geelong - state government and its agencies and the Committee for Geelong.

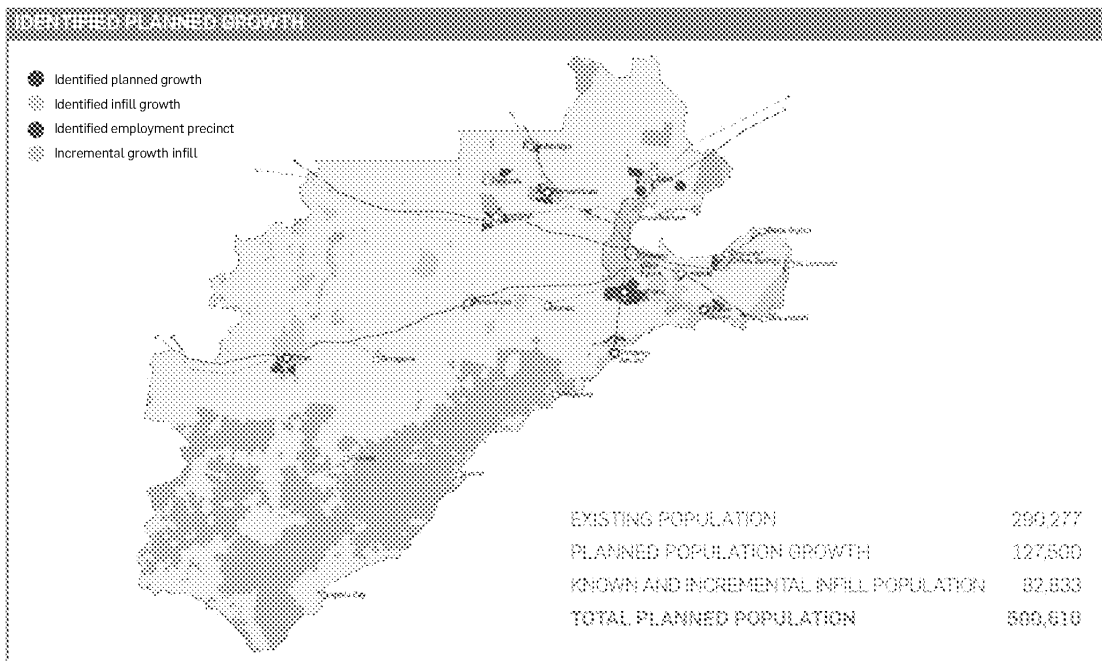
The draft G21 Regional Growth Plan, which is based on extensive community and stakeholder input, is now ready for public comment. We invite you to review the draft G21 Regional Growth Plan by either taking part in the conversation in our online forum or drop into

one of the Open Houses to find out more and speak with a member of our project team or providing written comment to the Project Team.

The purpose of the draft G21 Regional Growth Plan is to manage growth and land use pressures to 2050. It pulls together the strategic land use and growth planning already done across the region and builds on this to identify where future residential and employment growth will occur and the critical infrastructure required to support it.

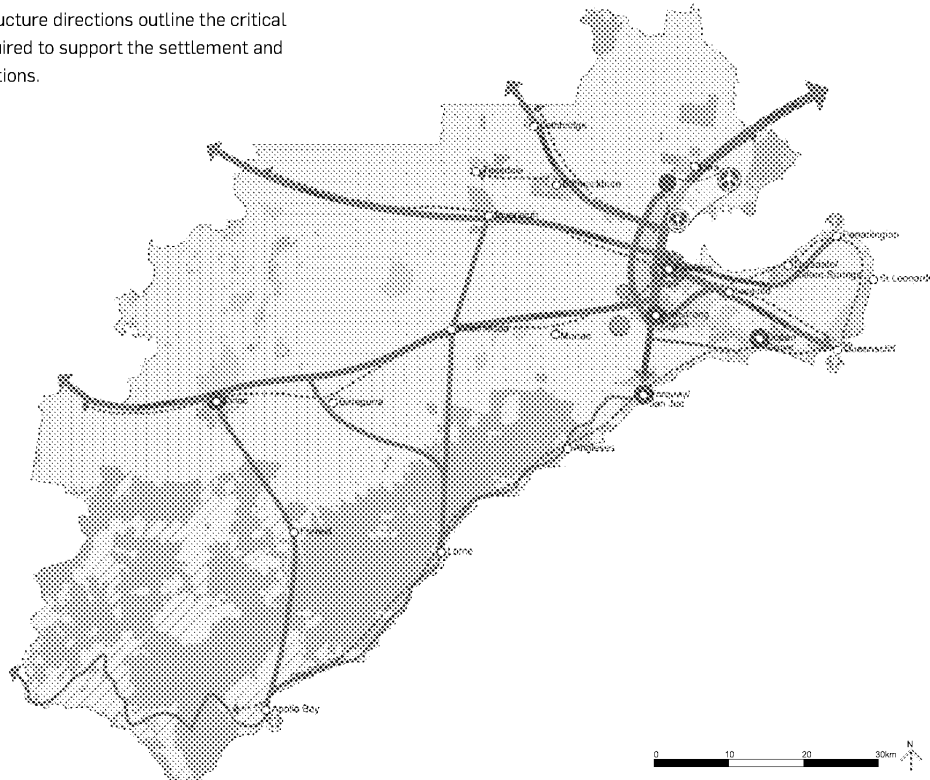
The strategic planning work already done by G21 councils over the last five years has mapped out a 20-30 year supply of zoned and strategically identified residential and employment land. This regional picture of planned growth, along with the proposed growth directions, tells us that over the next 30-40 years we are likely to reach the aspirational population target of 500,000 identified in the Geelong Region Plan (2007). Based on existing planned growth and infrastructure commitments across the region, no new growth fronts are required within the next 10 years.

To participate in the conversation and for more information please visit the project website: www.G21regionalgrowthplan.com.au



MAJOR INFRASTRUCTURE DIRECTIONS

The major infrastructure directions outline the critical infrastructure required to support the settlement and employment directions.



- An efficient and equitable transport network leveraged off existing infrastructure**
 Essential to support G21's principles for regional growth, move freight and enable more people to live, work and participate in the region. Medium term growth is supported by initiatives already implemented or committed to such as Regional Rail Link and the duplication of the Princes Highway to Colac. Further investigations are needed to identify other initiatives which address capacity, connectivity and safety issues arising from the settlement growth directions.
- Providing infrastructure and services for planned growth areas and infill development**
 Given the number of growth fronts across the region, a sequencing plan will need to be developed to ensure the most cost effective ways to deliver the planned growth.

- Development of a national transport and logistics precinct**
 Focus on developing the roles of Avalon Airport, Geelong Port and GREP as key national and regional economic assets, including a potential intermodal facility along with efficient connections between them.
- Strengthening Central Geelong**
 Continue to develop Central Geelong as a major regional city and Victoria's second city by supporting growth in the education, health and services sector; increasing the number of people living in the city and delivering key outcomes such as the convention centre, Yarra Street Pier, Cultural Precinct and Vision II initiatives.
- Land and infrastructure for existing, and future employment nodes**
 Needs to be provided across the region to enable people to work within close proximity of home, to promote economic growth and support the development of agriculture and tourism.

- The rollout of the NBN**
 Constantly growing new technology over the next 40 years within the region is essential to support the current functions and growth of the education, health and services sector in addition to other businesses and residents.
- Building on the region's capability in education, knowledge and research**
 Support the growth of Deakin University, The Gordon, Barwon Health and other major education and health service providers and research organisations such as CSIRO.
- Maintaining and improving natural infrastructure**
 To build resilience and the environmental condition of the region's parks and reserves.
- Efficient and cost effective roll out of water infrastructure and services (not shown on map)**
 Important to the region's capacity to grow and provide economic activity. Use of recycled water for irrigation and intensive agriculture will strengthen agribusiness in the region.

The State of Victoria and G21 does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria and G21 shall bear no responsibility or liability whatsoever for any errors, omissions, defects or inaccuracies in the information.

HOW CAN YOU HELP SHAPE OUR REGION?

STAGE 2 ENGAGEMENT SUMMARY

The G21 Regional Growth Plan Stage 2 Engagement activities during November/December 2011 provided ways to discuss the regional growth challenges, Draft Principles for Regional Growth, and three possible Scenarios for Regional Growth.

The six week engagement period included workshops, listening posts, static displays, surveys, polls and an online forum. Over 240 people contributed to Stage 2 Engagement. During this period over 1700 brochures and feedback forms were distributed to community members, business representatives and other stakeholders.

There was general agreement that the challenges associated with growth were captured and that the principles, as a group, were necessary, important and desired by people within the G21 region. Scenario 1 'Growing in' and Scenario 2 'Shared growth' were equally the most preferred scenarios. Scenario 3 'Growing out' was least preferred, by two-thirds of people, and one third disliked Scenario 1 'Growing in'. The feedback received during Stage 2 Engagement has informed the development of the framework for growth.

Details of the Stage 2 Engagement results can be found in the Engagement Report on the project website.

FEEDBACK FROM THE BROADER COMMUNITY

Feedback from the broader community is crucial if we want a Growth Plan that will reflect the needs of the G21 community. The public comment period on the draft Growth Plan will run from 3 April until 18 May 2012. We want to know what you think about the draft Growth Plan and its directions.

We invite you to review the Draft G21 Regional Growth Plan, take part in our online conversation or drop into one of the five Open Houses.

Feedback sheets and written submissions can be sent to:

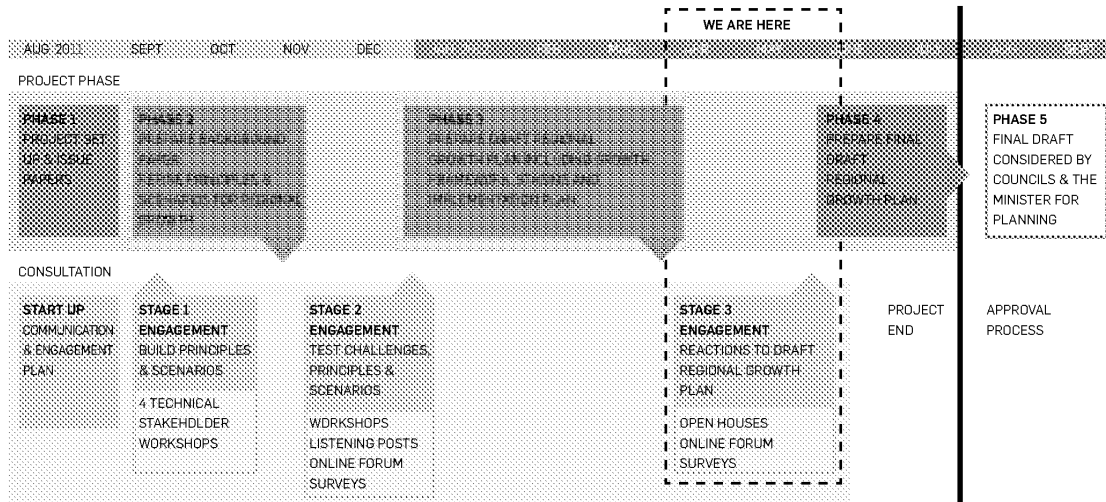
G21 Regional Growth Plan team,
 City of Greater Geelong
 PO Box 104, Geelong, 3220
 Or email: G21RGP@geelongcity.vic.gov.au
 Or fax: 03 5272 4855

Drop in during the nominated time to one of our Open Houses to speak with a member of our team and to find out more:

- **Colac** - 19 April, 3.00pm - 7.00pm
 Colac Otways Performing Arts & Cultural Centre
 2-6 Rae Street
- **Torquay** - 21 April, 10.00am - 2.00pm
 Torquay Improvement Association Hall
 12 Price Street
- **Bannockburn** - 27 April, 3.00pm - 7.00pm
 Bannockburn Football Club, Victoria Park
- **Geelong** - 28 April, 10.00am - 2.00pm
 Market Square
 115-117 Little Malop Street
- **Lara** - 3 May 3.00pm - 7.00pm
 Lara Community Centre
 9-11 Waverley Road

For more information about the G21 Regional Growth Plan, including the Draft Regional Growth Plan, the Background Report, the Engagement Report and issue papers visit www.G21regionalgrowthplan.com.au

PROJECT TIMELINE





SHAPING OUR REGION

DRAFT G21 REGIONAL GROWTH PLAN, STAGE 3 ENGAGEMENT, 3 APRIL - 18 MAY, 2012

The G21 Region Alliance in partnership with state government has developed the draft G21 Regional Growth Plan to respond to the challenges associated with growth. This feedback form allows us to find out what you think about the draft Growth Plan. We appreciate your feedback and encourage you to take a moment to fill out the form. Forms are to be completed by 18 May 2012. Please attach additional sheets if required.

For more information about the G21 Regional Growth Plan visit the project website:

www.G21regionalgrowthplan.com.au

What is your age range?

- Under 18
- 18-30
- 31-45
- 46-60
- 60+

What is your gender?

- Male
- Female

Where do you live?

- City of Greater Geelong
- Golden Plains Shire
- Surf Coast Shire
- Borough of Queenscliffe
- Colac Otway Shire
- Elsewhere in Victoria
- Elsewhere in Australia

What sector do you represent? (select all that apply)

- Community member
- Business Owner
- Developer
- Government employee
- Elected official
- Local interest group
- Other

How well does the Draft G21 Regional Growth Plan meet the agreed principles for regional growth?

- Very well
- Mostly
- Somewhat
- Not at all

The agreed principles for regional growth have been identified as:

1. Optimise infrastructure and consolidate
2. Diversity, knowledge and innovation
3. Unique and connected communities
4. Protect, restore and enhance our unique environment
5. Food, water and energy security
6. Live, work and participate locally
7. Build our economy
8. Accessible transport choices
9. Balanced, consistent and collaborative approach

Please explain why?

What do you like about the Draft G21 Regional Growth Plan?

How could the draft G21 Regional Growth Plan be improved?

Multiple horizontal lines for text input.

To what extent are you satisfied with the draft G21 Regional Growth Plan?

Very satisfied

Mostly **Please explain why?**

Somewhat

Not at all satisfied

Horizontal lines for explaining why.

Any other comments?

Multiple horizontal lines for text input.

Would you like to be kept informed?

Yes

No

If yes, please provide your details

Name: _____

Address: _____

Phone no: _____ Email address: _____

Feedback forms can be sent to:

G21 Regional Growth Plan Team
City of Greater Geelong
PO Box 104, Geelong 3220
Or email: G21RGP@geelongcity.vic.gov.au
Or fax: 03 5272 4855

Privacy Information

In providing your personal information you are permitting the City of Greater Geelong to add your name and contact details to the project's mailing list. If you have any queries or wish to gain access to your information, please contact the Council's Privacy Officer.

FOUNDATIONS



THE GEELONG REGION PLAN

The Geelong Region Plan (2007), developed by the five G21 councils and endorsed by all levels of Victorian government, provides a clear vision for the G21 region. The vision, the five regional directions and a range of policies provide the foundation for the draft Growth Plan's directions.

G21 VISION

The Geelong region is Australia's most desirable destination for living, visiting, working and investing; it is renowned for its vibrant cohesive community, exceptional physical environment and vigorous economy.

G21 STRATEGIC DIRECTIONS

The Geelong Region Plan identifies five directions to achieve the G21 vision:

- Direction 1 - Protect and enhance our environment
- Direction 2 - Create sustainable settlements
- Direction 3 - Strengthen our communities
- Direction 4 - Refocus our economy
- Direction 5 - Make it happen

DRAFT ECONOMIC STRATEGY

The draft G21 Economic Development Strategy identifies five 'game changers' for further investigation. The game changers build on the region's competitive advantages and include:

- Completion of the Ring Road with Surf Coast, Bellarine Peninsula, Bannockburn and Colac connections
- Geelong City Centre reactivation
- Coordinated delivery of critical infrastructure to support growth
- Globally significant innovation & research centre
- The G21 Region is open for business.

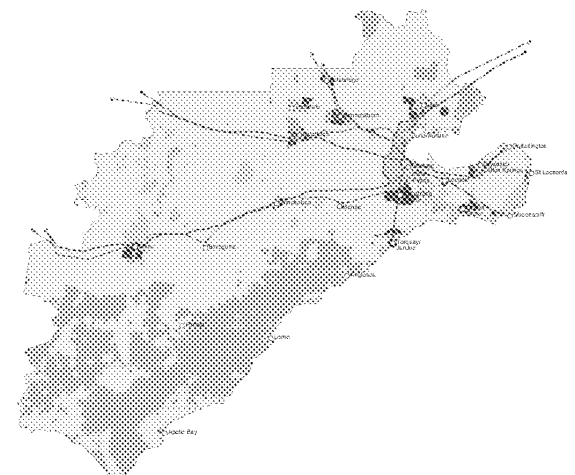
The draft G21 Economic Development Strategy is currently available for comment and has been used as a reference to inform regional aspirations. You can speak with a member of their team today.

IDENTIFIED PLANNED GROWTH

THE G21 COUNCILS HAVE ALREADY PLANNED FOR THE REGION TO GROW TO OVER 450,000 PEOPLE.

The strategic planning work already done by G21 councils over the last five years has mapped out a 20-30 year supply of zoned and strategically identified residential and employment land. Based on existing planned growth and infrastructure commitments across the region, no new growth fronts are required within the next 10 years.

Figure 1: Identified Planned Growth

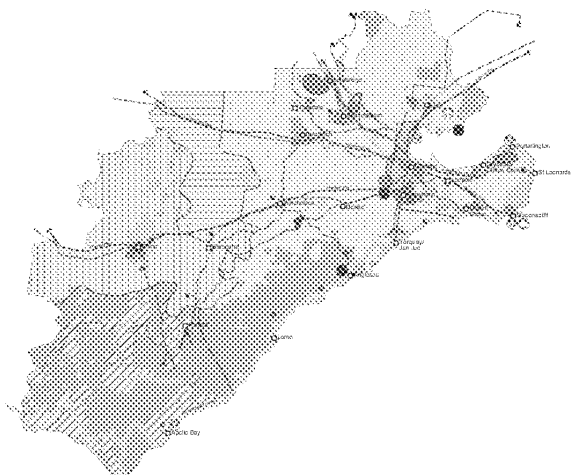


Identified planned growth	2000-2005 population	2011
Identified infill growth	1,000,000 (2005)	1,000,000
Identified employment precinct	1,000,000 (2005)	1,000,000
Incremental growth infill	1,000,000 (2005)	1,000,000

REGIONAL STRATEGIC ASSETS

THE G21 REGION HAS MANY IMPORTANT NATURAL & PHYSICAL ASSETS WHICH FORM THE FOUNDATIONS OF THE ECONOMY AND OUR COMMUNITY'S HEALTH AND WELLBEING.

Figure 2: Regional Strategic Assets



Transport corridors	Agricultural land uses
Significant tourism routes and assets	Dairy and beef cattle
Health, education and research facilities	Sheep
Earth resources	Forestry
Public parks and reserves, rivers, wetlands and marine parks	Mixed farming and grazing
	Viticulture
	Poultry
	Water and sewerage infrastructure (reservoirs, water mains, water treatment and reclamation plants)

THE DRAFT GROWTH PLAN



A FRAMEWORK FOR GROWTH

The framework for growth responds to the agreed G21 vision, challenges, principles, identified critical drivers and feedback received during community engagement. It also responds to the need to reduce impacts of growth on the region's significant natural assets.

It comprises elements of each of the three growth scenarios considered during the second stage of engagement, providing a mix of infill development and targeted new development areas.

The six elements of the framework and the challenges and principles they address are shown to the right. The framework is delivered by the settlement, employment and major infrastructure directions.

A STRONG REGIONAL CITY CENTRE	●●	●●●
LARGER DISTRICT TOWNS LOCATED STRATEGICALLY ACROSS THE REGION	●●●●	●●●
LONGER TERM GROWTH OPTIONS	●●	●●
FOCUS ON CONSOLIDATION	●●●●●●	●●●●●●●●
PROVIDING REGIONAL EMPLOYMENT OPPORTUNITIES	●●	●●●●
OPTIMISING EXISTING ASSETS & INFRASTRUCTURE	●●●	●●●●

Note: Principle 9 has not been assessed in the table but is an important part of future planning processes.

SETTLEMENT AND EMPLOYMENT GROWTH DIRECTIONS

The draft Growth Plan builds on the current G21 population of 290,000 and plans for a future population of 500,000 and beyond. It includes the planned growth already identified across the region.

The draft Growth Plan identifies targeted areas to cater for additional population growth to 500,000 and longer term growth areas if the region's growth becomes more rapid.

To build the G21 region's economy, planning for employment growth needs to occur alongside planning for population. It is anticipated that at least 70,000 - 80,000 jobs will be required to support and facilitate predicted regional population growth.


SETTLEMENT AND EMPLOYMENT GROWTH DIRECTIONS



- ★ Reinforcing the role of Central Geelong as a regional city and Victoria's second largest city
- ◆ Supporting the growth of Geelong with a focus on infill housing opportunities
- Supporting planned growth and reinforcing the role of district towns
- ◆ Introducing new targeted growth nodes
- Identification of two further investigation areas in Geelong
- ◆ Strengthening and protecting existing and planned employment areas including agriculture and tourism precincts
- Identifying new employment nodes
- ◆ Identification of four key settlement breaks
- Designation of settlement boundaries for all towns
- ◆ Maintain and enhance natural assets

WHAT DO YOU THINK OF THE SETTLEMENT AND EMPLOYMENT DIRECTIONS? HOW COULD THEY BE IMPROVED?

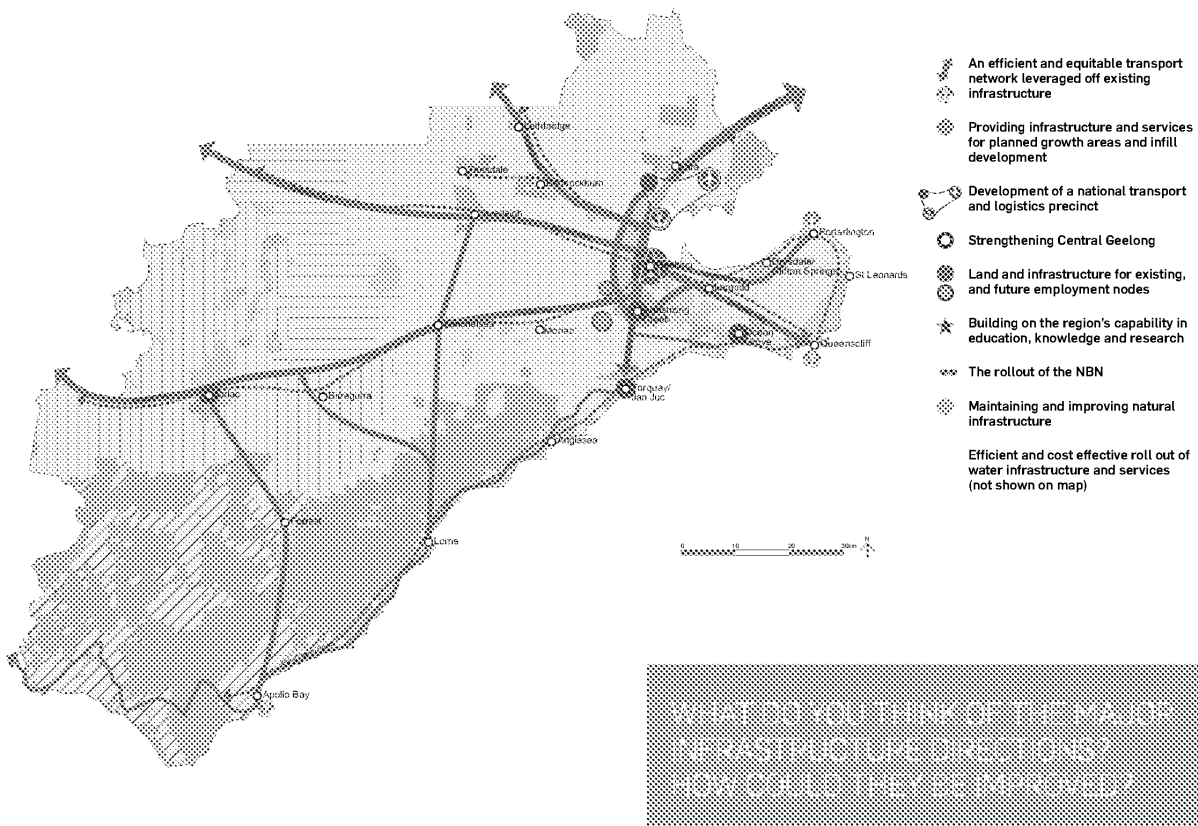
THE DRAFT GROWTH PLAN



MAJOR INFRASTRUCTURE DIRECTIONS

THERE ARE MAJOR INFRASTRUCTURE INVESTMENTS REQUIRED TO SUPPORT THE G21 REGION TO GROW TO 500,000 AND BEYOND.

The planning of key infrastructure is essential in responding to future growth. The draft Growth Plan identifies the need to develop Regional Infrastructure Plan to ensure the coordinated delivery of essential physical and community infrastructure.



WHAT DO YOU THINK OF THE MAJOR INFRASTRUCTURE DIRECTIONS AND HOW CAN WE IMPROVE THEM?

SEQUENCING OF GROWTH

The sequencing of growth is an important element of managing growth. The Growth Plan provides a high level sequencing priority that will require further work as part of the development of a G21 Regional Infrastructure Plan.

The sequencing of key planning activity and proposed development within the draft Growth Plan is broadly as follows and will be refined following Stage 3 consultation feedback.

	PLANNING	DEVELOPMENT
PLANNING	Preparation of a Regional Infrastructure Plan and the identification of preferred greenfield growth areas(s); Initial planning for the identified greenfield growth area(s) and major infill opportunities; Promoting incremental infill across the region	Promoting incremental infill across the region; Identification of new growth areas for Colac and Winchelsea (greenfield and/or infill); Precinct Planning for identified greenfield growth area(s);
DEVELOPMENT	Planned growth within urban Geelong and other towns; Incremental infill and major CBD development opportunities; Planned employment precincts	Planned growth within urban Geelong and other towns; Incremental infill and major CBD development opportunities; Planned employment precincts; Development of a national transport and logistics precinct in Colac and Winchelsea

EVALUATION



DELIVERING THE PRINCIPLES

<p>Supporting growth by building infrastructure</p>	<ul style="list-style-type: none"> • Grows Central Geelong and subregional towns already identified for growth by building on existing/planned infrastructure and focusing growth along key road and rail networks • Supports the proposed national freight and logistics employment hub and recognises greater connection to the Werribee growth corridor and Melbourne • Provides for long term growth options that build on existing infrastructure
<p>Encouraging growth by building infrastructure</p>	<ul style="list-style-type: none"> • Encourages growth of education and research hubs at Warrn Ponds and Central Geelong with Deakin, CSIRO, The Gordon and Barwon Health • Identifies the need for diversity and growth in employment, including health, education, freight and logistics • Encourages a range of housing types with a mix of infill and greenfield options
<p>Supporting communities and identifying key district towns</p>	<ul style="list-style-type: none"> • Supports communities and identifies key district towns across the region that can provide services to surrounding areas • Specifies the need for a significant settlement break between the G21 region and Melbourne • Provides for settlement breaks between towns to maintain their unique identities
<p>Outlining the need for improved transport connections</p>	<ul style="list-style-type: none"> • Outlines the need for improved transport connections within, and outside, the region to enable communities to connect more effectively • Focuses most growth in already identified growth nodes • Acknowledges the importance of maintaining and protecting the region's natural assets • Plans for the impact of climate change and avoids potential natural hazards such as coastal inundation, bushfire and flood
<p>Ensuring adequate protection of critical agricultural land, energy and earth resources</p>	<ul style="list-style-type: none"> • Ensures adequate protection of critical agricultural land, energy and earth resources required to support a growing population by primarily focussing development within existing township areas and directing growth to towns which provide rural services
<p>Identifying a range of sub-regional employment nodes</p>	<ul style="list-style-type: none"> • Identifies a range of sub-regional employment nodes across the region to enable establishment of new businesses to provide employment and innovation opportunities • Identifies the need for improved transport options within the region • Encourages key district towns to provide key services to surrounding areas
<p>Encouraging infill development in Central Geelong and West Fyans</p>	<ul style="list-style-type: none"> • Encourages infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns • Recognises the national freight and logistics hub to the north of Geelong connecting Avalon Airport, Geelong Port and the Geelong Ring Road Employment Precinct • Encourages growth in a range of employment sectors, including health, education and research • Promotes the need to revitalise and strengthen Central Geelong as a regional city and Victoria's second city
<p>Identifying the need for improved transport links</p>	<ul style="list-style-type: none"> • Identifies the need for improved transport links that strengthen the connection to Melbourne and adjoining regions • Promotes improved transit and access within Geelong and the wider region, in particular to the subregional areas
<p>Identifying the need for improved transport links</p>	<ul style="list-style-type: none"> • The RGP has been developed with input from a range of key stakeholders during three stages of engagement. The third stage will include further opportunities to comment on the draft RGP • Provides an implementation Plan and review process

ENGAGEMENT SUMMARY

STAGE 1 ENGAGEMENT

The first stage of engagement included workshops in late September 2011 involving 31 participants from State and local government, community/interest groups and business/development groups. These workshops resulted in the identification of challenges with growing and development of the principles and three scenarios for growth.

STAGE 2 ENGAGEMENT

The G21 Regional Growth Plan Stage 2 Engagement activities during November/December 2011 provided ways to discuss the regional growth challenges, Draft Principles for Regional Growth, and three possible Scenarios for Regional Growth. The six week engagement period included workshops, listening posts, static displays, surveys, polls and an online forum. During this period over 1700 brochures and feedback forms were distributed to community members, business representatives and other stakeholders.

The feedback received during Stage 2 Engagement has informed the development of the framework for growth. Details of the Stage 2 Engagement results can be found in the Engagement Report.



IMPLEMENTATION

APPROVAL OF THE REGIONAL GROWTH PLAN

The final G21 Regional Growth Plan will be required to go through a process of consideration and adoption by the five G21 councils and State Government. Once adopted implementation of the Growth Plan will be a key factor in its success. The project will be completed in July 2012 when the Growth Plan is endorsed by the Project Steering Group. During August and September 2012, the Growth Plan will be considered for adoption by the five G21 Councils and the State Government.

DEVELOPMENT OF A G21 INFRASTRUCTURE PLAN

A region of over 500,000 people by 2050 will face significant challenges associated with infrastructure provision across the region. The effective planning and rollout of infrastructure will be important. The development of a Infrastructure Plan is necessary to ensure the coordinated delivery of essential physical and community infrastructure.

The Infrastructure Plan will:

- identify the regional level infrastructure and services required to deliver planned and future growth
- provide an analysis of the further investigation areas and identify the preferred area(s)
- identify the triggers for infrastructure delivery and a land supply monitoring process
- make provisions for out-of-sequence growth
- explore the barriers and incentives for infill and greenfield development
- provide an implementation plan for delivery of population growth
- identify the required steps to develop an infrastructure strategic investment plan.

DEVELOPMENT OF AN IMPLEMENTATION PLAN

To be completed after Stage 3 consultation feed back with the purpose of identifying leadership and responsibility roles for execution of the Infrastructure Plan, Planning scheme implementation, land supply monitoring and advocacy for further work and review elements of the final Growth Plan.

Appendix D – Stage 2 Written Submission summary by theme

Level Theme	Submission Summary
Submission 1	<p>Preferred Scenario:</p> <p>The submission found Scenario 2 – Shared Growth to be the most appropriate as it provides a balanced and flexible framework to respond to the challenges of growth while distributing the social and economic benefits throughout the region.</p> <p>The advantages identified include:</p> <ul style="list-style-type: none"> ▪ Diversity of housing options and increased affordability in inner city, rural and regional locations ▪ Strengthening of local and regional economies ▪ Disbursement of employment opportunities ▪ Flexibility to protect significant sites such as productive agriculture, landscapes, historic <p>Comments relating to scenario 1 and 3 include:</p> <ul style="list-style-type: none"> ▪ Are rigid frameworks to manage future growth ▪ Scenario 1 – will limit housing diversity, location and affordability but will support consolidation of existing infrastructure and public transport ▪ Scenario 3 – will erode rural and green breaks but will have increased land supply and housing affordability <p>Opportunities for Greenfield growth in Geelong:</p> <p>The submission notes the SPPF supports Scenario 2. <i>‘The SPPF seeks to provide an adequate and competitive land supply, including urban regeneration, redevelopment and greenfield sites to meet future housing and urban needs’</i>. The submission notes that urban regeneration/redevelopment is largely predetermined in Inner Geelong and surrounding towns but that greenfield sites are less evident. Restrictions to greenfield development around Geelong considered to include:</p> <ul style="list-style-type: none"> ▪ Current policy position to maintain Geelong Ring Road as the western urban boundary ▪ Land use conflicts between residential, industrial and extractive uses ▪ Land use constraints associated with sensitive landscapes and undulating topography ▪ Capacity for the extension of services Infrastructure ▪ Suitable access to key transport routes and inner Geelong. <p>Lovely Banks in the Context of Scenario 2:</p> <p>Development of ‘Lovely Banks’ presents an opportunity for substantial greenfield growth complementing urban consolidation in inner Geelong and further growth of rural settlements. Key attributes identified as:</p> <ul style="list-style-type: none"> ▪ A community separated from other urban development by the presence of the Geelong Ring Road ▪ Proximity to Central Geelong and associated services/facilities ▪ One of few urban areas outside of the Geelong Ring Road with capacity for expansion ▪ High amenity lifestyle area – topography and views <p>Capacity for the extension of service Infrastructure from nearby conventional residential development areas – could improve</p>

Lovelly Banks	Management Strategy
	<p>low level of rearticulated services</p> <ul style="list-style-type: none"> ▪ Strategic location provides an alternate yet complementary greenfield development area to Armstrong Creek ▪ Provides housing options for people who work in Central Geelong, Corio, Bannockburn, Lara, Avalon, Werribee and the Western Suburbs of Melbourne. <p>The submission provides a more detailed vision for Lovely Banks based on the above attributes and their support for the an overall Growth Framework Plan and Precinct Structure Plan as the basis for integrated planning and concurrent development of the whole of Lovely Banks.</p>
Submission 2	<p>Same submission as above</p>
Submission 3	<p>The submission provides a context of the Growth Plan and proposes a new Northern Geelong Urban Growth Area. The growth area will deliver a balanced growth solution for Geelong and deliver many social and economic benefits to the communities of Corio/Norlane and Lara. Lovely Banks located to the north west of Geelong is considered an ideal location to accommodate future residential, community and commercial development. The Northern Geelong Urban Growth Area advantages include:</p> <ul style="list-style-type: none"> ▪ Proximity to the Geelong Ring Road Employment Precinct (GREP), Avalon Airport and Port; ▪ Transport infrastructure (including new potential rail station at Heales Road and Geelong Ring Road) ▪ Servicing infrastructure arrangements with Barwon Water; and ▪ Positive social benefits for the Corio/Norlane communities <p>Proposal:</p> <p>The northern Geelong Urban Growth area is approx 1200ha. Lovely Banks Management Pty Ltd control approx 328ha. Westbourne Grammar also owns land within the proposed growth area.</p> <p>Planning Context and Considerations:</p> <ul style="list-style-type: none"> ▪ The site currently sits outside the urban growth boundary, ▪ A submission was lodged to Amendment C129. The panel did not support the inclusion of the strategic recognition of the area. ▪ The Greater Geelong Planning Scheme currently does not provide strategic support for residential development on the land identified as the Northern Geelong Urban Growth Area. <p>Regional Context:</p> <p>Lovely Banks is currently home to approximately 450 households, which reside on a mix of low density residential allotments. The development of the area would allow existing residents to improve accessibility of community facilities and services for these residents while retaining the rural life style the area is valued for. Response to Principles for Regional Growth:</p> <p><u>Optimise infrastructure and consolidate</u></p> <ul style="list-style-type: none"> ▪ Will require investment in new service and transport infrastructure

Location / Details	Management Strategy
	<ul style="list-style-type: none"> ▪ Can be immediately serviced by potable water and with manipulation of systems initial sewage ▪ A greater population west of Lara will support increased public transport and service infrastructure investment ▪ A new rail station at Heales Road could reduce park and ride commuter traffic ▪ Provides an opportunity to integrate the Lara community with the broader Geelong Area ▪ Growth takes advantage of the existing arterial road network <p><u>Diversity, knowledge and communities</u></p> <p>The northern growth front will help Corio/Norlane by:</p> <ul style="list-style-type: none"> ▪ Investing in the area, ▪ Delivering high quality development and community services ▪ Improving service infrastructure ▪ More transport services generated by greater demand and Heales Road rail station ▪ Connections between new development and Corio <p><u>Unique and Connected Communities</u></p> <ul style="list-style-type: none"> ▪ A population of 30,000 people can support neighbourhood level and district level facilities ▪ Higher order community facilities such as a TAFE is proposed in the growth area ▪ Growth in the north would stimulate social, physical and economic regeneration of the northern part of the city ▪ Generate employment and training opportunities for existing residents and enhance access to facilities <p><u>Protect, restore and enhance the environment:</u></p> <ul style="list-style-type: none"> ▪ The site is located in the Western Grasslands Reserve – this is mostly modified and covered with exotics vegetation. Little remnant native vegetation remains. ▪ The environment will feature landscape boulevards to create a green and attractive community ▪ A proposed six leaf approach addresses the areas of ecosystems, waste, energy, materials, water and community ▪ Food, water and energy security; ▪ Existing cropping and grazing activities do not necessarily represent best practice ▪ There is advantage for urban development for the following reasons: ▪ Better utilisation of the land compared to rural residential development ▪ Existing agriculture activities will be unsustainable in the long term due to the size of the land holdings ▪ Increasing conflicts between farming operations and nearby rural residential community. ▪ Live, work and participate locally ▪ It is estimated that 2300 jobs will be created in the new growth area. <ul style="list-style-type: none"> ▪ Build our economy ▪ The Northern Growth area will contribute to the G21 economy; ▪ Provide an opportunity for population growth to occur close to jobs

Event Details	Management Strategy
Submission 4	<ul style="list-style-type: none"> ▪ Facilitate early delivery of housing to support housing affordability ▪ New residential construction jobs ▪ Employment in the new retail and commercial hub ▪ Accessible transport choices ▪ Will be serviced by a new bus system and connect to rail with a new station near Hedges Road ▪ Provision will be made for dedicated pedestrian and cycle paths to encourage alternative transportation modes ▪ Connection to existing transport systems will be accessible via direction bus routes and new rail station. ▪ Balanced, consistent and collaborative approach ▪ The growth area will provide a balanced growth scenario ▪ A engagement plan has been prepared ▪ Engagement with stakeholders ensures that opportunities created by development in this area are harnessed to facilitate the broader social and economic objectives of these groups. <p>Response to Scenarios for Regional Growth:</p> <p>The preferred scenario for the Northern Geelong Urban Growth area is scenario 3 with Lovely Banks designated by greenfield development. Acknowledging that the practical solution to managing land use in the region is a combination of all three scenarios. A new Northern Geelong Urban Growth Area is identified because:</p> <ul style="list-style-type: none"> ▪ Existing zoned land may not be developed due to lack of demand, financial constraints or simply unwillingness. ▪ High density development within West Fyans precinct could be restricted by industrial and employment uses. ▪ Land strategically identified through Lara structure plan not being supported, lot yield assumptions for Greenfield developments may not be as high as the projections, land could be constrained and infrastructure requirements could be greater than anticipated which would require a greater land take. <p>A summary table of infrastructure considerations against each scenario is provided. The submission included appendices including: Economic Analysis, Social Analysis, Community Engagement Plan, Traffic and Transport Analysis, Service Infrastructure Analysis, Environment Report, Agricultural Report.</p>
	<ul style="list-style-type: none"> ▪ The total subject site comprises approx 57hectares. A site plan is provided ▪ Currently utilised for rural residential and low density residential use, as well as community and recreation uses. There are 15 existing dwellings scattered across the subject site. The topography of the site is generally flat and wholly contained within the Farming Zone. Only a small proportion of the total site area is used for some form of agriculture. ▪ Due to the fragmented pattern of land ownership combined with the extent of existing and non agricultural uses, the site does not support any independently viable farming enterprises. ▪ The site is not affected by any physical or environmental constraints and it is understood that the Adelaide Brighton Quarry poses neither a current or future constraint to the introduction of sensitive land uses upon the subject site. ▪ It is well serviced by higher order road network and is 15mins drive to Central Geelong as well as the established train stations at Geelong, North Geelong and North Shore.

Event Details	Management Strategy
	<ul style="list-style-type: none"> The above attributes indicated a strong potential to accommodate future residential growth and/or employment generating enterprises and as such request that the site be identified as Future Urban Development Opportunity Area.
Submission 5	<p>Establish a new campus at this site following the model adopted for Trugarina Campus. The site was chosen by the school for the following reasons:</p> <ul style="list-style-type: none"> Proximity to urban infrastructure including local roads Proximity to the Geelong Ring Road Topography Size of site and suitability for school development <p>Response to Scenarios:</p> <p>Scenario 1</p> <ul style="list-style-type: none"> Theoretically supportable concept. It is potentially simplistic as a stand alone scenario. The disadvantages significantly outweigh the benefits particularly with community resistance to be high, and the costs of replacing old and or ineffective infrastructure in urban areas prohibitive <p>Scenario 2</p> <ul style="list-style-type: none"> Preferred with Lovely Banks provided as a northern growth area. Benefits include: <ul style="list-style-type: none"> Accessibility to major transport routes – Ring Road and Midland Highway Accessibility to all required urban infrastructure Proximity to Geelong’s northern industrial/employment areas Proximity to Avdon Airport and rail services to Melbourne via Lara Scenario 3 <p>This is a perfect fit for supporting the School’s growth plans however it is not a credible scenario by contemporary planning standards. It is fundamental that G21 recognises the establishment of future private education facilities in peri-urban locations.</p>
Submission 6	Management Strategy
Submission 6	<p>Background</p> <ul style="list-style-type: none"> The area should be considered as part of the G21 Regional Growth Plan with a view to rehabilitating the quarry and converting it to a mixed residential and employment zone. The proposal is to rezone the land located between the Geelong Bypass and the municipal boundary in the west and the Midland Highway and the Barwon River approx 2000ha (site plan provided) The subject site could accommodate 30,000 people and provide residential and employment opportunities. Provision to supply affordable housing opportunities.

Overview	Management Strategy
	<ul style="list-style-type: none"> ■ The Land ■ The quarry has a life of approximately 20 years. During this time the quarry will be rehabilitated and formed into a lake. ■ The land is located 6km west of Central Geelong ■ Good access to the Geelong Bypass and two freeway interchanges ■ Opportunity to meet the urban growth needs of Geelong and the region. ■ Elevation Map is provided ■ Stakeholders ■ Background is provided on each of the key stakeholders (McCann Family and Adelaide Brighton) ■ Both organisations have the experience, management ability, financial backing and capacity to successfully implement and roll out the proposed future land use as outline in the Master Plan. ■ Master Plan ■ The vision is to be a sustainable, integrated and largely self contained community ■ The area will contain shops, schools, employment areas, active and passive open space, river corridors, a large lake, community facilities and a diversity of housing types. ■ It will be home to around 30,000 people and offer around 10,000 jobs, yet encouraging people into Geelong CBD for professional and speciality services ■ A key outcome is the extent of open space – 489ha of land mainly along the Moorabool and Barwon River. Provides an asset for the future community and greater Geelong and will be of major significance to the region ■ Infrastructure and Services (Detailed plan provided) ■ The site is ringed by major road infrastructure (Ring Road, Midland Highway, Dog Rocks Road and the Hamilton Highway. In addition the Fyansford-Gheringhap Road traverses the site and joins the Hamilton highway – these all provide opportunities to connect to the site. ■ Three government schools and one secondary school are proposed. The population would also support up to two private primary schools and one secondary school (The Geelong College Foundation owns 54ha south of the Hamilton Highway) ■ Development of a water recycling plant on the subject site. ■ 202ha of employment land has been designated. Employment on site would also reduce the number of vehicle movements and reduce the impact of surround transport infrastructure. ■ Several town centres are proposed with a main town centre located between the Hamilton Highway and the Fyansford-Gheringhap Rd. ■ The schools are proposed to provide community facilities as well as a neighbourhood community centre and community health centre to be located in the town centre. ■ Embraces the environmentally balanced approach to development ■ Remnant bushland located within the subject area. The master plan would seek to restrict or limit access to this area preserving it for its flora and fauna values. ■ The Moorabool River would have a min 200m buffer (larger in some places). There is scope for storm water wetland treatment, recreation trails back to Geelong and other passive activities.

Geelong	
Batesford Quarry	
	<ul style="list-style-type: none"> The Quarry itself would in time become a large lake naturally filled with ground water. Provision for active and passive recreation areas are provided in the plan <p>Existing Works – a number of studies have been undertaken prior to this submission and are provided.</p>
Submission 7	<p>The submission has been prepared with the aim of identifying their land and broader area as a potential future growth area for Geelong. The main features of a concept plan provided include:</p> <ul style="list-style-type: none"> An activity centre A residential zone concentrated around the activity centre and in proximity to key road networks A rural living/low density residential precinct buffering residential land An employment precinct with access to key road networks Creation of additional parkland and extension of the Barwon River reserve <p>Location</p> <ul style="list-style-type: none"> Located approx 5km west of Central Geelong in Fyansford and is generally bounded by Batesford Quarry to the north, the Geelong Ring Road, Barwon River and farmland. Comprises of multiple willing landholdings and has a combined area of 675ha. Close proximity to key transport routes – Hamilton Highway, Ring Road, Fyansford-Cheringhap Road and Princes Highway. <p>Key attributes of the area include</p> <ul style="list-style-type: none"> Proximity to Geelong – in comparison to the Bellarine growth areas and Armstrong creek, the site represents a unique opportunity to provide for future population growth close to the centre of Victoria's largest regional centre and employment centre Accessibility to key transport corridors – these corridors provide strategic links for the region and support a multiple of activities including road freight, tourism, farming and regional development providing connectivity to the south west region of Victoria. The subject site is ideally located to take advantage of these corridors (details are provided in the submission) The overall ability of servicing infrastructure – Significant investment in new infrastructure would be required to service the land. A servicing solution is provided in the submission. Lack of environmental constraints – The site has a number of favourable characteristics which make it appropriate for future urban development (details are provided in the submission). The river environment offers a unique natural setting which could become the focus for passive recreation and conservation with the proposed growth area.
Princes Park	
Batesford Quarry	
Submission 8	<p>Proposal:</p> <ul style="list-style-type: none"> Wedge of land between Anglesea Road, Hams Road and the Princes Highway

Topic/Period	Submission Summary
	<ul style="list-style-type: none"> ▪ Rezoned to allow subdivision to smaller acreages without any substantial costs to the COGG ▪ Roads, power, water, powerlines, and although no sewerage there are advanced septic systems available to cater to small house blocks. ▪ The area adjoins Deakin University and is in close proximity to schools and shops ▪ Small acreages have been subdivided off in the past – however only available to larger holdings – propose a minimum block size should be standard over the whole area ▪ List of names of residents in favour of this proposal provided
Submission 9	<p>Preferred Scenario – Scenario 2 Shared Growth</p> <ul style="list-style-type: none"> ▪ Gives a variety of housing options within our community for more freedom of choice of lifestyle ▪ Believes it is not psychologically healthy for large concentrations of people to live in high density, high-rise accommodation. Nor to does the submission agree with excessive urban sprawl <p>Proposal:</p> <ul style="list-style-type: none"> ▪ Bordered by Anglesea Road, McPherson Road and Coliac Road – the neighbourhood is in favour of this area being subdivided into ½, 1, 2 acre allotments. ▪ Utilises the existing infrastructure to create a higher density of living ▪ The roads, water and power are already in place which limits any great cost to COGG ▪ There is no sewage connection but septic tanks can now be used on small allotments and facilitate the treatment of waste on site. ▪ The proximity to Deakin, the proposed Epworth hospital and retail centre, planned rail station and schools result in the area being ideal for increasing the living density. ▪ Additionally – proposed name change to the Waurn Ponds Valley to differential it from suburban Waurn Ponds
Frequency	Submission Summary
Submission 10	<ul style="list-style-type: none"> ▪ Land located at Jan Juc North within the Spring Creek Urban Growth Framework Plan and Torquay 2040 project ▪ Preferred Scenario – Scenario 2 Shared Growth ▪ Consider that there is sufficient planning merit and strategic justification for this corridor to be rezoned for residential development
Submission 11	<p>Ansead supports a balanced growth approach. The submission supports further growth in Torquay beyond its current 2040 strategy.</p> <p>Response to Principles for Regional Growth</p> <ul style="list-style-type: none"> ▪ Additional development north of Torquay would support more education and community facilities ▪ Providing affordable housing will attract a range of workers to support the Surf Coast tourism industry

Topic	Management Strategy
	<ul style="list-style-type: none"> ▪ The establishment of a new community to the north of Torquay will increase the size of the community which will support a wider range of recreation and community facilities ▪ New development to the north will provide an opportunity to enhance the landscaping and gateway entrance to the town ▪ Development in Torquay north will not have a detrimental impact on the farming activities ▪ More development will create local jobs during construction phase and provide housing for people working in the region. Increased population could support enhanced public transport infrastructure and operations ▪ The transport corridor between Geelong and Torquay is essential to facilitating economic development ▪ Key community groups support the development to the north primarily to minimise environmental impacts in more sensitive locations. <p>Scenario Considerations</p> <ul style="list-style-type: none"> ▪ Scenario 1 - It is unlikely that all future development will be within existing areas. Resulting in increased land prices and decrease in affordability. ▪ Scenario 2 - Limits development opportunities in certain areas which may not be the preferred destination for new residents. ▪ Scenario 3 - Greenfields developments can deliver more affordable housing, needs to be located on transport and service corridors in order to be sustainable in the long term. ▪ The best outcome is more a combination of Infill in established areas, some further expansion of towns (such as Torquay) and Greenfield development to address future demand.
Topic	Management Strategy
Submission 12	<p>Challenges facing the region</p> <ul style="list-style-type: none"> ▪ We should focus on the linkages between the challenges and allow those linkages to dictate the allocation of resources ▪ Further - there is not a G21 Community. There are many communities within the G21 region. Managing these many communities must start by recognising that while each community will share commonalities they also differ - maintaining that diversity will be key to the regions future successful development. ▪ Additional challenge - Geelong Centristism - Geelong is a major economic driver of the G21 region. Unless active steps are taken to create further regional centres each the region will turn into an economic sink, draining wealth and talent out of local communities and into Geelong. ▪ There has been a failure to devise an economic strategy to accompany the population growth on the Bellarine - resulting in the Bellarine into a collection of dormitory towns for Geelong. <p>Possible principles: Should acknowledge the links between the principles. Missing principles: Role of the small and medium enterprises</p>

Response	Participant Summary
	<p>Small and medium businesses build communities resilience to 'economic storms'. A dollar spent in a small to medium size business will link to local suppliers far greater local economic impact than a dollar spent in a supermarket out of town big box.</p> <p><u>Need to create a low-carbon economy</u></p> <p>Growing the G21 region economy must acknowledge that the price of oil will be a significant driver of the g21 regions development (evidence provided to support statement).</p> <p>A focus on developing local economies will reduce the carbon footprint and build small and medium enterprises.</p> <p>Possible scenarios</p> <p>All scenarios could be problematic. The growing in option could lead to higher-rise buildings in inappropriate locations, including small country towns like Drysdale and Clifton Springs. The shared growth could lead to a continuation of the current Geelong-centric approach to growth. 'Growing out' would rob the G21 region of its unique characteristics. The submission poses a number of questions on the scenarios around the themes of integrated growth, sustainable growth and democratic growth.</p>
Submission 13	<p>Preferred Scenario 2</p> <p>Portarlington</p> <ul style="list-style-type: none"> ▪ There is a large supply of undeveloped allotments in Portarlington. These are large and could be subdivided but are hindered by a lack of infrastructure. ▪ There is a lack of industry in Portarlington to provide employment forcing many to seek employment elsewhere. ▪ There seems to be little progress to building the safe harbour therefore the growth of the mussel farming in inhibited together with the increased employment it could provide. <p>Townships along transport corridors</p> <ul style="list-style-type: none"> ▪ Development should be on one side of the highway and where there is rail ▪ Any new planning should provide corridors with transport hubs located at transport terminals <p>Light industrial areas</p> <ul style="list-style-type: none"> ▪ There should be provision in all townships for light industrial areas to provide employment opportunities and services ▪ Greenfield developments - These should be away from the most productive agricultural and cropping land
Submission 14	<ul style="list-style-type: none"> ▪ Addresses the current shortage of existing zoned land and the land identified in the St Leonards Structure Plan ▪ A current planning context is provided ▪ Land supply is now significantly less than the 10 years supply commented on in the June 2008 planning panel report. ▪ Submission believes that there is 2.5 years land supply ▪ Including the land identified but not zoned for residential purposes the land supply is only 15years. ▪ The immediate rezoning of the two areas of land identified is proposed. ▪ Future planning to supply more than 15years supply to St Leonards will need to consider land outside the boundary. Land to the west of the settlement boundary should be considered for future growth (plan provided).

Comment	Submission Summary
Submission 15	<p>Potential exists for growth of the region to compromise the region's values and livability. To avoid this the Growth Plan should consider the following:</p> <ol style="list-style-type: none"> 1. Consistency with the VCS and its Hierarchy of Principles <ul style="list-style-type: none"> ▪ Strongly encouraged to adopt the VCS hierarchy of principles and ensure that is applied to decision making 2. Regional prosperity and economic diversity <ul style="list-style-type: none"> ▪ Ensure the protection of the region's natural and anthropocentric assets that will underpin the regional economy and lifestyle. ▪ Tourism is of particular importance to the coast. Need to ensure assets are maintained and investment to support growth. 3. Addressing growth pressures and challenges to achieve coordination and balance <ul style="list-style-type: none"> ▪ Need to develop an effective method assess the triple bottom line of potential directions. ▪ The Growth Plan does not appear to put forward a clear strategic justification for the proposed levels of growth in the region that demonstrates how the necessary balance of environment, social and economic issues will be achieved. 4. Climate change <ul style="list-style-type: none"> ▪ Ensure areas that are potentially vulnerable to climate impacts are not intensively developed. ▪ Ensure high levels of growth are managed to retain community cohesion and resilience so that communities are better prepared to deal with climate change 5. The implications of regional growth for the coast <ul style="list-style-type: none"> ▪ While infrastructure is required to address growth pressures it should be provided for so as to retain rather than detract from the integrity and attraction of the foreshore, beaches, estuaries and amenity. This should be reflected in the Growth Plan.

Appendix E - Summary and responses to written submissions stage 3

Submission Summary	G21 Regional Growth Plan Response
<p>1. Context</p> <ul style="list-style-type: none"> Support for the land identified for F.I.A however concerns the alternate F.I.A at 'Lovely Banks' has been given a higher priority Planning should provide a contingency that would allow for earlier growth demands to be accommodated. (Reference to page 16 - 'no new growth front will be required within at least the next 10 years...') Noted the Batesford South area presents an opportunity for accommodating earlier growth demands. The submission notes that the Batesford South area could address the challenges identified on page 18. In particular: <ul style="list-style-type: none"> planned sewerage and water supply services - could be available by 2015 Close proximity to Geelong CBD, opp to rebalance linear growth and facilitate sustainable and timely reuse. Could contribute towards compact urban area and minimising travel distances. concept plan demonstrates the potential liveability of Batesford South would be outstanding and unique <p>The G21 Economic Strategy (reference with G21 RGP)</p> <p>The development of Batesford South would support the following 'Game Changers'</p> <ul style="list-style-type: none"> Completion of the ring road - ensure ring road and employment precincts can reach their full potential Geelong City Centre Reactivation - proximity to Central Geelong (more closely linked than Lovely Banks) Co-ordinated delivery of critical infrastructure to support growth - selected for water infrastructure <p>Further Investigation Areas</p> <ul style="list-style-type: none"> Batesford South area reflects the information provided to G21 in December 2011 and is welcomed by the landowners. The submitters believe that there is enough strategic knowledge available to confirm that the Batesford South area could be developed earlier than 2030 and that the attributes of the area are superior to those of Lovely Banks. Specifically: <ul style="list-style-type: none"> Sewerage services will be available Transportation links are in place The terrain and setting have high recreation potential and high amenity values 	<p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p> <p>The Further Investigation Areas are options for growth beyond planned growth to provide for security of land supply and higher growth rate scenarios. These areas will be considered after further infrastructure planning. The identified Investigation Areas and priorities are not definitive and have no formal status as 'future development' sites without further work.</p> <p>An Implementation Plan will be undertaken to investigate and identify any preferred Further Investigation Area, including Infrastructure sequencing and triggers for planning and land release linked to an identified land supply monitoring process.</p>

Submission No.	Summary	G21 Regional Growth Plan Response
2.	<p>The land has a close contextual relationship to Central Geelong</p> <ul style="list-style-type: none"> Land ownership arrangements are simple and would facilitate initiation, staging and coordination of development Batesford South would be well serviced by transport and communication infrastructure. Leveraging off the Midland Highway, Hamilton Highway, and Geelong Ring Road. The NBN would pass through Batesford South. The submitters have already undertaken initial environmental, landscape cultural heritage, land capability assessments and conceptual design that confirm the ability to develop high quality neighbourhoods. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> The Lovely Banks area should not be favoured over Batesford South. Seek recognition of the opportunity presented at Batesford South for development to come on stream from 2020. 	<p>The Greater Geelong Planning Scheme and the Housing Diversity Strategy recognise a number of Key Development Areas for medium-higher density housing in Geelong including Central Geelong, West Fyans precinct and a Waurin Ponds node. The West Fyans Precinct Structure Plan is being implemented over 2 stages (with stage 1 having been implemented) reflecting the important economic contribution of industries in the western portion of the precinct and associated transition challenges. As this node is not an identified key employment node (at a regional level) no changes are recommended.</p>
3.	<p>The submission acknowledges the support of the G21 Draft Growth Plan to provide local employments which are well connected to a variety of transport node, the protection of well established and viable industries such as the submitters should be supported in the G21 Regional Growth Plan.</p> <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> The submission acknowledges the support of the G21 Draft Growth Plan to provide local employments which are well connected to a variety of transport node, the protection of well established and viable industries such as the submitters should be supported in the G21 Regional Growth Plan. The infill targets for this area will be detrimental to the existing businesses as development will encroach on buffers 	<p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p>
3.	<ul style="list-style-type: none"> Submitter represent 90% of a proposed 'Lovely Banks North' growth investigation area The identified area should be extended because: Site abuts a main transport route for Bacchus Marsh along the Geelong Road 	<p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p>

Submission ID	Summary	G21 Regional Growth Plan Response
G21 Regional Growth Plan	<ul style="list-style-type: none"> Is within 5.5km of the Lara train station. Adjacent the existing Lara West PSP area soon to be developed Serviceable with all reticulated utilities able to be sourced from Lara West PSP area Close proximity to employment precincts (GREP and Avalon) Landowners are committed to undertaking further planning investigation to facilitate the growth of this area Direction connection to Melbourne and links with the proposed national transport and logistics and employment area Within drainage catchment of Lara West PSP Comprised of vacant farmland and is bound by Bacchus March Road to the east, Hams Road to the south, Stacey Road to the West. The site has a total area of approx 250ha Consortium comprises 80% of land owners that represent 207ha of the total area. The submission provides a response to the Principles, below is a summary of key points: <ul style="list-style-type: none"> Takes advantage of the infrastructure in the proposed Lara West PSP by allowing continuation of utility services. Provides for diverse housing supply. Utilises existing education facilities and provides security of cliental to education and the employment industries. Provides opportunity for a connected community by providing sustainable transport connections to both Melbourne and Geelong's CBD. Provides an alternative to inner city living whilst providing regional connections Site is currently degraded farmland. Future development would include environmental improvements Development would provide improvements for water course protection. No negative impacts on energy production. Consolidating residential and community activities adjacent to existing and developing areas. Close proximity to Lara/ Lara West PSP provides access to local employment. Infrastructure and community facilities Construction of infrastructure and housing will provide a boost to the economy. Once established will create demand for local business and services for the immediate and surrounding areas. Provides local and regional transport. Access to the Lara train station providing direction connection to Melbourne and Geelong CBD. Lovely Banks will then be able to contribute to the current community services and facilities <p>The submission provides a response to the considerations identified in the background</p>	<p>The Further Investigation Areas are options for growth beyond planned supply and higher growth rate scenarios. These areas will be considered after further infrastructure planning. The identified Investigation Areas including the priority status, Indicative timing and boundaries are not definitive and have no formal status as 'future development' sites without further work.</p> <p>An Implementation Plan will be undertaken to investigate and identify any preferred Further Investigation Area, including infrastructure sequencing and triggers for planning and land release linked to an identified land supply monitoring process.</p> <p>The directions and commentary around the Further Investigation Areas have been updated to clarify directions and the generalised nature of these nodes (refer submission 23).</p>

Submission Strategy	G21 Regional Growth Plan Response
<p>paper (pg 72/73) and include:</p> <ul style="list-style-type: none"> Close to Corio and Lara. Separated by the Ring Road. Lara West would be developed first create a connection between Lara and the subject land west of Bacchus Marsh Road. Good road connections. Other services and infrastructure all available High to all Services developed via Lara West PSP Grep, Avalon High – Current preliminary planning has been undertaken in regards to the site investigation Fireworks site Evans Road (requires suitable buffers) ES04 – some preliminary investigations undertaken which identify limited impact if managed <p>Suggested improvements/amendments</p> <p>Request the Lovely Banks Further Investigation Area be extended to include the 'Lovely Banks North Growth Investigation Area' incorporating the land identified in submission (For privacy specific addresses have been removed)</p>	<p>The Growth Plan provides a broad direction for land use and development at a high level. The role of local land use planning remains with Councils through its Structure plans. The Growth Plan is not a limitation to the opportunities in the Golden Plains Shire.</p> <p>The Growth Plan was developed in collaboration with Golden Plains Shire and fully considered existing council strategies. The Gheringhap Structure Plan which is underway would be considered as part of the proposed 3-5 year review process for the Growth Plan.</p>
<p>4.</p> <ul style="list-style-type: none"> Provides a context for employment and economic opportunities contained with the Draft G21 growth Plan Supports the importance of linkages along arterial roads and passenger/freight lines Identification of growth opportunities, particularly employment growth, should remain within the remit of the Gheringhap Structure plan process, currently being undertaken rather than subject to an apparent limitation of growth through the RGP to land already identified as planned growth. The growth opportunities within Gheringhap and surrounding hinterland remain to be fully considered The timing of planning for and delivery of new growth fronts in the region should be matter of negotiation with Council and subject to evidence of land supply and the ability of any developer to meet and bring-forward infrastructure costs. The submission does not see the role of the RGP to preclude the development where these can be brought forward and where the developer acknowledges and wats the risk and cost of Infrastructure embellishments. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> The opportunities available within the Gheringhap area of Golden Plains Shire would further the achievement of the strategic intent and should remain an option within the 	

Supplementary Strategy	G21 Regional Growth Plan Reference
<p>5. Debate the ability of the region to sustain a population of 500,000 as the areas must have increased employment opportunities (80,000 jobs). Large housing developments are presently going ahead at a rapid rate. Infrastructure and employment opportunities should be the first priority before people are encouraged to live here. Australia's economy is slowing and full time employment decreasing – do not want a similar situation to Ireland, Spain, USA with empty house and no jobs.</p> <ul style="list-style-type: none"> • Contends that foremost in this growth plan must be food and water security. The submission finds that Map 2 is misleading as it shows the Bellarine as predominantly mixed farming and grazing. Residential development and hobby arms (which are often unproductive) are the predominant use. Also appears to be happening in the farming areas to the west and north of Geelong as residential development expands. • Doubts recent water and sewerage infrastructure is sufficient to meet the residential and employment demands for a population of 500,000. Climate change with predicted longer dry spells, increased burden of costs for water and infrastructure on families, farmers and manufacturers must be considered. • Impact on the environment must be further researched with ground water supplementing our water usage. Scientists are unsure whether this ground water can ever be replaced. • Developers should be made to commit to prior permit promises of funding dual water pipes systems for recycling (example Stockland canal developers) • Region's wetlands, lakes, rivers and marine parks are already under threat from over development. The present Municipal planning schemes are not adequate and should be restructures before this population explosion to protect the above natural assets. • Land should be set aside to compensate for possible inundation through climate change, resulting in loss of environmentally sensitive areas. The GCA are hopeful that the RGP's Environmental Management Strategy Review will bring solutions • Pleased that the RGP's emphasises the need for defined boundaries and settlement breaks between towns. Concerned that low lying developments between Ocean Grove and Pt Lonsdale may join and therefore lose character. • Pleased that the RGP recommends each town's assets are to be nurtured and protected. Concerns that heritage within Queenscliff and Geelong is not protected within the Planning Schemes – hopes the RGP will convince the borough to reverse its very poor record in protecting unique heritage and environmental assets. • Raises concerns about the waste disposal created by 500,000 people as garbage 	<p>The Growth Plan acknowledges that the regions population is growing and infrastructure needs to grow with it. The plan is also cognisant of the fact that his has to happen sustainably by providing for well planned housing, jobs and protecting our assets including the environment and natural resources.</p> <p>The Growth Plan acknowledges the challenges of climate change and food security and reinforces the value of rural land for production. Existing rural land use mapping is based on VLUIS data.</p> <p>Barwon Water's infrastructure planning provides a basis for supporting a region of over 500,000. Projects such as VSHREW and the CCMA Regional Catchment Strategy are the appropriate level documents to examine river and catchment health challenges and programs in the context of the Growth Plan framework.</p> <p>The Growth Plan provides a broad settlement and land use framework. Its role is not to identify the application of specific controls which remain a local level consideration. Future management of the waste stream is identified as a key infrastructure consideration. This work</p>

G21 Regional Growth Plan

Engagement Summary Report

Kismet Forward

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Supplementary Strategy		G21 Regional Growth Plan Response
6.	<p>collection cost increase and land fill sites become scarcer. G21 Growth Planners with Local Councils will need to do more research on the issue (possibly through the environment management strategy)</p> <ul style="list-style-type: none"> The RGP notes the need for increasing public transport however notes developer's within the region desire's to obtain the maximum number of lots resulting in narrow streets that larger PT vehicles cannot navigate. Infill development is going to exacerbate parking problems where already most multi car dwellings have parking difficulties. Identified the need for improvements to public transport including rail links to Avdon Airport, Geelong Port, Queenscliff/Bellarine Peninsula, Torquay/Armstrong Creek, improvements to rail services to western regions and improved bicycle network. Geelong Port in underutilised. Water transport should be researched. Duplication of highways encourages heavier traffic and can be detrimental for smaller towns. Concerns the Ferry operator's requests for a dual high through Queenscliff would have a drastic impact on the town. It should be stopped at Pt Lonsdale. Supports vision for Geelong to become a leading innovation and academic city but will require lobbying due to recent cuts. Supports the Plans prediction for improved medical services, training and research. Question whether this will be enough to cope with the population increase. The Growth Plan team must raise the issue of traffic safety and consult with council planning officers and appropriate authorities for wider, safer street and roads as there is also the increased need for bike and pedestrian paths. <p>Supports the concept of G21 Regional Growth Plan and inclusion of Bell Post Hill area west of the Ring Road as a Further Investigation Area.</p> <ul style="list-style-type: none"> Committed to developing an overall master plan for the Bell Post Hill area in order to facilitate orderly planning. Willing to engage consultants to assess infrastructure requirements, traffic, environmental issues and all other associated expert input required and thereafter develop an Overall Concept Plan identifying various land uses that this can accommodate and will need in the future. Planning and location of growth should be undertaken by the responsible authority to ensure orderly planning believe that the timing of release of land should be driven by the market. Investment into developing land will only happen in its financially viable; therefore an oversupply of land should not be a concern within the G21 Regional Growth Plan. 	<p>will be a key challenge for the next iteration of the BRWM Plan.</p> <p>Key project lobbying remains a major focus of the G21 Regional Alliance. Duplication of Bellarine Highway to Point Lonsdale only is identified.</p> <p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p> <p>The Further Investigation Areas are options for growth beyond planned growth to provide for security of land supply and higher growth rate scenarios. These areas will be considered after further infrastructure planning.</p> <p>The Identified Investigation Areas including the priority status, indicative</p>

Supplementary Strategy		G21 Regional Growth Plan Response
	<ul style="list-style-type: none"> Allowing the market to drive release of land will improve housing affordability. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> Request that the final report be amended to remove any reference to timing of the planning and development if further investigation areas to allow the land owners the opportunity to investigate the potential to development with the Bell Post Hill area. 	<p>timing and boundaries are not definitive and have no formal status as 'future development' sites without further work.</p> <p>An Implementation Plan will be undertaken to investigate and identify any preferred Further Investigation Area, including Infrastructure sequencing and triggers for planning and land release linked to an identified land supply monitoring process.</p>
7.	<p>Remove Date Specific Triggers</p> <ul style="list-style-type: none"> Supports the identification of Lovely Banks as a 'priority' future Greenfield development area. Does not support the proposed timing which defers development until 2030-2040 States that the is an adequate supply of zoned and planned land in Geelong South and Bellarine areas, the northern growth only have limited growth areas. To enable Geelong to best meet its increased short and medium term dwelling needs provision for more zoned land in the northern catchment is now required. Challenges the aspirational population target of 500,000 people, demand and supply scenarios and the rational for deferring future development future greenfield development <p>Lovely Banks is a priority</p> <ul style="list-style-type: none"> Lovely banks is justifiably recognised as a potential new growth area for Geelong and the G21 region Will accommodate future demand in North Geelong region and offers strategic advantage: <ul style="list-style-type: none"> Proximity to designated employment Transport and infrastructure connections Social improvements to the wider area Development of Lovely Banks will have far reaching benefits for Geelong including Corio/Norlane. New Investment will be a benefit and create a population influx New sustainable master plan community will transform the perception of the north. 	<p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p> <p>The Further Investigation Areas are options for growth beyond planned growth to provide for security of land supply and higher growth rate scenarios. These areas will be considered after further Infrastructure planning.</p> <p>The Identified Investigation Areas including the priority status, indicative timing and boundaries are not definitive and have no formal status as 'future development' sites without further work.</p> <p>An Implementation Plan will be undertaken to investigate and identify any preferred Further Investigation Area, including Infrastructure sequencing and triggers for planning and land release linked</p>

Submission ID	Strategy	G21 Regional Growth Plan Response
	<p>Increase the local population and support existing and future services</p> <p>Faster Population Growth</p> <p>Suggests that Geelong not the whole of G21 could support a population in excess of 500,000</p> <ul style="list-style-type: none"> Expected to growth at 2.2% per annum (moderate growth rate) and will reach 500,000 by 2038 The submission provide figures which contrast with G21 RGP projections <p>Increased Dwelling Demand</p> <ul style="list-style-type: none"> Vf dwelling demand projections of 2.2% per annum are 25% greater than G21 projects. It projects that 27,798 extra people will be living in the Northern Geelong region. The increased demand in the Northern Geelong region will reduce the greenfield land supply to 15 years under a base case, 9 years in a medium growth rate (2.2%) <p>Northern Employment Opportunities</p> <ul style="list-style-type: none"> Proximity to jobs – GREP is located within 2km of Lovely Banks and is planned to accommodate 10,000 jobs Close to employment hubs – Avalon, Geelong Port, Northern Geelong industrial areas. Project ed to generate thousands of jobs during construction phase <p>Infrastructure is available and readily connected to critical infrastructure and has direct links to rail and road transport</p> <ul style="list-style-type: none"> Proposes innovative infrastructure funding arrangements that address Barwon Water and Council's financial and governance considerations without compromising community objectives and housing affordability. Proposed infrastructure servicing model could be applied across the entire growth area <p>Planning Framework</p> <ul style="list-style-type: none"> Lovely Banks is the most logical next growth node is Geelong The long lead times to release Greenfield to release greenfield land requires detailed strategic planning investigations and assessments These should commence whilst there is still supply in the market Deferring will lead to an undesirable position of limited supply, lack of competition and decline in affordability in the market. 	<p>to an identified land supply monitoring process.</p> <p>A review of the population and dwelling demand/supply figures provided with the submission concludes:</p> <ul style="list-style-type: none"> the supply quoted for the northern region is significantly under for the northern SLA's as it does not consider construction of dwellings within established areas Macropian estimate future supply for the North region of 7,065 which is based only a partial area of the Corio – North SLA and is substantially less than the estimated 16,000 dwellings available in this SLA the demand figures suggest that much of a higher growth uptake for northern suburbs/areas will be a transfer of demand from elsewhere in Geelong the assumed household size (1.95 people per household) is very low for a new growth area. A household size of 2.5 is more reasonable. The lower household size results in unreasonably high demand for housing in the northern SLA.

Suggested Improvements/Amendments		G21 Regional Growth Plan Response
<p>8.</p> <ul style="list-style-type: none"> • Largest theme park in the Bellarine Peninsula region plays a significant role in bringing visitors to the region and Bellarine Peninsula • Adventure park located at the gateway to the Bellarine Peninsula • Note that Geelong and Bellarine generate \$478 million to the local economy and the equivalent of 4200 full time jobs • Key attractors to the region were around based activities • Adventure park is a key tourist attractor for the region with flow on affects to other tourist facilities in the region <p>Suggested Improvements/amendments</p> <ul style="list-style-type: none"> • The plan should strengthen: <ul style="list-style-type: none"> • Its position on protecting the high quality amenity and strategic priorities to preserve the rural landscape and support horticulture, viticulture and tourism on the Bellarine Peninsula • Its position on protecting the local tourism industry - which will support the communities and local economy on the Bellarine Peninsula • Its direction as to where intensive agriculture use may be considered appropriate for the region (noting Bellarine Peninsula suited to viticulture and horticulture) • Consider extending the significant tourism routes and assets trail to include additional regional tourism attractors such as Adventure Park. 	<p>The Growth Plan supports the protection of the region's productive agricultural areas, rural landscapes and tourism areas with the identification of four key settlement bricks and the designation of settlement boundaries for all towns.</p> <p>The Growth Plan recognises the Bellarine's strengths in tourism and intensive agriculture. It is not the role of the Growth Plan to identify specific recommendations for the Bellarine around these strengths but provide a framework for settlement, and employment growth and infrastructure in the region. The Plan does not hinder opportunities. The existing Greater Geelong Planning Scheme provides alternative policy mechanisms to manage major tourist sites.</p> <p>The significant tourism route has been extended to show the entire Bellarine linking back into Geelong.</p>	
<p>9.</p> <ul style="list-style-type: none"> • Torquay's role needs to be elevated to accommodate growth pressures. • The submission challenges the anti growth position for Torquay and requests that plan is amended to reflect Torquay's role as a key coastal growth node and that is should 	<p>The Growth Plan does not take an anti growth position for Torquay. Torquay is a nominated District Town.</p>	

Sustainable Strategy		G21 Regional Growth Plan Response
<p>accommodate more growth</p> <ul style="list-style-type: none"> Future development in the north west of Torquay should be recognised as a future priority in the G21 RGP <p>Torquay Population Growth</p> <ul style="list-style-type: none"> Presents alternate figures for dwelling demand in Torquay/Jan Juc suggesting that 9,826 dwellings will be required by 2031 (reflects an additional 2706 dwellings on figures within the G21 RGP) Further work by Macropplan Dimasi state that the at a moderate growth rate of 2.2%, 10,317 dwellings will be required and at high growth rate of 2.5%, 11,543 dwellings by 2026. <p>Strategic Advantages of further development in Torquay North</p> <ul style="list-style-type: none"> Preinct has direct transport linkages to Geelong via the Surf Coast Highway Barwon water has committed to constructing a 'Class A' water connection from the west which will improve access to infrastructure and provide opportunities for recycled water. Its proximity to employment/civic services Recreation and open space facilities in close proximity to the Surf Coast transport corridor Opportunity to enhance the gateway entrance to Torquay <p>Suggested improvements/amenments</p> <ul style="list-style-type: none"> Revisions to the projected dwelling and population forecasts for the Torquay/Jan Juc area, to be better aligned with the projections released by the State Government VIF 2012 program. Would require an additional 2,706 dwellings by 2031 Update Map 3 – Settlement and Employment Growth directions of the plan to include Torquay North as a new targeted growth node for Torquay/Jan Juc area. 	<p>Through Sustainable Future: Torquay - Jan Juc 2040 Project and incremental infill an additional 15,241 people have been planned for in Torquay.</p> <p>Noted comments in regards to projected dwelling and population forecasts. Without detailed information from Macropplan Dimasi further work the Growth Plan is unable to make a detailed response. A review of the figures quoted in the Growth Plan and Background report are generally consistent with VIF data and unpublished data from UDP 2012. DPCD and as such the figures will remain unchanged for Torquay/Jan Juc.</p> <p>No changes to the Settlement and Employment Growth Plan will be made in regards to Torquay/Jan Juc.</p>	

Submission No	Summary	G21 Regional Growth Plan Response
10.	<p>Earth resources – oil and gas exploration (fracking) must be banned. The long term environmental effects are unknown. The region’s future agriculture and potable water could be jeopardised.</p> <p>Brownfields site – why rezone land which could be polluted making it unsafe, low lying, flood prone, close to power cables, busy roads, which can lead to illness, deaths and health costs.</p> <p>Population 500,000 – why passively accept that the Region’s population will be 500,000 which will require all manner of crowded, inappropriate housing, specifically infill. Spare child thinking is defunct. Why is there a photo of a couple with 4 children? Higher density – extremely undesirable for family homes. Children need space to run around. Australia’s obesity rates rival the US.</p> <p>Recreational land – public space is insufficient for the current population, despite recent population increase in Grovedale/Maurn Ponds there is only three parks, one which is inaccessible for walking with prams.</p> <p>Infill not the answer. The claim in works in the Europe is irrelevant. After 14 years in the UK, I assure you people do not like it. Houses are being demolished and replaced with units on pocket handkerchiefs. ABC’s Catalyst, Thursday 17 May reported that high density housing makes it extremely difficult to contain serious diseases.</p> <p>Targeting infill in West Fyans, Central Geelong. Corio Norlane – high density for these areas smacks of snobbery. Why do these perceived low socio economic areas get all the rubbish dumped in them. Why doesn’t it happen to the beautiful people in Newtown, Highton, Torquay and Jan Juc</p> <p>Reinforcing Central Geelong – the CBD is dying because of extortionate parking fees, pale coloured footpaths which look scruffy, extending nightclub opening hours has resulted in shoppers having to negotiate vomit, faeces and blood on footpaths – very unpleasant.</p> <ul style="list-style-type: none"> Planning for employment growth – why create new industrial areas which may never be filled. After 15 years Torquay Road, Grovedale is only half full. The reports authors must live where they won’t be impacted nor endure the pollution and noise of unexpected proximity to new roads. Identifying the major infrastructure – all proposed works must be subjected to thorough, transparent, fair and appropriate consultation, people, loading consultations with staff from participating bodies does not constitute appropriate consultation, planning a road extension within 50 metres of existing homes does not constitute appropriate consultation. 	<p>Earth resources are recognised in the Growth Plan as providing opportunities to meet future energy demands. Extensive legislative processes are in place to ensure activities meet environmental requirements etc. It is not the role of the Growth plan to prohibit activities which can legally be undertaken.</p> <p>Brownfield sites provide opportunities not only for residential living (where contamination and other issues can be effectively managed) but for other employment activities (retail, offices etc).</p> <p>The regions households are diverse (a 2 adult 2 child family represents less than a third of all households) and current housing provision does not meet these changing needs. This requires alternative approaches to housing including infill housing and higher densities (but well planned) at locations which have the infrastructure to support them.</p> <p>Significant greenfield or conventional housing areas are already nominated around the region.</p> <p>The Growth Plan identifies significant projects which have been identified to revitalise Central Geelong.</p> <p>The principles relating to public transport have been strengthened. The Growth Plan was developed in</p>

Submission ID	Summary	G21 Regional Growth Plan Response
11. Submission	<ul style="list-style-type: none"> Retaining unique settlements – existing settlements are already being ruined. Quality of design, walkable communities – walkable communities are great but must be maintained. As COGG have refused to construct a path to Coolbawn Park have little faith that they would care for new areas. Major infrastructure investment – authorities totally disregard people's right to enjoy their homes. Infrastructure development must not be at the expense of people's lives and homes. Minimising water- not just a matter of clever design, must re-educate people and authorities. Each house could have an allowance of water, builders must be forced to put the thickest bats into roofs and all walls. Houses must be redesigned so that all wet areas are on one side and water is not wasted waiting for it to get hot. Public transport – must be heavily promoted as the preferred alternative. Geelong bus timetables need work to more closely meet trains as some stations have little cover. Peak oil – some scientists believe peak oil has already occurred. Health services – There appears to be no mention of how the 500,000 people will be catered for medically. 	<p>consultation with DHS and Barwon Health. The Growth Plan enables key service providers like Barwon Health with a framework for future service planning to meet future population needs.</p>
	<ul style="list-style-type: none"> Transport in supporting growth – Refers to Section 4C advisory panel report – State Government has not allowed sufficient funding for the investigation of a suitable route between Anglesea Road and Surf Coast Highway. Avalon – highlights the potential for job losses at Avalon, Alcoa and Ford. Relying on Avalon for only personal/freight flight related employment is assuming that there will always be fuel. Asks if G21 is taking these seriously or negotiating with these companies Timing and sequencing – authorities totally disregard people's right to enjoy their homes. Secretive planning of section 4C, Grovedale station and the Norlane Infill flats and the intermodal was outrageous. The residents of breadwater are subject to horrendous noise and pollution. Development must not be at the expense of people's lives and health. Brownfield sites – why rezone polluted industrial and recreate it in greenfields. Frought with danger. Living in polluted areas causes illness – physical and mental and possible death. Infill – not the solution. Lazy thinking that to house people cheek by jowl is acceptable. It creates huge social problems and failed in western civilizations. Having originated from the UK with high density housing and associated problems, convinced we should not contemplate this retrograde step. Australia's obesity rates rival the US. Houses on large blocks are constantly being demolished and replaced by units. This maybe ok for 	<p>Similar to above.</p> <p>The Implementation Plan will look at key future regional infrastructure planning so as to provide a greater level of certainty.</p> <p>Identified employment nodes will be required to meet future employment needs of a region of over 500,000</p> <p>Both Growth Plan and G21 Region Plan advocate robust consultation processes.</p>

Supplementary Information	Summary	G21 Regional Growth Plan Response
	<p>older, single or Dirks but totally inappropriate for families with children. Why is the plan only targeting areas for Infill – is it because they are deemed low socioeconomic?</p> <ul style="list-style-type: none"> Regional activity centres- public transport must be the preferred alternative. Public transport timetables need to be better coordinated – noting it is not unusual for a bus to arrive after the train departs. Natural landscape – questions why intermodal transport hub was proposed for Lara. Questions why/ Armstrong Creek developers will be permitted to bulldoze vegetation provided they replace it with appropriate substitute? CBD – the CBD is dying because of extortionate parking fees, ridiculous to charge Melbourne prices, policy encourages people to shop at homebrewer centres, and extended opening hours for nightclubs has resulted in paralytic drunks vomiting on shop fronts and footpaths. Employment – report seems to suggest that increased population will bring extra jobs. In reality it is the reverse, people move to where the work is. Highly qualified people are unlikely to find relevant work here. Employment growth – new industrial areas planned or under construction is ridiculous. Most existing industrial estates are nowhere near fully occupied. Is there evidence that people want to live close to work, particularly is that workplace is unpleasant/polluting. FIA – people living near the bypass routes with pollution and noise would disagree. Industrial development areas must be contained to protect peoples housing investments. Notification of planned developments must be widely promulgated in plain English not planner speak. Design – walkable communities can be created but how do you propose getting people to use them. Residents may use paths on the weekend but it is unlikely that working parents will walk to work/day-care/school. Minimising water – not just a matter of clever design, must re-educate people and authorities. Barwon Water’s conservation efforts were jeopardised by the unnecessary poisoning of supply by addition of fluoride against the wishes of the population. Thick insulation batts must be put in all roofs, external and internal walls. Population – massive population increases should be accepted as inevitable. Action needs to be taken to encourage the births of fewer children. Retaining unique identity – existing settlements are already being ruined. Far too many units. Earth resources – all and gas exploration (tracking) must be banned. The long term environmental effects are unknown. The region’s future agriculture and potable water 	

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<p>12. could be jeopardised.</p> <p>New Growth Areas</p> <ul style="list-style-type: none"> • Agree that new growth areas need to be identified such as Bateford South and Lovely Banks • Geelong is dependent on these areas being available in a timely and cost effective manner • Do not believe that identifying specific timing and priority is appropriate in the context of other works that are required <p>Timing of New Growth Area</p> <ul style="list-style-type: none"> • Belief that the timing of either development should not be expressed in years but by a series of triggers that would indicate the need and appropriateness of each development. Could include population, demand, growth rates and socio economic trends. • Possibility of creating a gap in land stock in the next decade that would have unfortunate consequences for Geelong and its residents. <p>Priority of New Growth Areas</p> <ul style="list-style-type: none"> • There are good reasons that could be sited for either project to proceed first, one element that seems to have gone missing is the environmental impact of each development • Bateford South has a significant rehabilitation opportunity. Including – 300 hectares of planted space and quarry rehabilitation will provide a much stronger environmental case • Proximity to site to Geelong CBD further underscores the environmental considerations • Close location is in alignment with the Strategy's identified goal to preserve and enhance the Geelong CBD • Believe that is inappropriate to suggest precedence of one area over another, especially in light of further investigation. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> • The report should not specify timing but point to future works and their ability to identify growth requirements. • Priority should be determined as part of further investigations 	<p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p> <p>The Further Investigation Areas are options for growth beyond planned growth to provide for security of land supply and higher growth rate scenarios. These areas will be considered after further infrastructure planning.</p> <p>The identified Investigation Areas and priorities are not definitive and have no formal status as 'future development' sites without further work.</p> <p>Based on existing commitments of infrastructure agencies and planned growth across the region, no new growth fronts are required within the next 10 years under either a base (1.5%) growth or a higher (2.5%) growth rate.</p> <p>An Implementation Plan will be undertaken to investigate and identify any preferred Further Investigation Area, including infrastructure sequencing and triggers for planning and land release linked to an identified land supply monitoring process.</p>

Sustaining Strategy	Sustaining Strategy	G21 Regional Growth Plan Response
<p>13.</p>	<ul style="list-style-type: none"> Concerns about implementation remain from early contribution during stage 1 Tone of plan seems populist: It predicts significant and rapid growth over a sustained period yet reads as if it is trying to appease widespread anti-growth sentiment. Implication is that we can have exponential growth with all gain and no pain Would like to see a realist appraisal of the benefits and consequences of growth, the choices/trade offs of accommodating this growth - some of this material is contained within the background report and issue papers but is not clear within the Plan. <p>Challenges with regional growth</p> <ul style="list-style-type: none"> The plan does not sufficiently highlight and discuss the challenges facing the region. The overall challenge to evolve as a self sustaining region that uses existing infrastructure and land more efficiently does not appear to be adequately reflected in the rest of the documents. Maximising use of existing infrastructure and using land more efficiently are largely missing from the challenges list on page 18 The challenges were generally agreed with the G21 community. However these challenges are ok as far as they go but are not comprehensive and the plan does not deal in sufficient detail with the practical implications of responding to them - wonders how respondents are interpreting the challenges - perhaps they mean things to different people The plan assumes 40% of future population will be accommodated through infill housing activity or urban consolidation but provides little detail what this means in practice. Falls to make a start on managing the expectations of the G21 Community The submission refers to the key implications contained with the housing issue paper. Questions how the plan tacks such issues Reality in tackling means a change to current planning policies and decision making. Challenges that the Plan does not indicate how principle 9 will be done. Reads more like business as usual <p>The plan needs to be robust</p> <ul style="list-style-type: none"> Overriding concern of the robustness of the plan. The ultimate test of strategic plans is how effectively they are implemented – how robust they are over time Feel that a RGP which glossed over the real issues and presented a rose coloured view of the world would serve no purpose It could be too easily ignored or contradicted by planning authorities in the face of 	<p>Accept that further discussion is needed to fully convey the challenges facing the region. The context section has been revised to include a more detailed discussion of the G21 region, the role and functions of key areas and the role and function of Geelong. This material was previously contained within the Background Report and 6 issue papers.</p> <p>The challenge - 'sustaining region that uses existing infrastructure and land more efficiently' is a key theme and is addressed throughout the whole document. In particular the Growth Plan responds to this challenge through the Settlement and Employment Growth Directions and Major Infrastructure Directions.</p> <p>The Northern Gateway discussed on page 15 of the draft plan has been separated into two, the north east gateway and the north west gateway.</p> <p>The rating of towns in terms of their growth capacity on a number of factors needs to be considered in the context of other centres measured i.e Torquay, Colac. Within Lara there are limited numbers of major employment nodes relying predominantly on the existing town centre and the GREP. The town</p>

Supplementary Report	Strategy	G21 Regional Growth Plan Reference
<p>14.</p>	<p>political pressures. Fail to provide clear direction and certainty sought by many stakeholders</p> <ul style="list-style-type: none"> A more realistic discussion about the challenges facing the region will result in a more robust plan which would be more likely to be implemented effectively We see too many examples of short term decision making based on political expediency, which destroys confidence in the planning system and creates uncertainty. It frustrates and deters companies who have the capacity to invest in the region. Provides a recent experience with the Lara Structure Plan – identifying the inconsistency with the Minister for Planning decision making. Further supporting a need for implementation of the RGP <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> Would like to see the challenges facing the region given greater prominence, defined more clearly and discussed in greater depth. Should not be sugar coated or presented as broad motherhood statements. The challenge of becoming a self sustaining region that uses existing infrastructure and land more efficiently should be a key theme and discussed more explicitly throughout the plan. At the least should be given the same treatment as principles and would assist in following the numbers in the table pg 28/29 <p>Specific references to Lara</p> <ul style="list-style-type: none"> Think that it is misleading to couple Lara with Bannockburn as part of a Northern Gateway (pg 115) – Lara’s a large township on the Geelong-Melbourne rail/road transport corridor and adjacent to two of the four major employment precincts. Makes Lara unique in the region. The wording of the plan characterises Lara first and foremost as ‘larger lifestyle lots’. While these exist they house an increasingly small minority In Background Report - surprised to see Lara’s growth capacity for employment rated only 3 on a five point scale. 	<p>however still ranks highly overall as a centre with capacity for growth.</p> <p>The Growth Plan supports the protection of the region’s productive agricultural areas, rural landscapes and tourism areas with the identification of four key settlement</p>

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Supplementary Information	Strategy	G21 Regional Growth Plan Response
15.	<p>Identifies the potential for these industries to expand resulting in the diversification of employment opportunities and the economic value add through increasing tourism opportunities for the region.</p> <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> The plan should strengthen: <ul style="list-style-type: none"> Its position on protecting the high quality amenity and strategic priorities to preserve the rural landscape and support horticulture, viticulture and tourism on the Bellairine Peninsula Its position on protecting the local tourism industry - which will support the communities and local economy on the Bellairine Peninsula Its direction as to where intensive agriculture use may be considered appropriate for the region (noting Bellairine Peninsula suited to viticulture and horticulture) Consider extending the significant tourism routes and assets trail to include all the tourism operations located along the Bellairine and Portrillington Highway in the communities of Clifton Springs/Drysdale <p>New Growth Areas</p> <ul style="list-style-type: none"> Agree that new growth areas need to be identified such as Batesford South and Lovely Banks Geelong is dependent on these areas being available in a timely and cost effective manner Do not believe that identifying specific timing and priority is appropriate in the context of other works that are required <p>Timing of New Growth Area</p> <ul style="list-style-type: none"> Belief that the timing of either development should not be expressed in years but by a series of triggers that would indicate the need and appropriateness of each development. Could include population, demand, growth rates and socio economic trends. Possibility of creating a gap in land stock in the next decade that would have 	<p>bricks and the designation of settlement boundaries for all towns.</p> <p>The Growth Plan recognises the Bellairine's strengths in tourism and intensive agriculture. It is not the role of the Growth Plan to identify specific recommendations for the Bellairine around these strengths but provide a framework for settlement, and employment growth and infrastructure in the region. The Plan does not hinder opportunities. The existing Greater Geelong Planning Scheme provides alternative policy mechanisms to manage major tourist sites.</p> <p>The significant tourism route has been extended to show the entire Bellairine linking back into Geelong.</p> <p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p> <p>The Further Investigation Areas are options for growth beyond planned growth to provide for security of land supply and higher growth rate scenarios. These areas will be considered after further infrastructure planning.</p> <p>The identified Investigation Areas and priorities are not definitive and have no formal status as 'future development' sites without further</p>

Submission Strategy 16.	G21 Regional Growth Plan Response
<p>unfortunate consequences for Geelong and its residents.</p> <p>Priority of New Growth Areas</p> <ul style="list-style-type: none"> • There are good reasons that could be sited for either project to proceed first, one element that seems to have gone missing is the environmental impact of each development • Bateford South has a significant rehabilitation opportunity including – 300 hectares of planted space and quarry rehabilitation will provide a much stronger environmental case • Proximity to site to Geelong CBD further underscores the environmental considerations • Close location is in alignment with the Strategy’s identified goal to preserve and enhance the Geelong CBD • Believe that is inappropriate to suggest precedence of one area over another, especially in light of further investigation. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> • The report should not specify timing but point to future works and their ability to identify growth requirements. • Priority should be determined as part of further investigations <p>16.</p> <ul style="list-style-type: none"> • Submission on behalf of the owners of the land in Spring Creek Future Urban Growth Area immediately west of Duffields Road. This land is planned for the future growth of Torquay/Jan Juc as reflected in the Surf Coast Planning Scheme (Clause 21.08) • Concerned that the G21RGP is not based on and does not reflect current planning policy for Torquay/Jan Juc • The document known as Torquay 2040 has not been published in final form nor has it been the subject of public consultation and is not included as local policy in the Surf Coast Planning Scheme. • Figure 4 – shows identified planned growth for Torquay is a location which is not reflected in either the surf Cost planning scheme or the last published final draft of Torquay 2040. • There is no adopted policy document which describes areas to the north of Torquay. Established planning policy designates Spring Creek as Torquay’s future urban growth area. However it appears to be omitted from figure 4. • Surf coast Shire only recently resolved to prepare an amendment to the Surf Coast Planning Scheme which would change the designated growth areas from Torquay by excluding land west of Duffields road from future urban development. 	<p>work.</p> <p>Based on existing commitments of infrastructure agencies and planned growth across the region, no new growth fronts are required within the next 10 years under either a base (1.5%) growth or a higher (2.5%) growth rate.</p> <p>An Implementation Plan will be undertaken to investigate and identify any preferred Further Investigation Area, including infrastructure sequencing and triggers for planning and land release linked to an identified land supply monitoring process</p> <p>Noted the Surf Coast Shire Planning Scheme does identify this land as future urban growth. Council through the development of Sustainable Futures: Torquay/Jan Juc has amended their view and is currently running an amendment process to action that.</p> <p>The Growth Plan has adopted the outcomes of the Torquay/Juc Juc 2040 as Council policy and as such the area known as Spring Creek has been not been included for future growth.</p>

Submission ID	Summary	G21 Regional Growth Plan Response
17.	<p>Has not yet received authorisation to prepare the amendment.</p> <ul style="list-style-type: none"> Submit that the SCS suggested revised strategy is flawed and the land that is now alternatively nominated to accommodate urban growth has not been properly assessed for capability or viability. The future supply of land within Torquay in accordance with State Policy would no longer be secure. Provides a statement from the independent panel appointed to hear submissions to Amendment C71 pt 3 – suggesting the decision on 27 July 2011 reverses more than 30 years of planning that identified Spring Creek as an urban growth area. The role of Torquay as a large coastal centre in the region has been confirmed by this policy and the RGP and is consistent with the aims of the Victorian Coastal Strategy. This role should not be undermined by the poorly executed planning decisions by the Surf Coast Shire. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> Strongly submit that the G21RGP should not be approved unless it reflects current planning policy for all towns with the G21 region including Torquay. Object to its present form and content (references page 53 and figure 4) The G21 RGP sets out an alternate position for growth at Torquay that is contrary to established Planning Scheme policy. Should not be further advanced until the assumptions on which it is based are confirmed as correct. 	<p>Noted.</p> <p>The term 'peak oil' has been removed from this document and replaced by the term 'increased vulnerability to rising energy costs' in line with State Policy.</p>

Supporting Info	Summary	G21 Regional Growth Plan Response
	<ul style="list-style-type: none"> The Growth Plan does a great job in what it sets out to do and notes that the plan is able to adapt to changing circumstances which are impossible to predict. Transitions and G21 RGP have the same objectives just are working at opposite ends of the scale. 	
<p>18.</p>	<ul style="list-style-type: none"> If Winchelsea is going to grow to a city of 10,000 people in the future why are Vic Roads not putting in a by-pass route in now while they are doing the duplication? Can see in 40 years time that Winchelsea will be in the same boat as Colac – not having any real effective options. 	<p>Noted. Growth Plan (Appendix B) identifies this as a future infrastructure planning issue for Winchelsea.</p>
<p>19.</p>	<ul style="list-style-type: none"> Comments G21 and partners for taking a regional strategic view to considering how future growth can be best accommodated and supportive of the collaborative process being followed to develop the Plan. Identifies the need for the assumption of a population of 500,000 be robust and be supported by up to date information. Irrespective of where growth physically occurs it will lead to indirect pressures and impacts on coastal assets. The pressures and impacts have been identified in GORCC current coastal management plan (Community consultation notes on CWP attached to submission) The plan currently provides little information about how such pressures will be managed. Proposed regional public land, parks and reserves strategy appears to be an important initiative and one supported, including assisting the impacts and pressures of growth. Research into the vulnerability of the coast to the impacts of climate change to be released in the coming weeks. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> Important to review populations figures using the latest available data Understand that it is a high level document and detail will evolve. Believes coastal values is an important topic and requires further attention in the plan. To maximise the benefits of a regional public land, parks and reserves strategy the stakeholders should be expanded to include relevant land managers such CoM and Parks Vic Responsibility for the provision and maintenance of infrastructure and how it should be funded should be identified in the Regional Infrastructure Plan. 	<p>The Growth Plan does not predict a growth rate or forecast population size at specific periods in time. Instead, it accepts there will be steady growth in the region and that the population is likely to reach, and potentially exceed, 500,000 in the next 30 - 40 years.</p> <p>The region is currently growing at 1.6% and if this trend continues will see the Region at 400,446 by 2031 (Victoria in Futures, 2012). The Plan has been updated to clarify this.</p> <p>The context section has been revised to include a more detailed discussion on the challenges facing the G21 environment. Map 5 Regional Strategic Assets has been amended to show the coastline and the region's marine parks as strategic assets.</p> <p>The Infrastructure component of the Implementation Plan will only be able to consider regional infrastructure provision rather than</p>

Submission No.	Summary	G21 Regional Growth Plan Response
20.	<ul style="list-style-type: none"> • Submitter owns 529 hectares of land in the further investigation area identified as Batesford South. This contains part of the Batesford Limestone Quarry as well as surrounding areas. • Forward thinking of the G21 Project Management Team is commended. • The recognition of Batesford South as a Further Investigation Area is regarded as most positive • Concern that Lovely Banks has been given a priority over Batesford South • Fully supports the need for further assessment of potential growth areas identified in the Growth Plan and are confident that the attributes of the Batesford South area will be more fully recognised. This process should be allowed to determine the prioritisation of the greenfield growth area • Confident that Batesford South would favourably meet these challenges and importantly, will be well positioned to offer affordable housing packages and have the flexibility to accelerate the delivery of land supply should the need arise. • Well positioned to take advantage of both existing and planned infrastructure in the area. • Note Barwon Water has planned a Recycled Water Plan on the land to accommodate for growth in Fyansford and the Batesford South Area. • Proximity of Batesford South to Central Geelong for public transport as well as the Geelong Ring Road for transports logistics and ready access to Melbourne CBD and the Sur Coast. • Its geographic will support issues of reinforcing the role of Central Geelong. Efficient use of the infrastructure and will provide regional employment opportunities. Best positioned to make a significant contribution to the revitalisation of Central Geelong • Proximity to community services and amenities along with the simplified land ownership and facilitation of timely supply of land to the market. • ABCL is well advanced in its rehabilitation planning and work has already commenced. • Once complete the Batesford area will be enhanced by a lake and 300ha along the Moorbool River to be set aside for passive recreation. <p>Suggested Improvements/amendments</p> <ul style="list-style-type: none"> • Concerned with the priority given to Lovely Banks over Batesford South 	<p>local infrastructure or general maintenance.</p> <p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p> <p>The Further Investigation Areas are options for growth beyond planned growth to provide for security of land supply and higher growth rate scenario. These areas will be considered after further infrastructure planning.</p> <p>The identified investigation Areas and priorities are not definitive and have no formal status as 'future development' sites without further work.</p> <p>An Implementation Plan will be undertaken to investigate and identify any preferred Further Investigation Area, including infrastructure sequencing and triggers for planning and land release linked to an identified land supply monitoring process</p>

Supplementary Map	Summary	G21 Regional Growth Plan Reference
21.	<ul style="list-style-type: none"> Submission relates to Lethbridge Airpark and references to current and future directions within the RGP <p>Lethbridge Airport</p> <ul style="list-style-type: none"> Operating airport with a number of businesses located on site and 150 member flying club. Links to emergency services Recently been rezoned to Special Use Zone to facilitate the expansion for a range of airport uses. Only airport in the G21 Region other than Avalon which has realistic potential to accommodate greater levels of activity. Activity in the recreational and general aviation areas; train and education are significant and would complement Avalon. Rare example where a regional airport has the space and circumstances to grow without being compromised by encroachment of urban and other development. Are exploring grant opportunities for funding for a range of infrastructure provision. Plays a role in the region and its expansion is formally supported by Golden Plains and the G21 and the State Government. The Geelong Regional Airport Feasibility Study identified it with Avalon as the only airport able to support a region of 500,000 Consider the airport worthy of consideration and inclusion in the G21 RGP. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> Including pg 15, first dot point – productive farmland, regional airports and major employment activities Include the following dot point pg 21, competitive advantages – regional aviation opportunities Identification of the site on map page 27 as an airport Include aviation in the dot points on page 32 Under Draft G21 Economic Strategy after last paragraph – include the words ‘similar protection via overlays or similar may be required to protect uses which may be compromised due to growth Addition to second dot point in colour block page 36 – general and recreational 	<p>The Lethbridge Airpark is located outside of the region and therefore is not represented on maps within the Growth Plan. The Growth Plan acknowledges the role of Lethbridge Airpark for general aviation and the role and importance of general aviation as part of the regions transport infrastructure/network.</p>

Submission ID	Summary	G21 Regional Growth Plan Response
22.	<p>aviation facilities in the region.</p> <ul style="list-style-type: none"> The additional of Lethbridge to the transport and logistics network illustrated on p37. Interpreted the document as a follow on from the G21 Region Plan which identified an aspirational population target of 500,000 Raises concerns about global warming and its link to population growth it is unlikely that population growth will cease Planning is justified even if the actual growth is less than present projections indicate Concerns about the loss of rural land to urban sprawl. Pleasded that significant amount of new housing is within the existing areas Submitter expects that growth will be less than the plan predicts but assumes figures can be adjusted as time informs us. 	Noted
23.	<ul style="list-style-type: none"> Representing landowners on Bacchus Marsh Road, Andke. Submission provides a description of the site and its opportunity. <p>Background Report</p> <ul style="list-style-type: none"> Concerned that the Lovely Banks further investigation area is limited by the notion adjacent figure 4.11. Support the designation of the Lovely Banks area as being suitable for urban growth however believe at this stage of regional planning it is not necessary to specify boundaries to this area. Section 6.4 - Notion of a Regional Infrastructure Plan to be unnecessary limiting. Table 4.3 has the opportunity to be further refined when more detailed infrastructure and land capability assessments are completed. Noted that the clients land also provides a substantial land holding that is in single ownership. Makes the extension of Lovely Banks more attractive as development can be bought online more quickly. Given the scale of the site any servicing limitations can be accommodated for within an overall development scheme Provides a general discussion re growth rates, highlights that whilst there is an understanding as to where further urban growth may be channelled it is premature to specify exactly how much area may be required in locations. <p>The Regional Growth Plan</p> <ul style="list-style-type: none"> Primary concern of my clients in relation to the Growth Plan is that Map 3 does not currently show their land within the 'Further Investigation' area that is located along Bacchus Marsh Road (Lovely Banks) Notes the potential regional population of 500,000 however it is conceivable that 	<p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p> <p>The Further Investigation Areas are options for growth beyond planned growth to provide for security of land supply and higher growth rate scenarios. These areas will be considered after further infrastructure planning.</p> <p>The identified Investigation Areas including the priority status, indicative timing and boundaries are not definitive and have no formal status as 'future development' sites without further work.</p> <p>Accept change to Figure 4.11 in the Background report to include the following words 'The boundaries of these areas are notional only. Subsequent detailed examination of these areas should consider the</p>

Supplementary Strategy		G21 Regional Growth Plan Response
<p>24.</p>	<p>these predictions are significantly underestimated.</p> <ul style="list-style-type: none"> • Submission notes that the designation of a growth limit/boundary is not necessary at this time and in fact could deter investment interest in Geelong. • Don't believe at a regional scale that a limit should occur and the actual site conditions/limitations of further investigation areas are not fully known. • It is foreseeable that growth in employment around the Avalon, Geelong Port, GREP and upgrading/development of infrastructure could alter the role the region play within the local and global economies. Investment in these areas is likely to result a significant increase in demand for housing within the Lovely Banks area due to its proximity to these key attractors and employment opportunities. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> • Remove the notations from figure 4.11 of the background report that define the extent of the further investigation areas or include 'the capacity to accommodate urban growth within the preferred further investigation areas will be further assessed during the preparation of the Regional Infrastructure Plan and other future detailed planning processes. It's not the intentional of the Regional Growth Plan to stict growth within the preferred further investigation areas where demand exists' • Amend Map 3 to extend the Lovely Banks further investigation area to the north or expand the notation relating to the identification areas in Geelong to state ' the boundaries of these areas will be reviewed during future detailed planning processes' • Amend map 3 to use less definitive symbols. For example, the shape could be replaced with numbers that generally identify the location for growth. 	<p>potential of adjoining lands.'</p>
<p>24.</p>	<ul style="list-style-type: none"> • Agree with overall analysis and identification of growth issues within the region. • Support the proposed spatial strategy for the management of growth by containing and consolidating established settlements • Identification of Lovely Banks as a 'FLA' is considered necessary. • Appreciate why Lovely Banks was nominated as a long term growth however feel that the timeframe will be shorter than that nominated, because: <ul style="list-style-type: none"> • Choice of location for new development is restricted to the city's north and there is a present and emerging need for greenfield land in the city's north. This land should be available concurrent to land in Armstrong Creek • History of land development within the Victoria has been marked and driven by land development interests committed to the earliest realisation of development potential commensurate with demand for new housing. 	<p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p> <p>The Further Investigation Areas are options for growth beyond planned growth to provide for security of land supply and higher growth rate scenarios. These areas will be considered after further infrastructure planning.</p> <p>The Identified Investigation Areas including the priority status, indicative</p>

Supplementary Report	Strategy	G21 Regional Growth Plan Response
	<ul style="list-style-type: none"> Elements of the development industry already hold land within Lovely Banks and we anticipate other larger industry members acquiring land within the area in the short term. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> Urge G21 and the City of Greater Geelong to be open, flexible and supportive of creating an opportunity to development Lovely Banks provided that an appropriate infrastructure strategy to service the area can be prepared and endorsed. 	<p>timing and boundaries are not definitive and have no formal status as 'future development' sites without further work.</p>
<p>25.</p>	<ul style="list-style-type: none"> Discussion of surrounding regions is inadequate – what is occurs in neighbouring regions can be of great significance. Example – extensive mining exploration to the North toward Bacchus Marsh. Impact on population, employment and infrastructure is likely to be greater than anything currently proposed in the draft RGP. Another example is growth in the city of Wymdham. The draft RGP and many plans before it ignore Little River – there are very real economic and social connections between Little River and Lara it is not acceptable to assume little river is an extension of Lara. Agrees with the principles for growth, in particular the 'optimising infrastructure and consolidating', 'Unique and connected communities' and 'Protect, restore and enhance our unique environment'. The submission provides a commentary on the particular relevance of the above principles for growth. The Lara and Little River area includes popular tourist attractions. It is a gateway to other attractions, and attracts many people for sporting pursuits such as shooting and cycling. The area is characterised by open space and low density rural residential development that compliments the natural landscape. The existence of major road and rail corridors through the area should not be seen as justification to allow extensive industrial development along the length of this corridor. As then Northern Gateway to Geelong the rural character needs to be maintained for Geelong to change the industrial feel that has shaped people's perception of the city for decades. Does not support rezoning more agricultural land in the area for industrial use. Forecasts for the supply and demand for industrial land much takes account the turnover of existing land as the operation of existing users change freeing up land that 	<p>Additional commentary included in Growth Plan and Background Report relating to cultural heritage</p> <p>Mapping revised to add to legibility and include Little River</p> <p>Context around tourism strengthened including bike trails etc</p> <p>Not possible to map all potential earth resources sites. While it is noted that exploration of various sites around the region are taking place and their winning will have impact on traffic movements and other environmental considerations, it is problematic to identify these sites until major proposals are forthcoming for assessment.</p> <p>Growth Plan identifies significant infrastructure required to support current and future growth of Lara.</p> <p>Refer submission 37 response re Intermodal.</p> <p>Major regional employers include those identified in Economic Indicators Bulletin as top 10 employers (Barwon Prison not specifically)</p>

Supplementary Strategy	G21 Regional Growth Plan Reference	Identified)
<p>can be used by new businesses.</p> <ul style="list-style-type: none"> • Better use should be made of existing rail connections between the Port and GREP. • General observation is that the maps are difficult to read and more particularly are to interpret. For example – it is not clear what area ‘key settlement breaks’ is supposed to cover or represent. The markings appear to cover both settled and farm land which begs the question of what is permitted in the settlement break. • The attraction and appeal of Lara and Little River for residents is the opportunity to enjoy a country atmosphere and rural lifestyle in close proximity to major employment and social opportunities. • Lara’s population grew at an annual rate of 2.34% between 1985 and 2006 and reach almost 12,000 people in 2008. Critical infrastructure has not been developed fast enough to keep pace with the population growth. • Curious that prisons are not mentioned as a current or future employment sector in the Appendix for Lara. There is also no mention of possible mining developments to Lara’s north. • The development of the RGP is a timely initiative which is needed to draw together a range of public and private proposals that have had insufficient public exposure and therefore appear to be poorly coordinated. • Concerned that the current draft is that it reinforces rather than challenges the priorities and direction of current planning schemes. • The Draft RGP must challenge the current paradigm. Believes the draft fails to do this to any extent. • Concerned that the Council’s will not open up their planning schemes to review at the end of this process. The final plan should provide an outline of the general process. Councils are required to undertake and timeframe within each Council is expected to review their Planning Schemes. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> • Should include a more detailed analysis of major current and planned developments in neighbouring regions. • The Draft Plan should explicitly recognise Little River by marking it on all maps such as figure 4. Mention it in relevant text including the Provincial Centre and District Town Directions table in the Appendix and reference to relevant City of Wyndham planning documents. 		

Submission No	Summary	G21 Regional Growth Plan Response
26.	<p>Housing affordability</p> <ul style="list-style-type: none"> The plan does not specifically address housing affordability, the region currently completes on price with western Melbourne as an affordable place to buy. Without a strong emphasis on the drivers of potential price rises e.g. land supply the plan could fail to deliver its objectives. If competition is not maintained house and land prices will begin to rise to the unaffordable. <p>Role of the Plan</p> <ul style="list-style-type: none"> Clarity is needed on the role of the plan in a regional and statutory context: It is unclear how the settlement breaks will be implemented Concerned that Armstrong Creek dominates whilst Torquay presents an anti growth <p>Economic development and planning</p> <ul style="list-style-type: none"> Acknowledges the draft g21 economic development strategy Supports the principle should be more jobs created in the G21 region. Need to consider the changing nature of the economy needs to be considered when determining the amount of land required for employment. Detailed future planning should be flexible in deciding whether the extent of employment land is required either at the time or in the future. Concerned that the servicing authorities such as Barwon Water have not been integrated into the process through the Plan. Concerned that despite there being settlement boundaries that shows the limit of growth and where public infrastructure will be required, developers will still be required to pay out of sequence cost, even if they are within the activated areas There is a lack of emphasis on retail in the plan, needs to be revisited. The plan needs to provide strong support for key tourism developments in the region <p>Infrastructure</p> <ul style="list-style-type: none"> Sees the major role of government is decisions regarding the timing, funding and delivery if major critical infrastructure required The submission provides an overview of previous submissions to State and Commonwealth regarding infrastructure. The fundamental issue to the considerations 	<p>Housing affordability</p> <p>Noted – the need to provide affordable housing within the region has been identified as a challenge. The need to provide affordable housing, services and education has been added to the principles for growth.</p> <p>Role of the Plan</p> <p>Further detail has been provided on the implementation process for the Growth Plan</p> <p>The Growth Plan does not take an anti growth position for Torquay.</p> <p>Torquay is a nominated District Town, Through Sustainable Future: Torquay - Jan/Jun 2040 Project and incremental infill an additional 15,241 people have been planned for in Torquay.</p> <p>Economic Development and Planning</p> <p>Detailed planning will be undertaken as required to address how employment land will be delivered across the region</p> <p>Barwon water is a member of the project team and have contributed to the development of the plan. Retail is considered a local challenge for councils. The Growth Plan</p>

Supplementary Info	Strategy	G21 Regional Growth Plan Reference
27.	<p>outlined is the timely development of policy and the timely delivery of infrastructure.</p> <ul style="list-style-type: none"> Government has a role to play in funding new and improved infrastructure which could assist in achieving larger scale infill development and denser outer metropolitan development Consider infrastructure implementation issues, for instance the practicalities of delivery of the required ring road infrastructure It is important that there are strong infrastructure links and that investment is made and retained in the Melbourne to Geelong corridor. <p>Growth</p> <ul style="list-style-type: none"> Suggests the plan is conservative and that the population will reach 500,000 sooner than expected. Supports a higher population. Supports both greenfield development and urban renewal projects Supports the plans and vision2 identified need reactivation and revitalization of Central Geelong the plan does not specify what 'active encouragement' will be required to achieve this. Supports the designation if the further investigation areas including Lovely banks and Spring Creek (spring creek is not nominated). Argues multiple growth fronts are required to ensure competition in the house and land market. Critical that land is released in multiple areas within and across the G21 municipalities. 	<p>acknowledges the role Geelong plays as a region city providing significant retail opportunities and provides support for its reactivation.</p> <p>Infrastructure</p> <p>An infrastructure plan will be undertaken as part of the implementation plan as detailed in section 6.0.</p> <p>Growth</p> <p>The Growth Plan does not predict a growth rate or forecast population size at specific periods in time. Instead, it accepts there will be steady growth in the region and that the population is likely to reach, and potentially exceed, 500,000 in the next 30 - 40 years.</p> <p>The region is currently growing at 1.6% and if this trend continues will see the Region at 400,446 by 2031 (Victoria in Futures, 2012).</p> <p>The G21 region has a 15 year zoned land supply and a 17 strategically identified land supply. This is across multiple growth fronts within each of the G21 municipalities.</p> <p>A robust land monitoring process will be investigated as part of the implementation plan to ensure adequate land supply is maintained across the region.</p> <p>Further detail on the implementation has been provided in section 6.0 Noted the Surf Coast Shire Planning</p>

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Sustainable Strategy	G21 Regional Growth Plan Response
<p>strategic work and is effectively redundant.</p> <ul style="list-style-type: none"> Implementation plan is also lacking detail as to how the plan will be implemented by the five councils. It is important that there is opportunity to comment on how the plan is implemented. <p>Residential growth</p> <ul style="list-style-type: none"> Residential growth strategies within the plan are inconsistent and in the case of Torquay/Jan Juc rely on strategic works which has not been tried and tested through the planning scheme amendment process. Notes Torquay/Jan Juc growth is limited to infill development. Object to this as Surf Coast Planning Scheme currently identifies a number of Greenfield growth corridors to accommodate future growth. Note that the Sustainable Futures Plan which the Plan relies on has been adopted by Council but is yet to form part of the Surf Coast Planning Scheme. This plan does it have significant stature weight and should to form the basis of growth prospects in the G21 plan. Paradoxically, the plan identifies that growth has been allowed within existing growth boundaries. This suggests that growth within Spring Creek corridor would be adopted in this plan. Supports the identification of Torquay as a district town. This supports the submissions proposition that Spring Creek is a necessary urban growth corridor to accommodate growth. <p>Economic development</p> <ul style="list-style-type: none"> Generally support the Plan's findings and strategies in relations to economic growth. Supports the finding of tourism and education as key employment sectors and the strategies to accommodate employment in activity centres within Torquay/Jan Juc Note the plan does not identify the need for a NAC within the Spring Creek as per Retail Strategy. <p>Physical Growth</p> <ul style="list-style-type: none"> Support the need to provide physical breaks between towns and settlements. Particularly the ever closing gap between Torquay North and Armstrong Creek. Strongly advocate that the growth of Torquay Jan Juc be directed to maintain the break and uphold environmental principles <p>Suggested improvements/amendments</p>	<p>Scheme does identify this land as future urban growth. Council through the development of Sustainable Futures: Torquay/Jan Juc has amended their view and is currently running an amendment process to action that.</p> <p>The Growth Plan has adopted the outcomes of the Torquay/Jac Juc 2040 as Council policy and as such the area known as Spring Creek has been not been included for future growth.</p> <p>It is not the role of the Growth Plan to identify individual neighbourhood activity centres.</p> <p>Updated commentary around settlement breaks particularly the role of the break between Armstrong Creek and Torquay</p>

Submission Strategy		G21 Regional Growth Plan Response	
<p>28, 29 and 30.</p> <ul style="list-style-type: none"> Concerned that the currency of the plan and its overlap with existing polices. Implementation strategy also lacks detail as to how the regional plan will be translated in to the respective planning schemes Associated issues with the contradictory residential growth policies in relation to Torquay/Jan Juc The plan should reference the opportunity for an activity centre in Spring Creek 	<p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p> <p>The Further Investigation Areas are options for growth beyond planned growth to provide for security of land supply and higher growth rate scenarios. These areas will be considered after further infrastructure planning.</p> <p>The identified Investigation Areas and priorities are not definitive and have no formal status as 'future development' sites without further work.</p>		
<p>31.</p> <ul style="list-style-type: none"> Concerned that the final report should be amended to allow the Land Owners the opportunity to develop and provide a case to bring forward any rezoning in the Lovely Banks Area. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> Request that the final report should be amended to allow the Land Owners the opportunity to develop and provide a case to bring forward any rezoning in the Lovely Banks Area. 	<p>An Implementation Plan will be undertaken to investigate and identify any preferred Further Investigation Area, including infrastructure sequencing and triggers for planning and land release linked to an identified land supply monitoring process.</p> <p>Noted. Refer response to submission No. 40</p>		

Submission ID	Summary	G21 Regional Growth Plan Response
32.	<p>our region is a significant bi-product.</p> <p>Submission seeks to include land in Cochrane's Road, Waurin Ponds which backs onto Marcus Oldham College's western boundary within the future employment node.</p>	<p>No change recommended. No definitive western boundary identified for Deckin-Marcus Oldham College node. Future planning exercise with key partners can explore edge/transition options</p>
33.	<p>Human-induced climate change and population:</p> <ul style="list-style-type: none"> G21 and COGG appear to not doubt the science of human induced Climate Change. Increasing our regional population to 500,000+ will place significant burden on abating the region's overall carbon footprint. People will always want to live here – but it doesn't mean the planet has the capacity to deliver. Continuing to grow is not possible, sensible or a pathway to prosperity. For some countries improving GDP whilst maintaining a sustainable population is not new i.e. Sweden. Solving climate change and the energy crises does not equate to sustainability. Our current global trajectory is for somewhere between 3-7 degrees. Scientist strongly urge not exceeding 1.5 degrees Celsius. <p>Peak Oil:</p> <ul style="list-style-type: none"> No one knows but probably happened in 2005. Given the entire industrial world is built around the availability of oil it follows there will be unparalleled problems. The latest move into coal seam gas exploration and that Anglesea Brown Coal mine has been resigned for 50 years provides clues to the looming energy crises in our own backyard. <p>Biodiversity decline:</p> <ul style="list-style-type: none"> Scientist are documenting the disappearance of biodiversity across the planet at rates not seen for 60 million years. Geelong's biodiversity had had a long history of abuse. Only 5% of former pre-European indigenous vegetation exists. Birdlife Australia is concerned about the Hooded Plover's fate in the Geelong/Bellarine region. Additional human and domestic dog pressure on beaches will tip the balance of these birds. 	<p>This submission raises some significant issues about growth and associated environmental impacts. While the Growth Plan is primarily a land use and settlement planning framework which seeks to avoid direct environmental impacts of growth (on habitat/waterways etc) by directing growth to major centres and away from vulnerable locations the indirect impacts of growth on the regions environment are real.</p> <p>The region is continuing to experience growth (VIF, ABS 2011 census data) with increasing numbers of people indicating the want to move to coastal areas around Victoria. The role of the Growth Plan is to manage the impact from a land use planning perspective and in the context of current state and federal population and planning policy. The Growth Plan is one of a suite of strategies (7 other Growth Plan's plus metropolitan Strategy which will provide a state wide perspective on growth management).</p>

Supplementary Strategy	G21 Regional Growth Plan Reference
<ul style="list-style-type: none"> The fact is revegetation, restoration and environmental weed removal is slow, costly and imperfect. The Environmental Unit cannot be held responsible for the whopping increase in pressure that will arise as a result of a doubling population pressure on our local beaches. <p>Freshwater:</p> <ul style="list-style-type: none"> Diamond (2007) nominates water management as one dozen environmental issues causing collapse of past societies. Our current trajectory, by 2025 two thirds of the worlds population will face water scarcity. Australia will not be exempt from this. Geelong and regional Geelong is currently is a period of good rainfall. This won't last for ever. <p>Food security:</p> <ul style="list-style-type: none"> Australia at present produces nearly 3 times as much food as it consumes. Doubling of population will halve our per capita resources of land, fresh water and sea food and thus eliminate much of our food exports. CSIRO has recommended that about half of our farmland should be withdrawn from use until it can be repaid. <p>Sustainability:</p> <ul style="list-style-type: none"> If the planet's 7 billion people all aspire to have an equal standard of living to Australia, then we would need somewhere between 2-5 each earths. Solving the energy crises locally does not equal solving climate change globally. <p>Employment:</p> <ul style="list-style-type: none"> The biggest employers in Geelong are highly carbon exposed and could easily close or downsize in the short to medium term. Add to this the huge boost in population with the report calculating a minimum extra 70-80000 jobs needed to be found at a time when oil prices are shortages are likely to be common place. <p>Social aspects:</p> <ul style="list-style-type: none"> Food prices are likely to increase dramatically in the future as the planet's ability to support the human race reaches new levels of stress. The G21 Growth Plan document makes only passing reference to peak oil and avoids most of the issues raised in this document. 	<p>The Growth Plan provides a framework for local level planning. Individual rezoning's still requiring detailed assessments in terms of examining a range of environmental, social and economic considerations. Similarly a range of local work continues to take place in the environmental space i.e Low Carbon Growth Plan (CoGG), Environmental Management Plans and Strategies and associated programs, CAP's etc. The Growth Plan provides a framework or context for these projects and programs. The Growth Plan has been revised to reinforce this link to a large range of environment themed projects underway (i.e G21 pillar projects).</p> <p>Water is a fundamental need for human life, and therefore critical to a functional society and a liveable environment. Adequate and safe water supply is important to support and develop the region. Where new needs have arose Barwon Water has actively invested in new water sources to diversify and secure water supplies. The reliability and quality of supply is closely monitored to ensure that these goals are not compromised. Barwon Water's Water Supply Demand Strategy 2012 to 2062 identifies a range of future actions that will ensure water supply is</p>

Supplementary Report	Summary	G21 Regional Growth Plan Reference
	<ul style="list-style-type: none"> It has leap frogged the fundamental question of whether we should proceed with growth and consequently where there is an alternative pathway other than growth to long term prosperity. Global financial instability: <ul style="list-style-type: none"> The currently global economic situation has a long way to travel before it is resolved. Launching a high growth plan for the Geelong region is particularly high risk strategy as it relies on growth when all the global indicators suggest that this is unlikely to occur even in the short term. Conclusions: <ul style="list-style-type: none"> The Growth Plan is misleading in that its main aim is to sell the plan rather than provide honest discussion points. At the very least a chapter outlining the dangers should be included in the discussion so that people are given that nowhere in the currently plan does it even suggest a downside to this Growth Plan. Important to consider that globally climate change will continue to intensify as time goes. Being overarching body responsible for the welfare of 222,000 people already living within its purview, the onus is on COGG to act prudently. I would have thought it axiomatic that sustainability replaces growth at the top of the masthead as our collective pathway to long term prosperity. 	<p>sustainable for a very long time.</p> <p>The latest CSIRO and SEACI climate change projections have been considered in Barwon Water's forecasting and most systems are secure for many years without further upgrade. New upgrades will be selected and sized so that each service area is prepared for future climate challenges.</p> <p>Barwon Water's forecasting is based on a range of computer modelling analyses that consider a number of drought scenarios and dry years. Each supply system is 'stress tested' to ensure that it can continue to meet supply standards under a dry climate. As consumption grows over time, due to forecast population growth, system upgrades and new source options will continue to buffer these drought periods.</p> <p>The importance of the regions agricultural assets is in a large part due to consideration of issues relating to climate change, peak oil and food security. While many of the issues raised may not necessarily be obvious in the Growth Plan, the Plan is supported by a Background Report and a series Issue Papers (Including Environment) which examine these considerations and challenges in more depth and provide the basis on</p>

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Submission ID	Summary	G21 Regional Growth Plan Response
34.	<ul style="list-style-type: none"> Disappointed that G21 did not take up request to meet with G21 planners to expand on its earlier submission. Believes that the development of Geelong towards the north suggest that families will move into the area and will require education Given pressure on independent schools in Geelong currently an additional to the independent schools family in the Lovely Banks Growth area should be welcome and encouraged. Submission is pleased to see its proposed new school site included within the northern investigation area however believes the timetable for the commencement of development is unreasonably conservative. Having regard to the experiences and lessons learned from the Armstrong Creek growth areas planning and recent development. Opportunities for diversity require greater support and flexibility than simply being included in a general statement of principles. <p>Suggested Improvements/amendments</p> <ul style="list-style-type: none"> Sections 4.3 – under key regional assets, 4th dot point remove the word higher from the statement Section 4.4 Critical drivers for growth – could include a short statement about a strong diverse and growing education sector to include new primary and secondary opportunities Section 4.12 Sequencing of Growth and Planning. – believe the timeframe for the detailed investigations of the nominated greenfield growth areas are too broad and provide little scope for flexibility. Could be expanded to 4 – 2012-2020, 2020 – 2030, 2030-2040 and 2040+. Detailed planning for identified investigation areas should be undertaken towards the end of 2020 period. The region could face supply shortages and price escalations. 	<p>which the plan was developed.</p> <p>No changes to the sections 4.3 and 4.4 supported. The Growth Plan addresses regional infrastructure such as hospitals and higher education facilities. The Growth Plan considers primary and secondary schools a local issue/asset.</p> <p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p> <p>The Further Investigation Areas are options for growth beyond planned supply and higher growth rate scenarios. These areas will be considered after further infrastructure planning.</p> <p>The identified Investigation Areas and priorities are not definitive and have no formal status as 'future development' sites without further work.</p> <p>An Implementation Plan will be undertaken to investigate and identify any preferred Further Investigation Area, including infrastructure sequencing and triggers for planning and land release linked to an identified land</p>

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Submission ID	Strategy	G21 Regional Growth Plan Response
35.	<p>Agree with overall analysis and identification of growth issues within the region. Support the proposed spatial strategy for the management of growth by containing and consolidating established settlements</p> <ul style="list-style-type: none"> Identification of Lovely Banks as a 'FLA' is well considered and necessary. Lovely Banks area offers the Greater Geelong community with the prospect of an additional settlement area with a high degree of amenity. Reinforced by its elevated position, proximity and accessibility to the Geelong Ring Road and areas of employment including the Geelong CBD and Avalon. It will be important that the concept of sustainability drives the design and vision for the community. Appreciate why Lovely Banks was nominated as a long term growth however feel that the timeframe will be shorter than that nominated, because: <ul style="list-style-type: none"> Choice of location for new development is restricted to the city's north and there is a present and emerging need for greenfield land in the city's north. This land should be available concurrent to land in Armstrong Creek History of land development within the Victoria has been marked and driven by land development interests committed to the earliest realisation of development potential commensurate with demand for new housing. Elements of the development industry already hold land within Lovely Banks and we anticipate other larger industry members acquiring land within the area in the short term. <p>Suggested Improvements/amendments</p> <ul style="list-style-type: none"> Urge G21 and the City of Greater Geelong to be open, flexible and supportive of creating an opportunity to development Lovely Banks provided that an appropriate infrastructure strategy to service the area can be prepared and endorsed. Ask the City of Greater Geelong as the planning and responsible authority be vigilant and not facilitate or approve any rural based use within the Lovely Banks area that might impose serious constraint on residential development at a later date. 	<p>supply monitoring process.</p> <p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p> <p>The Further Investigation Areas are options for growth beyond planned growth to provide for security of land supply and higher growth rate scenarios. These areas will be considered after further infrastructure planning.</p> <p>The identified Investigation Areas and priorities are not definitive and have no formal status as 'future development' sites without further work.</p> <p>An Implementation Plan will be undertaken to investigate and identify any preferred Further Investigation Area, including infrastructure sequencing and triggers for planning and land release linked to an identified land supply monitoring process.</p> <p>Implementation of the RGP into Planning Schemes will provide a statutory mechanism to avoid land use decisions which compromise future strategic site opportunities.</p>
36.	<ul style="list-style-type: none"> Surprised that in the Surf Coast Shire only two projects are thought prominent enough to be reported by G21 as growth drivers. Questions where the investments that are required to: <ul style="list-style-type: none"> Upgrade the Great Ocean Road, 	<p>Noted – submission also relates to draft G21 Economic Development Strategy and submission has been referred to that process for</p>

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Submission No.	Summary	G21 Regional Growth Plan Response
37.	<ul style="list-style-type: none"> Protect access and environmental integrity of the Bells Beach Precinct Establish community safety and evacuation facilities Provide small businesses support Meet community infrastructure needs Establish health networking and local communities Promote the creation of wellbeing Create the means by which the massive potential for jobs, training and social development that is associated with support for art and culture spending. Meet emerging primary secondary and post secondary education needs Two projects worth noting which are not mentioned include – a regional facility to be developed at the SCS Civic Precinct and a Sound Shell to facilitate our cultural events to be located in the rolling country of Spring Creek in the Shire. Need to review G21 Economic Development Strategy – link game changes to existing strengths Plan should have a more challenging and exciting vision Development of Portland as states primary port would be a major game changer <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> Asks that G21 re-examine its reports to incorporate responses to the foregoing. Consider a more challenging vision 	<p>consideration. A number of these issues are identified within the Growth Plan directions where of a regional scale. Changes have been made to the appendix B – Torquay/Jan Juc. No change to vision – this is linked like other RGP's to the Region Plan vision. Significance of Geelong Port and linkages to GREP/Avdon is a significant game changer for this region.</p>
37.	<ul style="list-style-type: none"> Concerned that the proposed Intermodal Freight facility at Cheringhap did not feature in any of the plans presented. Concerned Vic Roads were not aware of the proposal. Traffic on the Midland Highway could be affected by the proposal was not recognised. The bridge at Bateford is too narrow for increased traffic and a new road from Cheringhap to the Hamilton Highway as part of the Cheringhap Intermodal proposal was not addressed. Since the Golden Plains Shire presented this plan four years ago, submitter has not seen any suggestion that the intermodal proposal had been abandoned. 	<p>The Growth Plan does identify the value of an intermodal facility as a key piece of infrastructure linking the Geelong Port, Avdon and Geelong Ring Road Employment precinct (GREP). A range of potential intermodal sites were analysed in a preliminary feasibility study for the Department of Transport over 2 years ago which included Cheringhap, GREP, Avdon Airport and land between Lara and Little River (the initial preferred site).</p>

Supplementary Info	Summary	G21 Regional Growth Plan Response
38.	<ul style="list-style-type: none"> Key element of the Draft Growth Plan is the identification of two investigation areas to the north and west of the Geelong Ring Road for potential development beyond 20 years. Support the identification of Batesford as a potential greenfield expansion. Do not believe Lovely Banks investigation area should be given a 'higher priority' over the Batesford investigation area in the final G21 Regional Growth Plan. Key attributes of the Batesford area include: proximity to Geelong, accessibility to key transport corridors and employment centres, the availability of servicing infrastructure, its ability to provide extensive recreational and public open space and its lack of environmental constraint. The above suggests that Batesford should be at least an equal priority for urban development and infrastructure provision. The draft growth plan does not identify any key factors or attributes that indicate Lovely Banks should be afforded higher priority. Given the future rate of growth for the G21 region is unknown it is possible population growth may exceed current expectations and projections. <p>Suggested Improvements/amendments</p>	<p>The draft Growth Plan does not nominate a preferred site. This is in part due to new study being prepared for Department of Transport which looks at land uses and transport between Wynndham and North Geelong again in the context of the Regional Rail Link project, Avalon Master Plan project, proposed rail link to Avalon and current Lara 'on hold' rezoning proposal before the City of Greater Geelong. Golden Plains Shire is also yet to develop the Cheringhap Structure Plan which will identify future land use directions for the Cheringhap area.</p> <p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p> <p>The Further Investigation Areas are options for growth beyond planned growth to provide for security of land supply and higher growth rate scenarios. These areas will be considered after further infrastructure planning.</p> <p>The Identified Investigation Areas and priorities are not definitive and have no formal status as 'future development' sites without further work.</p> <p>An Implementation Plan will be undertaken to investigate and</p>

Supportability for	Strategy	G21 Regional Growth Plan Response
	<ul style="list-style-type: none"> Further Investigation or priority ranking should be determined by the capacity to efficiently deliver Infrastructure combined with capability to deliver urban development. Suggest the Regional Growth Plan should reduce the anticipated timeframes for the growth areas to short – medium term (5-15years) 	<p>Identify any preferred Further Investigation Area, including Infrastructure sequencing and triggers for planning and land release linked to an identified land supply monitoring process.</p>
39.	<ul style="list-style-type: none"> Has a strong interest in the progression of the G21 Regional Growth Plan and is generally supportive of the plan and supports the requirement to identify land to accommodate the growth throughout the region. Recognises the importance of identifying potential growth areas to accommodate future growth as Geelong approaches and beyond 500,000 Supports the location of the two Further Investigation Areas Recognises that the priority of development will be informed by the Regional Infrastructure Plan and the ability for the responsible authority to service the areas. Acknowledges that the objectives of the infrastructure plan informs the priority of the further investigation areas and allows for planning of the priority development with the FIA by identifying appropriate use of existing infrastructure and a cost benefit of new Infrastructure. Extremely concerned with the 18 year timeframe contemplated for the preparation of the Regional Infrastructure Plan and identification of the preferred greenfield growth areas. Considers that the commencement of development within the Further Investigations Areas beginning after 2030 to be excessive and inappropriate. The Growth Plan specifies that careful monitoring of the rate of development and land supply will be required every three to five years. Submitter is concerned that neither the funding for a mechanism for the implementation of these reviews has been devised. The Growth Plan shows that zoned land currently identified for planned growth and Infill growth is expected to meet the requirements of a region of 500,000 parcels of proposed land may not be available and developed for various reasons. Therefore creating a shortfall of available land. Submits that investigation into potential development of the FIA's to accommodate growth should be allowed to proceed immediately. Any timing of development should be determined by the following: <ul style="list-style-type: none"> The individual characteristics of the site. 	<p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p> <p>The Further Investigation Areas are options for growth beyond planned growth to provide for security of land supply and higher growth rate scenarios. These areas will be considered after further Infrastructure planning.</p> <p>The identified Investigation Areas and priorities are not definitive and have no formal status as 'future development' sites without further work.</p> <p>An Implementation Plan will be undertaken to investigate and identify any preferred Further Investigation Area, including Infrastructure sequencing and triggers for planning and land release linked to an identified land supply monitoring process.</p> <p>The Implementation plan is expected to be completed by 2014 and as such will be completed prior to development of Further</p>

Sustainable Development Pillar	Strategy	G21 Regional Growth Plan Response
40.	<p>Each sites ability to demonstrate it can be serviced with infrastructure</p> <ul style="list-style-type: none"> Driven by market demand Allows for a variety of lifestyle choices throughout Geelong to suit different sectors on the market. Depend upon rare opportunities where multiple landowners are prepared to work together to prepare a proposal and develop the land in a coordinated and logical approach resulting in a better planning outcome and better neighbourhood community precincts. The option of offering land in Lovely Banks, Bell Post Hill and Bateford South will allow for balanced planning and development throughout Geelong. Make the most of the current and future infrastructure already available in the local area. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> Removal of any referencing to timing with respect to the Further Investigation Areas Removal of requirement to complete the Regional Infrastructure Plan prior to commencement of any development within the Further Investigation areas The 3-5 year review of rate of development and land supply should not have any impact on the timing of development within the Further Investigation Areas. 	<p>Investigation Areas.</p> <p>Noted comments and suggest amendments within the parameters of the projects scope and role. The following changes have been made: Pinciple 8 revised to include the words <i>integrated and sustainable transport options</i>. Revised direction <i>'an efficient and equitable public transport, road and freight network leveraged off existing infrastructure.'</i> The PBN is an potential initiative as a result of the direction <i>'an efficient and equitable public transport, road and freight network leveraged off existing infrastructure.'</i></p>
G21 Regional Growth Plan	<p>Submission is based on G21 Transport Pillar Minutes April 2012, G21 Sustainable Transport Sub Committee Minutes – March 2012 and G21 Region Principle Bicycle Network Meeting – 4 May 2012</p> <ul style="list-style-type: none"> Supports Identified Critical Drivers – an efficient and effective transport network and challenges 1, 2, 3 and 4 – reduce dependence on cars Provides a definition of Principle Bicycle Network The final growth plan should canvas routes which are bitumen sealed and exclusive to cyclists eg Geelong – Torquay, Point Lonsdale to Ocean Grove, Winchelsea to Moriac, Ocean Grove to Portarlington, Bannockburn to Geelong. Part 2 – Geelong – Torquay Sustainable Transport Corridor - Strongly support this initiative with a few qualifications – a dedicated bicycle path, separated from cars and pedestrians, would be used as a serious transport connection alternative (as well as a significant regional tourism attractor) <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> Page 24 – unique and connected communities – provide for local sustainable transport solutions to join community hubs, encouraging local patronage. 	<p>Engagement Summary Report</p> <p>Kismet Forward</p>

Sustainable Strategy	G21 Regional Growth Plan Response
<ul style="list-style-type: none"> P25 – 8. Accessible Transport Choices – Prioritise sustainable transport infrastructure investment – pedestrian, cycling and public transport. Linkages, completion, improvements and integration will be essential in encouraging accessible choices. P27 – Regional Strategic Assets – Transport Corridors – ‘the proposed principle bicycle network will also become a key transport asset within the defined transport corridors, linking new growth zones.’ – Significant tourism routes and assets – ‘the proposed PBN will become a key attractor in one of the fastest growth and most valuable regional tourism sectors – cycling tourism’ P29 Regional Growth Plan – Consolidation – How - creating an efficient and equitable transport network ‘integrating sustainable transport solutions and choices, locally and via hub connections’. ‘Optimising how – ‘providing infrastructure for new growth areas and infill development ‘incorporating linked sustainable transport initiatives’ P37 Map 4 – an efficient and equitable transport network ... to Colac. ‘The implementation of the Principle Bicycle Network via sealed on road and off road transport options will help to achieve practical sustainable transport solutions. P45 6.3 Infrastructure Plan – transport – to identify future transport infrastructure and services ‘pedestrian, cycling (sealed on and off road linkages, local and regional), public transport (bus, ferry, train, planes), freight (air, land and sea incl. Logistics), car (transport and parking). P45 6.4 Planning ‘...such as creating efficient sustainable transport dependent communities and...’ 	<p>The implementation plan and specifically the infrastructure component will consider such initiatives.</p>
<p>41.</p> <ul style="list-style-type: none"> The identification of Batesford as a potential greenfield expansion area for Geelong is well supported. With regard to timing and sequencing of urban development and infrastructure provisions we do not believe that the Lovely Banks investigation areas should be given a higher priority over the Batesford area. Key attributes of the Batesford area include: proximity to Geelong, accessibility to key transport corridors and employment centres, the availability of servicing infrastructure, its ability to provide extensive recreational and public open space and its lack of environmental constraint. The above suggests that Batesford should be at least an equal priority for urban development and infrastructure provision. The draft growth plan does not identify any key factors or attributes that indicate Lovely Banks should be afforded higher priority. Given the future rate of growth for the G21 region is unknown it is possible population 	<p>The priority, sequencing and notional boundaries of the further investigation areas remain unchanged.</p> <p>The Further Investigation Areas are options for growth beyond planned growth to provide for security of land supply and higher growth rate scenarios. These areas will be considered after further infrastructure planning.</p> <p>The Identified Investigation Areas and priorities are not definitive and have no formal status as ‘future</p>

Supplemental Strategy	G21 Regional Growth Plan Reference
<p>growth may exceed current expectations and projections.</p> <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> • Further investigation areas should be determined by the capacity to efficiently deliver infrastructure combined with capability to deliver urban development. • Reduce the timeframes for the growth areas to short-medium term (5-15 years) 	<p>development' sites without further work.</p>
<p>42.</p> <ul style="list-style-type: none"> • Responds to the apparent lack of information on Queenscliff and Point Lonsdale • The Seacrofts Ferry, the Queenscliff Harbour, the amount of vehicular traffic coming to Queenscliff from across the water and via the Bellarine Highway has been seriously ignored. • The Bellarine is a Tourism, Recreational, Attraction and Winery growth corridor of growing proportions with a road that is a single thoroughfare from Grubb Road – while having massive use in the obvious peak times, yet growing even more with large developments in Point Lonsdale stimulating transport in the non-peak timeframe. • This does not take into account the future infrastructure and growth that mode of transport such as the huge ferry provides from two directions. • The map provided did not even include Queenscliff or most of the Bellarine which is appalling particularly as members of G21 • The urban development seminars were introduced to this void in their particular future plans – assumed that this information may would have been circulated to G21. • Request meeting with Elaine Carlines or nominated representative 	<p>The Growth Plan includes a number of graphical and written acknowledgements of the role of the harbour and ferry service in terms of tourism and providing a key eastern link. Similarly the role of the Bellarine Peninsula is acknowledged from a tourism perspective but in the same context as the regions other significant tourism assets. Context and assets mapping has been updated - Queenscliff has been included on all maps.</p> <p>Growth Plan is primarily concerned with the most suitable locations for future residential and employment growth in the G21 region so is not designed to address all the points covered in the submission.</p> <p>The duplication of Bellarine Highway to Point Lonsdale (Fellows Road) is supported.</p>
<p>43.</p> <ul style="list-style-type: none"> • A major challenge will be to arrive at a Bellarine focus then have the critical local issues acknowledged for further consideration. • Reinforcing and strengthening Central Geelong – bold thinking will need to be encouraged and supported to bring about this evolution. • Efficient and equitable transport network/national transport and logistics precinct – (1) provision of logistical centre at Avdon to further reduce Melbourne suburban based 	<p>While acknowledging the work done within the Bellarine Peninsula community to develop a future plan for the Bellarine (Bellarine 2050) the Growth Plan is not in the position to adopt the summary of existing</p>

Symposium Topic	Summary	G21 Regional Growth Plan Response
44.	<p>traffic congestion and major capital projects. i) Queenscliff – incorporate the current ferry feeder and future water taxi services. ii) Portarlington Safe Harbour and Drysdale Ring Road – both need to be activated.</p> <ul style="list-style-type: none"> Land and infrastructure for existing and future employment nodes – a challenging exercise NBN Roll out – the extension through to townships within the northern Bellarine region must be included in the current installation timeframes and scope of the plan. Education, knowledge and research – relies on the NBN and associated infrastructure Maintain and improve natural assets and infrastructure – important and critical when considering further settlement and infrastructure issues. <p>Recommendations</p> <ul style="list-style-type: none"> Bringing the above to fruition will be the engagement of local communities within a shared ownership of the outcomes. Bellarine 2050 Our Place Our Future program is now complete and ready for next stages. <p>Suggested improvements/amendments</p> <p>The following steps are critical to the ultimate future of the Bellarine:</p> <ul style="list-style-type: none"> Establishment of an appropriate group in conjunction with CoGG and key community personal Formal adoption of the objectives and scope of the Bellarine 2050 project. Acknowledgement and endorsement of the Bellarine 2050 Symposium outcomes. Development of suitable funding models based on private/public partnerships. Expansion of the items list on page 49 of the draft Regional Growth Plan to incorporate the attached symposium workshop summary notes. 	<p>workshop ideas and opportunities (although many of them were recognised in the draft Growth Plan). Nor is it within the scope of the Growth Plan to establish a group within CoGG, nominate dedicated personal or commit CoGG to undertaking the Bellarine 2050 project. Fundamental to the development of the plan has been working with adopted or approved planning strategies that have been developed following public consultation. The current work by the submitter while of value has not been formally receive, considered or adopted by Council. The Growth Plan will provide a basis for considering more localised policy direction and planning for the Bellarine.</p> <p>The Growth Plan allows for the standard process for Structure Plans reviews to take place. These will need to consider the Growth Plan when adopted as policy.</p>

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Supporting Strategy	G21 Regional Growth Plan Response
<p>45. • Any revision of these Structure Plans cannot consider amending the settlement boundaries as this is not supported under the Regional Growth Plan.</p> <p>Waurin Ponds (Lemmings Road area) is not on the development plan and therefore our zoning remains the same. Has all our work and common sense gone out the window.</p>	<p>The purpose of the Growth Plan is to examine where a further 210,000+ people are to be accommodated across the region. One of the key findings is that extensive areas have already been identified to accommodate short and medium term growth needs. A number of areas were examined to identify potential areas (Further Investigation Areas or FIA's) that might provide for longer term growth needs. The 2 FIA's that were ultimately identified were done so on the basis of a number of factors including scale (ability to deliver substantial housing numbers), level of fragmentation and capacity to provide for planned community outcomes. Based on conversations and communications with residents in this area it is clear that the resident community has a preference for a low density outcome rather than conventional – higher density outcomes that would make appreciable difference to housing the targeted long term population. For this reason this area was not identified. Opportunity exists for the Council to consider other residential zoning options for this area (i.e. LDRZ if environmental and landscape issues can be managed) given it has not</p>

Submission No	Summary	G21 Regional Growth Plan Response
46.	Concerned about the advertised location of the Colac Open House. Provided submission via survey.	Noted been targeted for conventional housing.
47.	We need a train station desperately now, let alone in 20 years! Thousands of people live in Torquay but travel to Melbourne to work every day. The area is growing fast and should have basic infrastructure such as a rail way line.	Noted. Changes to directions around sustainable transport options including public transport services responding to growth
48.	<p>Supportive of:</p> <ul style="list-style-type: none"> NBN broadband network being rolled out for the Bellarine Peninsula The proposed growth areas nominated in the plan – find it difficult to see how people will have new employment opportunities to support increasing populations in places such as Colac, Winchelsea and Bannockburn. The proposed settlement breaks and strongly recommend there be on between Point Lonsdale and Ocean Grove Maintaining the existing town boundaries Maintaining existing wetlands and import bio-diversity areas – COGG needs to move towards incorporating these policies into the planning schemes. Development of the Port and Avalon Airport as future growth centres. Creating a good public transport system Improved food and water security Improving conservation areas and heritage places. <p>Not supportive of:</p> <ul style="list-style-type: none"> A two lane highway through Queenscliff to the car ferry Cuts to education funding for TAFE Colleges and education in general. Any attempts to introduce ‘Fracking’ on the Bellarine Peninsula or the Geelong Region. <p>Concerned about:</p> <ul style="list-style-type: none"> Our ability to cope with 500,000 people Dismantling our heritage buildings and streetscapes The centre of Geelong seems to be dying since the two malls have attracted a large part of the retail activity. 	<p>The Growth Plan is unable to address cuts to education funding. The Growth plan does not identify any opportunities for ‘fracking’ within the Bellarine Peninsula. The plan does identify the renewable energy opportunities are geothermal. Duplication of Bellarine Highway to Point Lonsdale (Fellows Rd only) is supported.</p> <p>Settlement breaks have not been identified around all settlements. The Growth Plan confirms the role and importance of settlement boundaries as identified in township structure plans. These boundaries are critical in creating breaks between settlements and preserving the natural and landscape values and settings of all towns and settlements in the region.</p>

Submission No.	Summary	G21 Regional Growth Plan Response
	<p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> Strongly recommend there be a settlement break between Point Lonsdale and Ocean Grove 	
49.	<p>Submitter has interests in land in Colac. Submission highlights relevant elements of the Draft Regional Growth Plan and responds with the following:</p> <ul style="list-style-type: none"> Supportive of Colac being acknowledged as an important regional growth node given its strategic role as a regional centre in the western district. Concur with the scale envisioned for Colac Understand the Colac Otway Shire expect to undertake a Structure Planning process for the Colac once the G21 RGP has been adopted. 	<p>No change recommended. Structure Plan processes for these towns undertaken by Council's will need to examine in more detail growth locations, major infrastructure issues and needs and potential planning/release triggers.</p>
50.	<p>Submission highlights relevant elements of the Draft Regional Growth Plan and responds with the following:</p> <ul style="list-style-type: none"> Supportive of Winchelsea being acknowledged as an important a regional growth node Concur with the scale of growth envisioned for Winchelsea Understand that the Surf Coast expect to review and revise the Winchelsea Structure Plan in response to the adoption of the G21 RGP. Disagree with the G21 RGP limiting the growth opportunities in Winchelsea to the south or west. Suggest that the identification of appropriate growth fronts within Winchelsea should be left to the structure planning process. Suggest that once the structure planning process has been complete the timing of rezoning and subdivision should be a matter of negotiation with Council subject to evidence of land supply and the ability of any developer to meet any bring forward infrastructure costs. We do not see the role of the G21 RGP to preclude or delay the development of a new growth front within Winchelsea where this is consistent with a town structure plan and the developer wears the risk and cost of infrastructure embellishments. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> Request that any notation within the G21 Growth Plan limiting Winchelsea's growth to the south and west be removed. Bring forward the timeframe for delivering a new growth front within Winchelsea to enable a competitive housing market to emerge in the region. 	<p>Accepted – the growth of Winchelsea is not limited to the south and west. Further work by Surf Coast Shire will be undertaken to consider how Winchelsea will accommodate growth to 10,000 people.</p> <p>The proposed timing of growth within Winchelsea will remain as Medium term but will be reviewed as part of the further work (see comment submission 49)</p>

Submission No.	Summary	G21 Regional Growth Plan Response
51.	<ul style="list-style-type: none"> Submission provides a description of the site opportunity generally in the area of Tower Road, Allen Road, Batman Road and Geelong Road. Provides a map of the Portarlington Structure Plan boundary which identifies the site as longer term residential growth area. Primarily concerned that in both the Background Report and the Regional Growth Plan is that it is unclear whether the site is shown as identified planned growth – figure 3.4 and figure 4. Believe table 3.1 should further clarify the areas that are expected to accommodate this growth. <p>Suggested improvements/amendments</p> <ul style="list-style-type: none"> Request that the designation of the identified planned growth area be made clearer in the Background Report and Regional Growth Plan so that it reflects the direction contained within the Portarlington Structure Plan. <p>Background Report</p> <ul style="list-style-type: none"> Amend figure 3.4 to show the site as identified planned growth by relocating the red shading on the eastern side of Geelong Road to the west side of Geelong Road Include the following note at the bottom of table 3.1: the identified planned growth (greenfield) area in Portarlington is located between Tower Road, Allen Road, Batman Road and Geelong Road, Portarlington. Where a structure Plan exists it may also be appropriate to make similar notes for other smaller non growth settlements. <p>Regional Growth Plan</p> <ul style="list-style-type: none"> Amend figure 4 to show the site as identified planned growth by relocating the red shading on the eastern side of Geelong Road to the west side of Geelong Road Amend Map 3 to show Portarlington settlement boundary in the same location as it is shown in the Portarlington Structure plan 	<p>Accepted. The location of Portarlington Road was incorrect. The identified planned growth, settlement and employment growth directions and major infrastructure maps have been updated to show the subject site as planned growth and within the Portarlington Structure Plan Boundary.</p>
52.	<ul style="list-style-type: none"> Refers to earlier submission to the stage 2 in January 2012 and a number of suggestions that had not been included in the Draft Plan. Submission wishes to reiterate the points raised in that submission and addresses a number of key additional issues. Key themes on page 9 require additional points that encourage consideration of the importance of retaining cohesive communities and building social capital. The Plan would be strengthened by recognising these issues require more than well managed infrastructure, employment and town character. 	<p>The context section has been revised to include a more detailed discussion on the challenges facing the region, the role and functions of key areas and the role and function of Geelong.</p> <p>Only minor changes to the</p>

Supporting Info	Summary	G21 Regional Growth Plan Reference
<ul style="list-style-type: none"> The identification of summer population peaks and pressures on infrastructure (p 15) is supported but should be extended to recognise the pressures on communities and services at these times. The list of challenges and sustainable solutions provides a good base for the ecologically sustainable development in the region yet the bar should be raised. The list should be extended to include the need to invest in the necessary innovation to address the challenges. Coastal climate challenges are considered significant and should be specified in this section. The principles are broadly supported but would be strengthened and more effective if the approach taken by the VCS hierarchy of principles. Directions in principle 1 appear to contradict and should be more clearly worded. Principle 4 requires reference to coastal and marine areas. The strategic assets of the region requires marine areas to be considered for inclusion. The inshore marine area underpins recreational activity. Marine areas support the fisheries identified in Principle 5. Marine National Parks and sanctuaries should be recognised as strategic assets. The framework for growth does not provide sufficient logic in all areas to illustrate how this will be achieved. The statement for modest growth for other rural and coastal settlements pg 30 does not appear consistent with limiting growth in other rural and coastal settlement boundaries on page 28. The framework also refers to identified settlement boundaries but on map 3 it refers to identified structure plan settlement boundaries. Not clear why employment growth omits construction and retail foundations. The projected population will clearly require significant housing, facilities and shopping. Supports the establishment of settlement breaks and suggest that the Coastal spaces landscape assessment and recommendations for SLOs influence their locations. The western Victoria boating CAP recognises gaps in recreational boating services and infrastructure. Apollo Bay was identified as a high priority and regional level location. The Great Ocean Road is currently compromised by landslips and threatened by coastal erosion. Will require significant maintenance and possible rerouting. Critical safety issues should be recognised. Existing infrastructure will require significant investment in future to cater to higher levels of demand. 	<p>principles have been made. These principles were broadly accepted by the community during stage 2 and 3 engagement. Principle 4 has been revised to include the words marine.</p> <p>The assets map has been updated to include marine parks and the coastline.</p> <p>Further work has been identified for DSE to develop a regional plan for public lands addressing resilience in a range of challenges including climate change and population growth.</p>	

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<p>Supporting Strategy</p>	<p>G21 Regional Growth Plan Response</p>
<p>53.</p> <ul style="list-style-type: none"> The social and environmental impacts of infrastructure provision and growth also require investment and monitoring to ensure all rgp principles are met. Strongly supports the need for future work identified to prepare a strategy for the resilience of public land, resilience to climate change Section 1.5 lists the VCS as VCS review – should be reworded to Victorian Coastal Strategy 2008 and Mid-term review Reference to CAPs should be reworded to Regional, Local and Boating CAPs 	<p>Population Growth & Employment</p> <p>Growth projection data is based on 2011 Census data and VIF projections for the state. Rather than nominate a specific population size at a particular date the Plan provides a framework to respond to growth at the rate it occurs linked to infrastructure sequencing and trigger points. Further explanation about this is proposed in the final Plan.</p> <p>The building sector is an important part of the economy however the Plan identifies that key jobs growth will be in a range of other sectors building on the regions competitive advantages.</p> <p>The Plan recommends the development of an Implementation Plan including an Infrastructure Plan to minimise Infrastructure logs and to prioritise existing urban and identified growth areas (including Armstrong Creek) ahead of new greenfield areas. The Plan has been revised to further detail land/infrastructure sequencing</p>
<p>Water</p> <ul style="list-style-type: none"> It must be presumed that doubling the size of the population will double the amount of water required. At present Geelong region contains two very stressed rivers with the Moorabool river being the most stressed in Victoria. The Anglesed bore field has not yet proved that the aquifer will recharge at an appropriate rate and whether this source of water is sustainable. 	<p>Population Growth</p> <ul style="list-style-type: none"> Unable to support the large increase in growth proposed in the plan. There is no rational presented for the need for growth this size. Does this figure assume that the population of Victoria should more than double in size or is there a desire for Geelong to be special in its expansion aims? Who will benefit from an enlarged city of this nature? Myth that more people will result in more employment is now contradicted. It appears that the economy is built on the building industry ever expanding and that more people are required for more houses and other facilities such as roads, public transport and public buildings. More people have not made for a better city; it is now dirtier, with unattractive streets full of struggling shops and the unemployed youth with nothing to do have made people feel unsafe. It appears that at present land subdivision and housing developments precede the siting of community assets and infrastructure, public transport and general facilities. Infrastructure should be developed before land sales take place and until this can happen there should be no further releases of large scale development areas with the only beneficiary being the agents. Believes that further expansion of this region should not be promoted until Armstrong Creek is a thriving suburb and community.

Sustainability Strategy	G21 Regional Growth Plan Reference
<ul style="list-style-type: none"> If an increase in population takes place urges that the government require that both Ballarat and Geelong establish water recycling plants to potable standards. <p>Loss of biodiversity</p> <ul style="list-style-type: none"> At this time biodiversity has declined in all locations and the Geelong region is no exception. Species decline in the Geelong region included many bird and animal species which have disappeared or become seriously threatened. We do not know the long term effects of the increase of human population in our area. The precautionary principle must be an overarching guide to population expansion in the region. <p>Land for food production</p> <ul style="list-style-type: none"> There does not appear to be any urgent plan in progress to evaluate how best to protect arable land for food production. Believes that before boundaries of settlement are expanded an in depth analysis of the state of soils and the capacity of the area to provide food for 500,000 people. Research into the possible carrying capacity for this region in about 30 years time must be undertaken. Quality of life for residents and workers in the region should be the aim in current planning. With the population and housing doubling in size these advantages and general a lifestyle quality and community health may not last. <p>Employment</p> <ul style="list-style-type: none"> G21 had indicated that an extra 80,000 jobs will be required. Employment in Geelong is rapidly shrinking with a number of industries disappearing or lost. Future employment for the existing unemployed looks bleak. <p>Conclusion</p> <ul style="list-style-type: none"> Is concerned that there has been no comparison and discussion of various population levels for the region. Where is the discussion on the very large and significant disadvantages of a doubling population? The figure of 500,000 seems to have no basis for choice. A basic paper on the means by which any expansion can be done in a sustainable way and level is required. Work must first be done to resolve whether it is possible and desirable to increase the city areas and human impact by an increase in population. 	<p>Water</p> <p>Population growth is a key driver for growth in water consumption in the Barwon Region. Despite this, consumption modelling indicates that water efficiencies will continue to improve due to continued improvements in housing fixtures and appliances. I.e. each new washing machine is much more efficient than the last. Despite the growth forecast in the region, Barwon Water's <i>Water Supply Demand Strategy, 2012 to 2062</i> indicates that there is sufficient water resource available to secure supply long term.</p> <p>In line with the Central Region Sustainable Water Strategy, Barwon Water has transferred 1075 ML per year of its Bulk Entitlement to an Environmental Entitlement to be used to improve the condition of the Moorabool River.</p> <p>The Anglesea borefield has been operating since October 2009 in accordance with the Bulk Entitlement (Anglesea Groundwater) Order 2009. The Bulk Entitlement (BE) was prepared to ensure the extraction of groundwater is sustainable. Barwon Water will complete a further review by July 2013 that answers questions about:</p> <ul style="list-style-type: none"> the long term sustainability of

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Sustainable Region	Summary	G21 Regional Growth Plan Response
	<ul style="list-style-type: none"> Does not accept that 500,000 is the ideal population number and can see no discussion on how the decision was made. Geelong and the G21 region should aim for a truly sustainable future, including the natural environment, rather than a bigger is better region with its associated dangers and disadvantages. 	<ul style="list-style-type: none"> groundwater resources in the Jan Juc Groundwater Management Area (GMA), protecting the environmental values and health of groundwater dependent ecosystems; and Improving resource management arrangements under the BE. <p>Barwon Water has made considerable investment in new recycled water initiatives over the last few years. This includes using Class A recycled water to service the growth areas of Armstrong Creek and Torquay North. To provide water for future growth a number of potential options are identified in the <i>Water Supply Demand Strategy</i>, including potable reuse options. Current government policy and regulation does not allow these options to be selected. However in the future this may change.</p> <p>Loss of biodiversity</p> <p>Mapping undertaken in the development of the Growth Plan (Included in Background Report) highlights a range of areas within the region with significant biodiversity values as well as areas vulnerable to climate change, fire and flooding</p>

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		<p>etc. These have informed where future growth should occur to avoid direct.</p> <p>More environmental context detail has been added to the final Plan. Agree that the precautionary principle should be used. The revised discussion on FIA's and in the Implementation Section identifies key issues which will need to be addressed in the planning and investigation of any FIA.</p> <p>The growth of the region and adjoining regions will undoubtedly have significant impacts on our environment (greater use and pressure on resources and coastal environments for recreation and tourism etc). The role of a range of other projects and strategies including Corangamite CMA's Regional Catchment Strategy and G21 priority and pillar project will have an important ongoing role in development and implementation to address these challenges. The RGP provides a strategic growth framework under which these projects can be prioritised..</p> <p>Land for food production</p> <p>The Plan reinforces the regions important agricultural land resources with many opportunities for food production development particularly where key infrastructure (water,</p>

Supplemental Info	Summary	G21 Regional Growth Plan Response
54.	<ul style="list-style-type: none"> Concerned to the low growth level. It is very conservative in nature and has low population growth rates. Urge G21 to reconsider releasing this report. The manner in which this report is written makes it difficult to achieve any growth rate beyond the conservative forecast. The small amount of residential land and the staged release of land is an example of how this report will effectively limit growth. Fear that if the plan is released it will be more difficult to attract an international operator. Documents such as the Draft Growth Plan can be extremely damaging for a region trying to attract private investment. It is important that the G21 region can attract new investment to established new industries. New industries will only consider a vibrant and growth region to invest. 	<p>transport network improvements, gas) etc can be provided.</p> <p>No change to the projected growth rates. Further clarification has been provided in sections 1 and 2 in regards to the purpose of the Growth Plan and its role in managing the impacts of growth.</p> <p>The Growth Plan does not predict a growth rate or forecast population size at specific periods in time. Instead, it accepts there will be steady growth in the region and that the population is likely to reach, and potentially exceed, 500,000 in the next 30 - 40 years. It is acknowledged that major catalyst infrastructure projects will potentially increase growth rates. The Growth Plan provides a basis to respond to increased growth activity linked to coordinated infrastructure rollout and service provision.</p> <p>The Growth Plan establishes a framework for strategic land use and settlement planning that can sustainably respond to and accommodate growth at projected and potentially higher growth rates. The planned identifies a land supply of over 20-30 years and with the proposed growth directions will cater for a region beyond 500,000.</p>

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Submission No.	Summary	G21 Regional Growth Plan Response
		The Final Draft Growth Plan will be handed over to the five G21 councils in July/August as planned.
55.	<p>Seeks identification of land (formerly subject to the now repealed Port Bellairine Tourist Resort Act 1981) west of Point Richards as a potential growth area adjoining Portaitlington. Suggests that land is suitable to accommodate growth as previously designated as a tourist resort.</p>	<p>No change recommended</p> <p>The subject land is located outside the settlement boundary identified in the Portaitlington Structure Plan 2007. The Port Bellairine Act has been repealed. The submission provides no substantive case for review of the Structure Plan or Clause 21.14 directions.</p>
56	<ul style="list-style-type: none"> • Key Infrastructure - Importance of delivering key infrastructure to support the land use change. Notes realignment of Anglesea road is still unresolved and is fundamental to the success of the proposed employment precinct in the Armstrong Creek. Considers that G21 should specifically address this issue. • Planning complexity – delivery of the Armstrong Creek Growth area has been delayed by lengthy planning processes. This significant issue is not reflected in the Growth Plan and appear to be no specific implementation strategies to address the issue. • It is considered that urgent attention needs to be given to ensure swift approval of Amendment C240 to enable delivery of much needed land supply to the growth area. • Cost of development on housing affordability – care needs to be taken that this affordability is not compromised by excessively high planning costs. These costs relate to both the cost of the planning process itself, the cost of delays and the cost of development contributions. • Development costs for Armstrong Creek are cause for concern. The plan should seek to find an appropriate balance that does not rely solely on development to fund infrastructure in growth areas. 	<p>Key Infrastructure</p> <p>The Growth Plan is a high level plan which sets the framework for infrastructure to support growth. The G21 economic Development Strategy and Armstrong Creek Urban Growth Plan recognise the importance of a high speed link to the Surf Coast Highway from the Ring Road. The investigation of this option by VicRoads was identified in the Ministers Review of the Stage 4C amendment. Specific reference to the realignment is not considered necessary at a regional level beyond existing identification of building on the Ring Road connections.</p> <p>Planning complexity</p> <p>It is not within the scope of the Growth Plan to implement growth</p>

Submission No.	Summary	G21 Regional Growth Plan Response
		<p>that is already planned and subject to PSP's. This is the responsibility of the individual councils. The RGP does identify a process to investigate barriers and incentives for greenfield areas that have been identified for growth but not yet rezoned.</p> <p>Housing affordability</p> <p>As mentioned above the Growth Plan is a high level document which sets the direction for growth within the region. An implementation plan is proposed and will address key regional infrastructure and associated funding responsibilities.</p>
57	<p>Submits that Business Park within Torquay be identified within the G21 Growth Plan and also nominated on the maps as an important strategic employment node for the region. Noted that other business parks / estates in Geelong have been given such recognition and have been identified on some of the maps as employment nodes.</p>	<p>No change recommended.</p> <p>Torquay is nominated as a subregional employment centre which includes the Business Park.</p> <p>Direction is provided on the Settlement and Employment Growth map for strengthen and protecting existing and planned employment areas' which includes the Business Park. The Business Park is identified in Appendix B as a key employment node for Torquay.</p>
58	<p>Provided presentation on the use of the abundance of industrial waste heat and build wise with low temperature hydronic systems.</p>	<p>Noted. No change recommended.</p> <p>The Growth Plan is a high level strategic plan which sets the framework for growth and does not provide specific recommendations.</p>

G21 Regional Growth Plan

Engagement Summary Report

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Submission No	Summary	G21 Regional Growth Plan Response
59	<p>Submitter supports:</p> <ul style="list-style-type: none"> no new growth fronts required for the next 10 years due to the existing significant existing planned growth areas in the region. Proceeding with additional major growth fronts in the short term would require major investment by submitter, cause a reduction in growth rates in existing serviced areas and put upward pressure on prices to existing customers. That no new growth front is required in the northern/western area of Geelong in the short term due to the significant land supply soon to be available in west Lara and Armstrong Creek The development of triggers to guide timing of introduction of any major new growth front The recognition of infill development as a contributor to future supply A greater focus on sequencing of development to avoid inefficiency associated with provision of social and physical infrastructure to and give certainty on future growth distribution to inform long term strategic planning service provision. 	<p>for infrastructure or potential solutions.</p> <p>No change recommended.</p>
60	<p>Submitter acknowledges that the regions natural resources and values were reasonably well represented throughout the draft plan and are recognised as an asset and their protection are fundamental to the regions past and present growth.</p> <p>Two opportunities identified that would enhance the plan:</p> <ul style="list-style-type: none"> Need to undertake further investigation to confirm the likely capacity of infill development in the region, identify barriers to infill and identify potential incentives that would encourage infill. Encouragement of councils to improve policy around developers open space contributions that would see greater emphasis and requirement for protection, enhancement and ongoing maintenance of environmentally sensitive areas. 	<p>No change recommended.</p> <p>Exploration of the incentives for urban renewal and infill and well as a land supply monitoring process will be undertaken as part of the Implementation Plan.</p> <p>Noted comment on developer contributions however this is out of the scope of the Growth Plan and should be considered at a local level.</p>
61	<ul style="list-style-type: none"> Submitter acknowledges that while various levels of government have their hands on a diverse range of levers for residential, industrial and commercial growth there will be growth in the region. This growth can be shaped and promoted to deliver better economic, environmental and social outcomes but is of course unavoidable. Submitter believes that the Growth Plan could be more aspirational – the plan in its 	<p>The Growth Plan does not predict a growth rate or forecast population size at specific periods in time. Instead, it accepts there will be steady growth in the region and that the population is likely to</p>

Supplementary to the	Strategy	G21 Regional Growth Plan Response
	<p>current form is perhaps to conservative in what it seeks to portray as the region's future.</p> <ul style="list-style-type: none"> • Needs to better acknowledge the role the Geelong region can play as a growth node of State and National importance. Geelong will be a significant partner with Melbourne in delivering the State's economic, employment and population growth. • At a local level the plan should not shirk the need for well planned population growth across all the G21 constitute councils and their own local growth nodes. • Land market release dates should be set against population growth target rates. The target growth rate should be no less than 3% across the region. • Submits that the Geelong region is now large enough in both population and economic terms to warrant an equivalent body to Melbourne's Growth Area Authority. • There is a need for a new organisation to manage both growth and infrastructure planning to ensure timely infrastructure development and delivery and should be charged with developing innovative funding models. • There is a need for regionally consistent and coordinated messages and promotional materials and programs that support residential and commercial growth. 	<p>reach, and potentially exceed, 500,000 in the next 30 - 40 years.</p> <p>The region is currently growing at 1.6% and if this trend continues will see the Region at 400,446 by 2031 (Victoria in Futures, 2012). The Plan has been updated to clarify this.</p> <p>Geelong has a 15 year zoned land supply and a 17 strategically identified land supply. This is in addition to the multiple growth fronts within each of the G21 municipalities.</p> <p>A robust land monitoring process will be investigated as part of the implementation plan to ensure adequate land supply is maintained across the region.</p> <p>Allowing for the release of land if growth rates increase significantly as the result of major investment.</p> <p>The identification of other authorities to manage growth within the region is not within the scope of the Growth Plan and is not considered necessary.</p> <p>An Implementation Plan will be undertaken to investigate and identify any preferred Further Investigation Area, including infrastructure sequencing and triggers for planning and land release linked to an identified land</p>

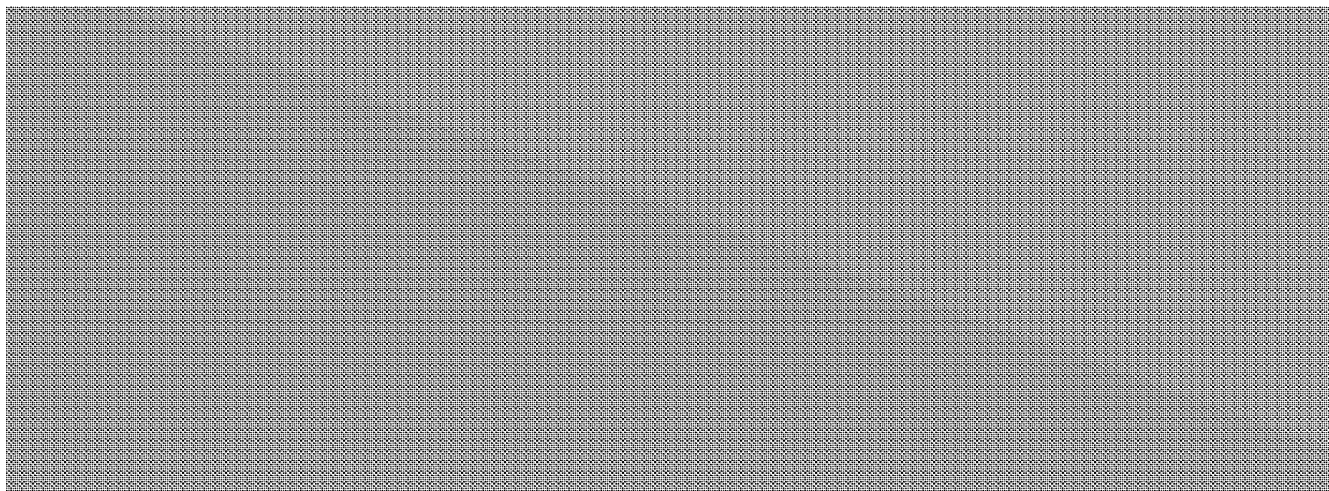
G21 Regional Growth Plan

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Supplemental Info	Summary	G21 Regional Growth Plan Reference
		supply monitoring process. The implementation plan is expected to be completed by 2014 and as such will be completed prior to development of Further Investigation Areas.

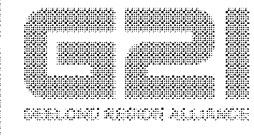


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G21 REGIONAL GROWTH PLAN

AUGUST 2012

PLANNING & SERVICES





EXECUTIVE SUMMARY

The G21 region is steadily growing. There will be more people living, working and visiting the region over the next 40 years. However, the region is in the enviable position of having significant assets on which to build a robust and resilient economy and to accommodate this growth without negative impacts on its identity. The challenge is to evolve as a self-sustaining region that uses existing infrastructure and land more efficiently.

The **G21 Regional Growth Plan** (Growth Plan) manages growth and land use pressures to 2050. It pulls together the strategic land use and growth planning already done across the region and builds on this to identify where future residential and employment growth will occur and the critical infrastructure required to support it.

The strategic planning work already done by G21 councils over the recent years has mapped out a 20-30 years supply of zoned and strategically identified residential and employment land. This regional picture of planned growth, along with the proposed growth directions, tells us that over the next 30-40 years we are likely to reach a population of 500,000, consistent with the population target identified in the **G21 Geelong Regional Plan - A sustainable growth strategy (2007)**.

It is extremely difficult to accurately predict how quickly the region will grow, as many factors have an impact. Careful and regular monitoring of the rate of development and land supply is required over the life of the Growth Plan. Based on existing commitments of infrastructure agencies and planned growth across the region, **no new growth fronts are likely to be required within the next 10 years** under either a base (1.5%) growth or a higher (2.5%) growth rate. Development of new areas which occurs before the planned growth will need further evaluation, in terms of land supply, return on existing infrastructure investments, costs of additional infrastructure and the costs to the community.

The Growth Plan's framework for growth provides a planned response for a region of 500,000 people. It also provides capacity to grow beyond this where the provision of supporting infrastructure can be sustainably managed. It identifies new areas for growth that are likely to be required beyond identified planned growth and reinforces that growth is about providing new housing, employment, services and infrastructure. An efficient public transport system and road network is critical for the region to cater for this growth.

To continue being a successful region the critical drivers as we grow include:

- an efficient and effective transport network
- a strong economy and job diversity
- adequate land set aside for housing and employment
- a vibrant and healthy Central Geelong
- infrastructure that supports new and existing areas
- protection of our natural assets and the essential character of the region.

EXECUTIVE SUMMARY (CONTINUED)

**The key elements of the Growth Plan include:**

- building on our strategic assets and competitive advantages to support and manage growth across the region
- reducing pressures on our agricultural areas and natural assets
- reinforcing the importance of Central Geelong as a vibrant and active regional city and Victoria's second largest city
- targeting infill and higher density opportunities within existing urban areas such as Central Geelong, West Fyans, Corio and Norlane
- supporting planned growth and identified district towns across the region
- providing for longer term additional growth within Colac and Winchelsea
- identification of two Further Investigation Areas to the north and west of the Geelong Ring Road for potential development beyond identified planned growth
- planning for employment growth along with population growth, including strengthening existing employment nodes and identifying two new areas for employment in the south west
- acknowledging the key role that Geelong and the G21 region play in relation to Melbourne while preserving Geelong's identity as a separate settlement to Melbourne
- ensuring boundaries of towns are clear and breaks between settlements are managed carefully
- identifying the major infrastructure required to support a region of 500,000 and beyond, such as the roll out of more efficient transport networks, the National Broadband Network and water, energy and community infrastructure.

Implementation

Implementation of the Growth Plan is critical to its success. Short term implementation priorities include:

- amending planning schemes to include key elements of the growth plan to ensure a strategic land use and settlement framework for local planning is provided
- developing an **Implementation Plan** focusing on infrastructure planning to identify and guide the timing of future planning and regional infrastructure investment priorities. The **Implementation Plan** will also investigate and identify any preferred Further Investigation Area, including infrastructure sequencing and triggers for planning and land release linked to an identified land supply monitoring process
- facilitating a range of projects identified as important 'further work' to support the Growth Plan directions.

Ongoing regular review of the Growth Plan and its integration with surrounding regions' Growth Plans and the **Metropolitan Planning Strategy** currently being prepared will be important.

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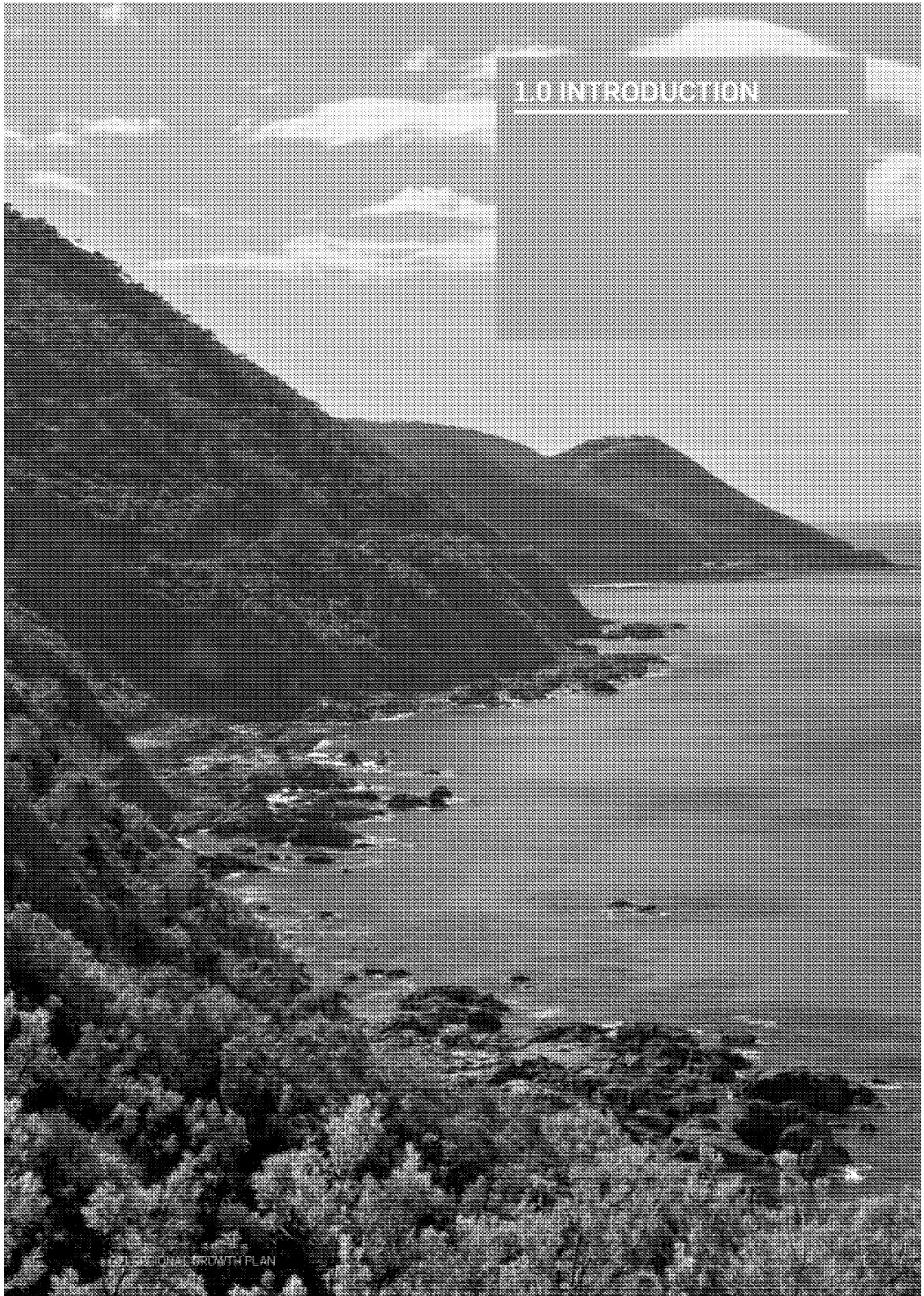
GLOSSARY

ACRONYMS USED IN THIS DOCUMENT

CMA: Catchment Management Authority
COM: Committee of Management
CSIRO: Commonwealth Scientific and Industrial Research Organisation
DHS: Department of Human Services
DOT: Department of Transport
DPCD: Department of Planning and Community Development
DPI: Department of Primary Industries
DSE: Department of Sustainability and Environment
GAA: Growth Areas Authority
GOR: Great Ocean Road
GREP: Geelong Ring Road Employment Precinct
LDRZ: Low Density Residential Zone
MSS: Municipal Strategic Statement
NBN: National Broadband Network
ODP: Outline Development Plan
RLZ: Rural Living Zone
SPPF: State Planning Policy Framework
UDF: Urban Design Framework
UDP: Urban Development Program
UGP: Urban Growth Plan

TERMS USED IN THIS DOCUMENT

Activity centres: Hubs where people shop, work, meet, relax and live
Bio-link: Land use category developed for biodiversity conservation
Brownfield: Former industrial land that is available for a new use
Earth resources: Includes coal, minerals, oils and gases, sand, stone and clay and geothermal energy
G21 Alliance: The formal alliance of government, business and community organisations working together to improve the lives of people within the G21 region across five municipalities – Greater Geelong, Colac Otway, Surf Coast, Queenscliff and Golden Plains
G21 community: Encompasses all the people who live, work and visit in the G21 region
Geelong Region Plan: A sustainability plan for the region that looks toward 2050.
Green infrastructure: Infrastructure which supports sustainable management and use of parks and reserves
Greenfield: Rural (non-urban) land designated for new or future residential development
Higher dwelling densities: Generally housing densities greater than 20 dwellings/hectare
Ramsar wetlands: Wetlands of international importance under the Ramsar Convention (1971)
Urban infill: The development of additional dwelling(s) on individual residential sites in established urban areas
Settlements: Refers to where people live, from cities to villages
Settlement breaks (non-urban breaks): Areas of land between settlements
Transit oriented development: A planning concept promoting the creation of well-designed and sustainable urban communities focused around transit stations
Urban Geelong: Encompasses the adjacent urban areas between Armstrong Creek Urban Growth Area and Corio, the Geelong Ring Road and Corio Bay



1.0 INTRODUCTION

THE CURRENT POPULATION OF 294,000 IS INCREASING AT A YEARLY RATE OF 1.6%

Growing the G21 region will support a stronger and more robust economy and attract a diverse community. If planned for well, growth will provide more access to employment, retail, social, community, sporting, entertainment and cultural services and facilities. Our challenge in the G21 region is to evolve as a self-sustaining region that uses existing infrastructure and land more efficiently.

As a result there will be more people living, working and visiting the region over the next 40 years with the region likely to reach a population size of 500,000 by 2050, consistent with the then aspirational projections in the *Geelong Region Plan*. A range of factors could mean that the region grows at an even faster rate.

The *G21 Regional Growth Plan* (the Growth Plan) establishes a framework for strategic land use and settlement planning that can sustainably respond to and accommodate growth at projected and potentially higher growth rates.

1.1 WHY DO WE NEED A REGIONAL GROWTH PLAN?

The G21 region is growing in terms of population, new dwellings and economic activity. Our current population exceeds 294,000 and is forecast to continue growing by at least 1.6% until 2026. By 2031 the population is forecast to be over 400,000 (*Victoria in Future 2012*).

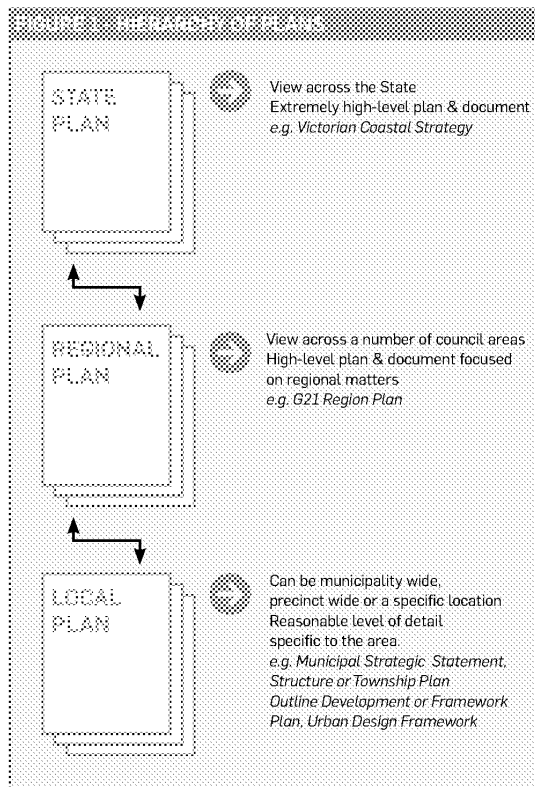
The purpose of the Growth Plan is to provide direction for this growth and to:

- identify opportunities for managing the future growth of population, employment and housing
- identify opportunities for supporting regional level infrastructure, providing an essential contribution to the long-term sustainability of the region
- identify natural assets which require protection.



1.0 INTRODUCTION

The Growth Plan provides a regional view of land use planning and growth, linking the *Geelong Region Plan* with State planning policy and strategies. It will guide land use planning at the local level and support resource decision making by a range of agencies. The Growth Plan will not provide localised direction. This is the role of local planning activities, including Structure and Outline Development Planning (see Figure 1).



1.2 WHAT DOES THE REGIONAL GROWTH PLAN DO?

The Growth Plan provides a strategy that retains the quality of our lifestyles while building a lively, healthy, sustainable and safe region.

The Growth Plan provides a framework to manage the region’s growth and land use pressures. Covering the time period from now until 2050, it pulls together the strategic land use and growth planning already done across the region and builds on this to identify where future residential and employment growth will be accommodated and what critical infrastructure is required to support it. It contains a high-level implementation plan, including sequencing of land and key infrastructure, which will be used to guide regional and local planning activity across the region.

The Growth Plan seeks to respond to the key drivers emerging from research and consultation feedback including:

- retaining the unique identity of existing settlements
- the importance of transport in supporting regional growth and activity
- providing opportunities for employment and innovation
- protecting what we value about our region: farmland, environment, landscapes, lifestyle and culture
- the timing and sequencing of urban development and infrastructure provision.

1.3 STATE POLICY CONTEXT

The *G21 Regional Growth Plan* is one of eight growth plans being developed across the state in addition to the *Metropolitan Planning Strategy*. The Growth Plans have been prepared consistent with State policy, particularly the State Planning Policy Framework (SPPF). The SPPF sets out objectives and strategies that guide the:

- planning of our settlements, including land supply, housing, activity centres and employment areas
- protection of environmental and landscape values
- planning for coastal inundation, fire, flood and other risks
- management of our resources, agricultural areas and key infrastructure assets and provision of integrated transport.

1.0 INTRODUCTION

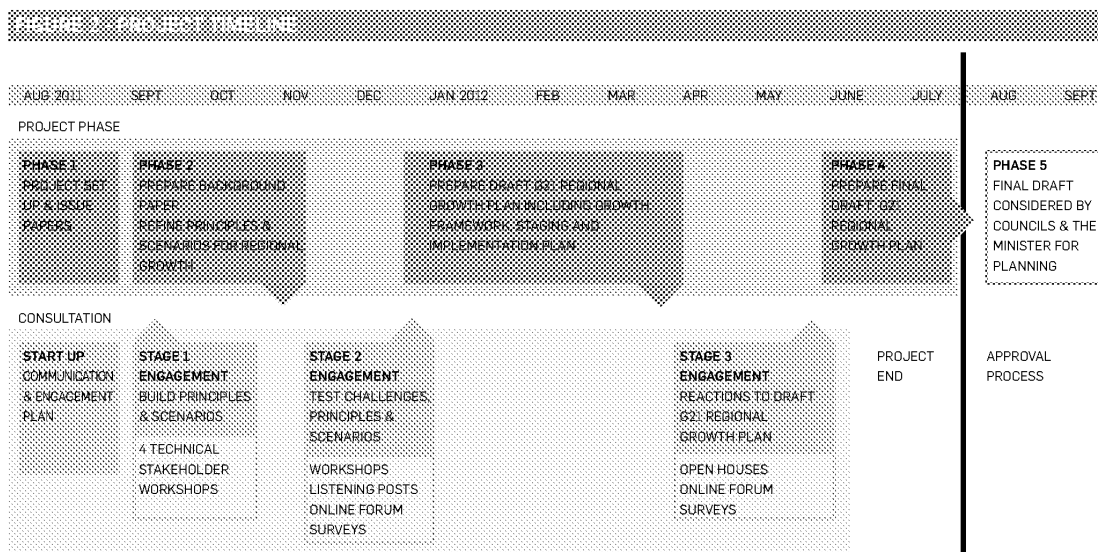
1.4 WHO WAS INVOLVED?

The Growth Plan covers the five G21 municipalities of Borough of Queenscliffe, City of Greater Geelong, Colac Otway Shire, Golden Plains Shire (southern portion only) and Surf Coast Shire. The development of the Growth Plan represents a partnership approach to regional planning between the G21 councils, regional lobby group the Committee for Geelong and State Government departments and agencies including the Department of Planning and Community Development (DPCD), Department of Sustainability and Environment (DSE), Department of Transport and VicRoads, Barwon Water and the Corangamite Catchment Management Authority (Corangamite CMA).

The Growth Plan has been developed following three stages of engagement and consultation. The first stage included workshops in September 2011 to identify the challenges associated with growth and to develop draft principles and scenarios for future growth. The second stage, over November and December 2011, involved seeking feedback from the G21 community on a set of draft principles and three growth scenarios. The third stage, over April and May 2012, involved seeking feedback on the draft Growth Plan.

This engagement was supported by a Background Paper and Issue Papers, which set out existing policies and strategies and bring together a range of information sources to identify and map our regional strengths and assets, constraints and opportunities.

The details of this feedback are provided in the *G21 Regional Growth Plan Engagement Report*.



1.0 INTRODUCTION



1.5 COMPONENTS OF THE REGIONAL GROWTH PLAN

The Growth Plan is supported by:

- the **G21 Regional Growth Plan Background Report (Background Report)** providing more detail about the elements underpinning the development of the G21 Regional Growth Plan
- the **G21 Regional Growth Plan Engagement Report (Engagement Report)**, including a summary of feedback from the three stages of G21 community engagement on the challenges, principles and scenarios for growth
- **G21 Regional Growth Plan Issue Papers** - Population, Housing, Environment, Economic, Agriculture and Infrastructure.

1.6 LINKS TO PLANNING STRATEGIES, STUDIES AND PROJECTS

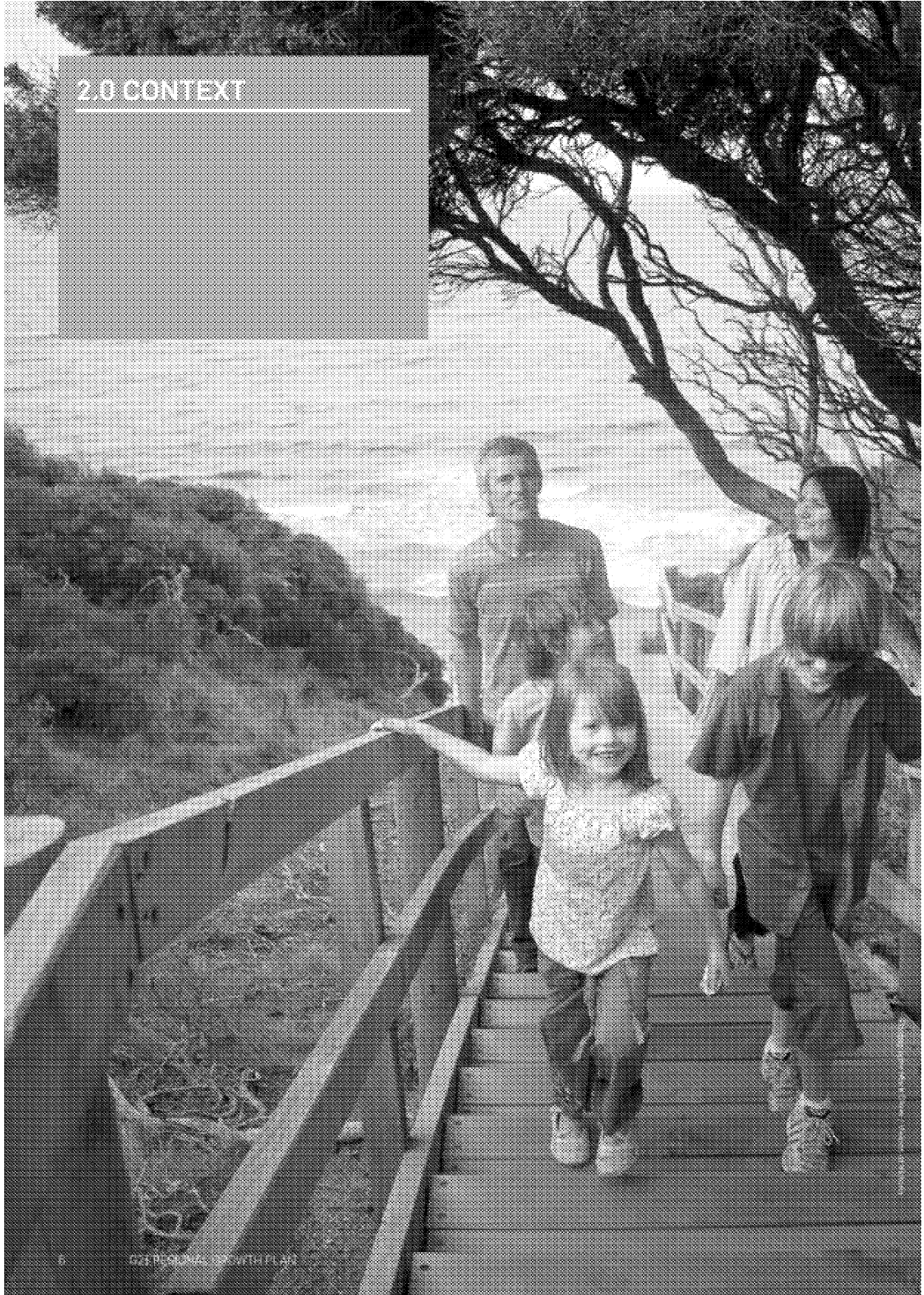
There are a number of projects and strategies which have a close relationship with the Growth Plan. These projects and strategies focus on more specific issues such as coastal management or economic development and or issues which cannot be resolved as part of the Growth Plan.

The **G21 Geelong Regional Plan - A sustainable growth strategy (2007)** provides the strategic direction in the areas of environment, settlement, land use, community strength and the economy. The **Geelong Region Plan** provides the framework and basis for the Growth Plan.

Current Planning Strategies and Studies

There are a number of planning projects and studies now in progress that are relevant to the Growth Plan principles and directions. Reviews of the Growth Plan to new data, information and strategic directions as they arise from these projects. The more significant current planning projects at the regional level include:

- Metropolitan Planning Strategy and Western Growth Corridor Plan, including the Avalon to Werribee Corridor review
- Great South Coast and Central Highlands Regional Growth Plans
- G21 Economic Development Strategy
- Water Plan 2013-2018, Barwon Water
- Corangamite CMA Regional Catchment Strategy and sub strategies
- Barwon Health Services Plan
- Geelong Regional Airport Feasibility Study
- Central Geelong Vision II project
- Victorian Strategy for Healthy Rivers, Estuaries and Wetlands
- Victorian Coastal Strategy Mid Term Review
- Regional, Local and Boating Coastal Action Plans
- South West Victoria Landscape Assessment Study
- Coastal Management Plans prepared by Great Ocean Road Coast Committee and other coastal Committees of Management
- Management Plan reviews, such as the Barwon Region Waste Management Plan
- Integrated Fire Management Planning Project
- G21 priority and other projects.



2.0 CONTEXT

The purpose of the Growth Plan is to ensure growth is managed in a way which protects, and builds on, the region's strengths, unique character and significant natural assets. Growth should provide housing choice, employment opportunities, health and wellbeing initiatives and efficient utilisation and provision of infrastructure.

2.1 GROWTH IN THE G21 REGION

The three largest regional centre municipalities, Greater Geelong, Ballarat and Greater Bendigo are expected to account for almost 40% of all population increase outside metropolitan Melbourne to 2031 (*Victoria in Future 2012*). Projections forecast a growth rate of 1.6% for the region over the next 15 years. Research on growth in the G21 region by Macropplan suggests growth rates over the next decade of between 1.5% and 2.0% per annum can be expected and in response to major investment, could achieve 2.5%.

The Growth Plan does not predict a growth rate or forecast population size at specific periods in time. Instead, it accepts there will be steady growth in the region and that the population is likely to reach, and potentially exceed, 500,000 in the next 30-40 years.

Population growth in the region is occurring as a result of:

- people moving from Melbourne and other regions in Victoria
- natural population increases (that is, births exceeding deaths)
- migration from other states and countries
- more people choosing to stay in the region
- people permanently moving to coastal holiday homes.

This increase in population will bring advantages and challenges. As the number and diversity of residents increases there is potential for expanded environmental, social and cultural services and experiences, together with economic growth opportunities. Planning and managing growth is essential to ensure the impacts are minimised and to enable the many economic and social benefits to be achieved across the region.

More information on population growth can be found in the *Background Report*.

2.2 THE G21 REGION

Our people

The G21 region is a significant population centre, having the largest population of all non-metropolitan regions in Victoria. The people of the region are, and will continue to be, one of the key drivers of growth and development. As the region grows, the picture of its demographic and socioeconomic make up is also likely to change. These changes will present opportunities as well as challenges in planning for the region's population.

The population is expected to age significantly with the baby boomer generation reaching retirement age. The combined effects of youth leaving the region and a rapidly ageing population will result in a high dependency ratio, with proportionally more children and retirement age residents relative to working age residents. For the G21 community, this means developing the cultural, career and lifestyle amenity of the region to retain young adults and attract new workers to the region.

The types of households we live in have changed significantly in recent decades, both in size and composition. There are more people living alone or as a couple without children, resulting in smaller households. The region's predominant housing type, however, remains single detached dwellings. These trends, together with population growth, will drive demand for more diverse housing choices that reflect our changing household compositions and sizes.

G21 Regional Growth Plan Background Report

The *Background Report* provides a more detailed discussion on the key challenges and implications for the region for each of the following themes:

- population
- housing
- environment
- economy
- agriculture
- infrastructure
- climate change

2.0 CONTEXT

Our economy

The G21 region has an increasingly diversified economy, with traditional strengths in agriculture, manufacturing, construction and tourism. While the nature of manufacturing has changed over the years, moving away from heavy manufacturing and into more advanced materials and processes, the sector still provides around 20% of the region's value added production.

Over the next 10 years, the region will face skill shortages. Driven by a decreasing birth rate, globalisation of the workforce and the retirement of the baby boomers. Dealing with skill shortages will involve retaining and educating our existing labour force as well as attracting working age residents to the region.

Sheep, beef and dairy are the main agricultural activities with some broadacre cropping and horticultural activities. The agriculture sector is expanding into more intensive agriculture, such as poultry, which will enhance existing food processing activity in Geelong and Colac.

The region houses a significant number of unique tourism assets and events, including, world recognised destinations such as the Great Ocean Road and Bells Beach. It offers a wide range of experiences, such as coastal, food and wine, nature, cycling and walking experiences. The number of visitors to the region is expected to rise to over nine million by 2030.

Infrastructure provides the pathways for goods, services, information and people to move into and through the region's economy. The G21 region has strong transport infrastructure with an appropriate capacity to service the existing population and expected growth in the short to medium term.

However, improvement to infrastructure is required to realise the economic potential of the region, ensure the region is well placed to accommodate future growth and improve our quality of life.

Local, State and Federal governments have already made significant infrastructure commitments to the region, including Regional Rail Link, the duplication of the Princes Highway West, the roll out of the National Broadband Network and the Geelong Cultural Precinct. These commitments will influence the long term settlement and economic structure of the region.

Our environment

The G21 region comprises some of the most spectacular landscapes in Victoria, including coastlines, marine areas, forests, lakes and wetlands. These natural assets are the foundation of the region, providing extensive ecological, social, cultural, recreational and economic values. Past development and regional economic growth have been largely underpinned by these assets.

The region's parks, rural and urban areas contain a rich Indigenous and post-contact cultural heritage that requires recognition, protection and preservation. Some of the more significant Indigenous sites in the region include the You Yangs, the foothills of the Otway Range and our coastline. Protection of significant sites from disturbance is important as is the involvement of the Traditional Owner groups who play an active role in cultural heritage management.

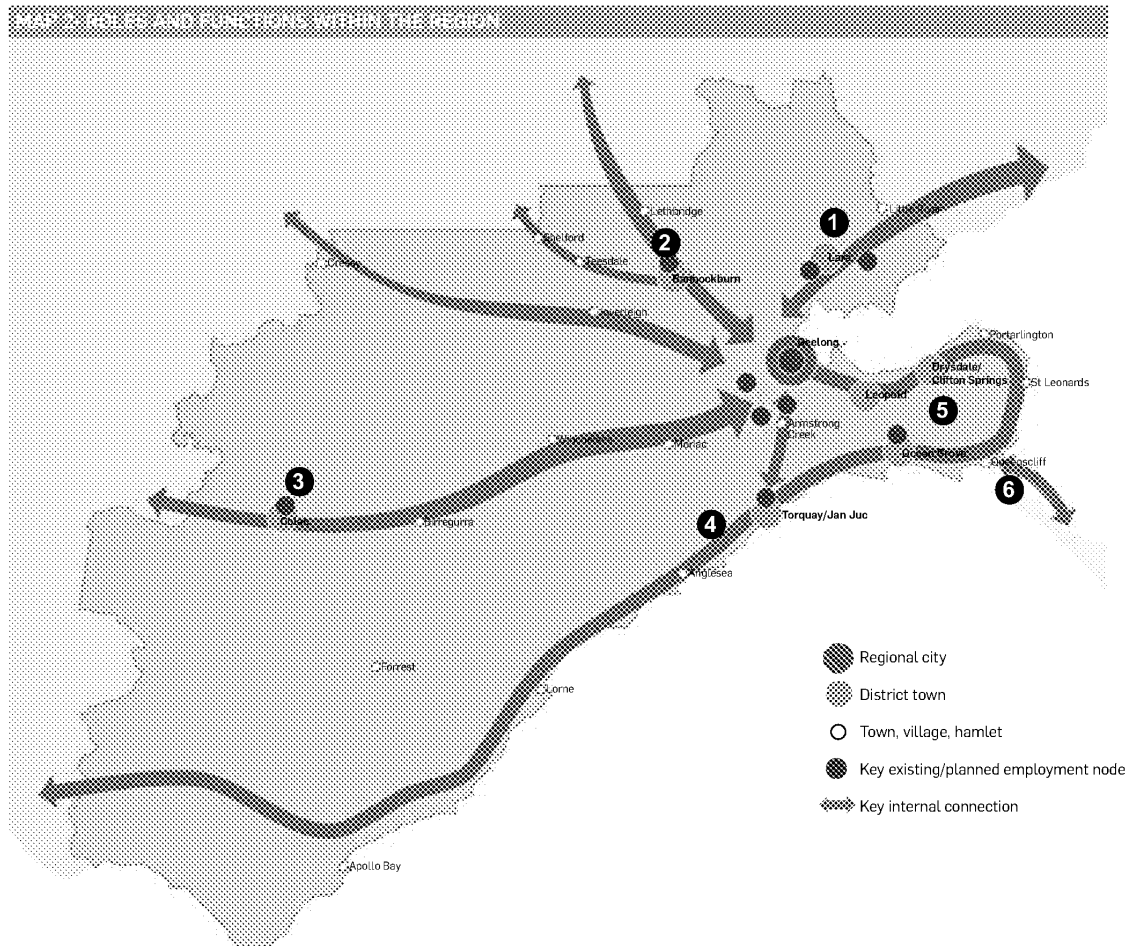
As the climate changes, our region will have warmer temperatures, increased evaporation and a reduction in rainfall. Our coastal areas will be vulnerable to sea level rise and surge and increased risk of bushfire. Our farming land may become relatively more productive compared to other parts of Victoria and Australia. Climate change projections for the region carry uncertainty, with the effects unfolding over time. It will be necessary to maintain focus on identifying and filling information gaps, providing for resilience across the region and ensuring the G21 community has the ability to adapt.

The region's earth resources have the potential to provide sources of renewable energy, reducing our green house emissions and meeting the increased demand for energy. Renewable resource mapping and investigations suggest that the region's strength is in geothermal power.

With more people living, working in and visiting the region, more services and supporting infrastructure will be required. Maintaining the region's liveability and protecting our unique and finite natural, tourism and farming assets as we grow will be a significant challenge.

Based on feedback from the broader community and stakeholders, the Growth Plan needs to ensure that our natural and aesthetic assets and lifestyle character, which make the region attractive to residents and visitors, are maintained and enhanced. This includes our coastline and beaches, township settings and public parks and reserves.

2.0 CONTEXT



Within the region, there are a number of roles and important linkages between district towns and Geelong.

1 North East Gateway

The townships of Lara and Little River are located in this corridor, as well as the key employment nodes of the Geelong Ring Road Employment Precinct (GREP) and Avalon Airport. This part of the region contains productive farmland and has a strong connection to Melbourne and the Western Growth corridor. It is also the gateway to the You Yangs, Brisbane Ranges, Ballarat and Bacchus Marsh.

2 North West Gateway

Bannockburn provides larger lifestyle lots and affordable housing options with services for smaller outlying towns and rural areas, including Lethbridge, Shelford, Inverleigh, Teesdale and Batesford. These settlements also provide low density residential lifestyle options. This part of the region contains productive farmland and a regional airport. Many residents commute to Geelong for employment.

3 Western Gateway

The area surrounding Winchelsea to Colac has a significant agricultural role and supports a number of small towns, such as Forrest, Moriac and Birregurra, which provide important housing lifestyle options and niche tourism activity. Colac plays a district town role, providing food production activity and services to settlements within the rural hinterland, including the Otways and Great Ocean Road, and is a gateway to the Great South Coast. The Princes and Hamilton Highways and freight rail lines provide connections to the west and north through Cressy and into the Golden Plains Shire and the Central Highlands region.

4 Great Ocean Road

Torquay/Jan Juc is the largest coastal centre in the region, acting as the gateway to the Great Ocean Road coast and home to an international surf industry. The towns along the Great Ocean Road to Apollo Bay are tourist destinations, experiencing significant peak holiday populations and related infrastructure and community pressures.

5 Bellarine Peninsula

The larger towns of Ocean Grove and Drysdale/Clifton Springs provide significant housing opportunities and a range of services to smaller coastal towns. Towns on the Bellarine offer coastal recreation, food and wine experiences and holiday accommodation. They experience significant population peaks and pressure on infrastructure and communities over peak holiday periods.

6 Queenscliff

Queenscliff provides an important harbour and ferry link to the Mornington Peninsula. Queenscliff is the location of unique defence force facilities and Marine Discovery Centre.

Our small towns, villages and hamlets

The network of small towns, villages and hamlets contribute to our region's diverse settlement structure. They provide lifestyle options in attractive rural landscapes and support our farming, tourism and rural activities.

2.0 CONTEXT

THE GREATER GEELONG MUNICIPALITY
ACCOMMODATES OVER 75% OF THE
REGION'S POPULATION.

2.3 THE ROLE AND FUNCTION OF GEELONG

Geelong is the G21 region's largest city, providing key services and employment activity for the whole region. The Greater Geelong municipality accommodates over 75% of the region's population and housing activity, including Victoria's largest single urban growth area in Armstrong Creek, proposed to accommodate over 50,000 people. Geelong also houses much of the business and industry infrastructure, along with the majority of the region's workforce.

Over the last 10 years the drivers of economic growth in Geelong have been the health care, education, construction and retail sectors. Geelong has many comparative strengths and natural advantages that will ensure growth into the future. Strengths include proximity to Melbourne, transport infrastructure and the diversity of our economy and labour force.

The decline of traditional manufacturing in Australia has affected the region's job base. Despite this, a vibrant manufacturing sector remains, supported by a transition to higher technology production and niche products. Manufacturing is a key contributor to the regional economy with a significant skill base and high level of innovation.

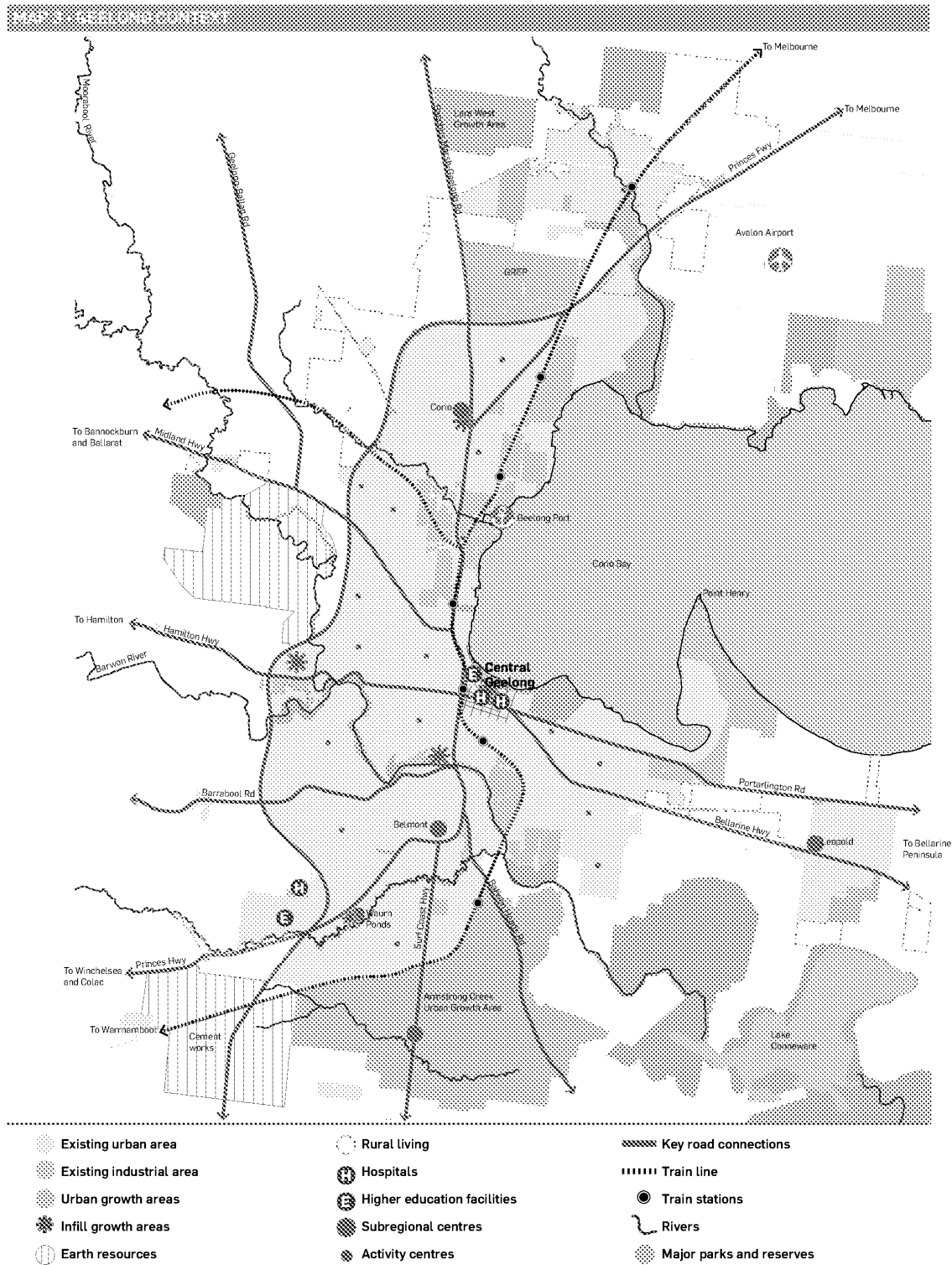
Current trends indicate a continuation of growth in the health, education and construction sectors. The opportunity exists for Geelong to be a leader in new, smarter technologies and production methods arising from our strengths in advanced manufacturing and our extensive knowledge and education assets.

Geelong is a major infrastructure hub, with international air and sea ports linked with state and national road and rail networks, including the Geelong Ring Road and Princes Freeway, Geelong Port and Avalon Airport. Geelong operates as a 'food portal' within the region, providing major food and agricultural product processing activity and related distribution through this network and regional saleyards.

As Victoria's second largest city in the fastest growing region, Geelong is the primary service centre in the south-western half of the state, playing a key support role to Melbourne. With its close proximity to the State's capital, Geelong is increasingly being seen as a major urban growth location within the broader Melbourne context. The western growth area of Melbourne is experiencing rapid growth and this will have an impact on the region in terms of infrastructure and services utilisation.

It is extremely important that employment opportunities are fostered as the G21 region grows. This employment growth enables residents to work in close proximity to home without the need for long commutes. The region also has the capacity to provide employment, health and education services for some of the western growth areas, giving residents an alternative to travelling to Melbourne.

2.0 CONTEXT



2.0 CONTEXT

As the impacts of a changing climate and increasing energy costs become apparent, how we manage and develop our settlements, particularly along our coastline, will become increasingly important. Responding to a broad range of social and economic issues, such as areas of disadvantage, ageing communities, loss of youth from the region, low housing densities and affordability for the existing and future G21 community, will be critical.

2.4 CHALLENGES FOR THE G21 REGION

The G21 region faces a variety of challenges as it grows. The Growth Plan will need to consider how to manage these challenges and how to deliver infrastructure, services, jobs and homes for sustainable growth. The growth of the region to 500,000 people and beyond, coupled with the growth of Melbourne's west, will place pressure on the capacity of the region's transport, education, health, community and tourism infrastructure and on farmland and the natural environment.

Below are eight critical challenges identified by stakeholders which the Growth Plan seeks to address. These challenges require the Growth Plan to focus on sustainable solutions that are forward looking and innovative:

- Delivering land, infrastructure and services for identified growth
 - Planning for and adapting to climate change
 - Accommodating population growth without negatively affecting our unique environment and liveability
 - Reducing our dependence on cars
 - Education and building our skills
 - Providing a variety of housing choices
 - Managing land use conflicts
 - Managing the expectations of the G21 community
- More information on these challenges, how they were identified and why they are important can be found in the **Background Report**.

2.5 PLANNING FOR VICTORIA

Metropolitan Planning Strategy

The Victorian Government is preparing a new **Metropolitan Planning Strategy** to manage Melbourne's growth and change over the next 30-40 years. The strategy will consider new housing and business locations, housing choices, transport accessibility, economic growth, environmental protection and infrastructure and services to support growth.

As the strategy develops over the next 12 months, it will be important that it connects to the key elements of the Growth Plan and ensure that the strong links between metropolitan Melbourne and the G21 region are maintained and enhanced.

A series of Growth Corridor Plans are being developed for Melbourne's growth corridors. The Western corridor, which includes Werribee and Melton, potentially provides for an additional 290,000 people and 130,000 jobs. This growth, along with planning for the Regional Rail Link and Outer Metropolitan Ring Transport corridor, will forge stronger connections and relationships between regions, particularly between Geelong, Melbourne's west and the Hume corridor.

This will have implications for the movement of people for employment and housing, the treatment of the boundary between Geelong and Werribee and the role of the Werribee to Avalon corridor.

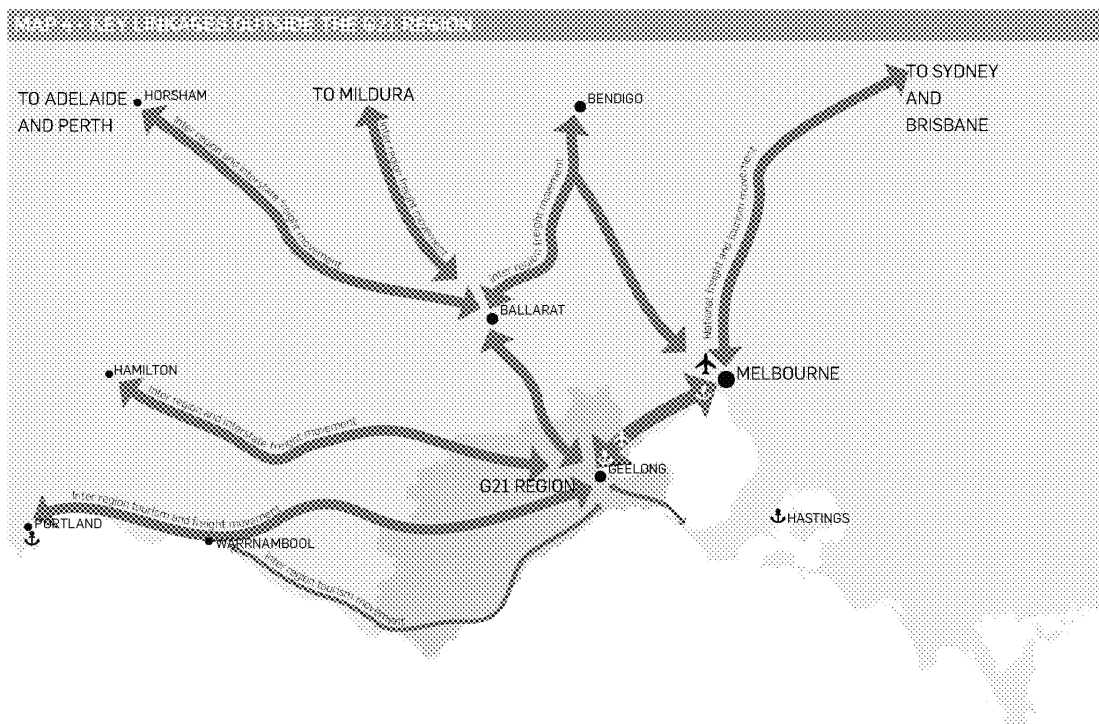
2.0 CONTEXT

Regional Growth Plans

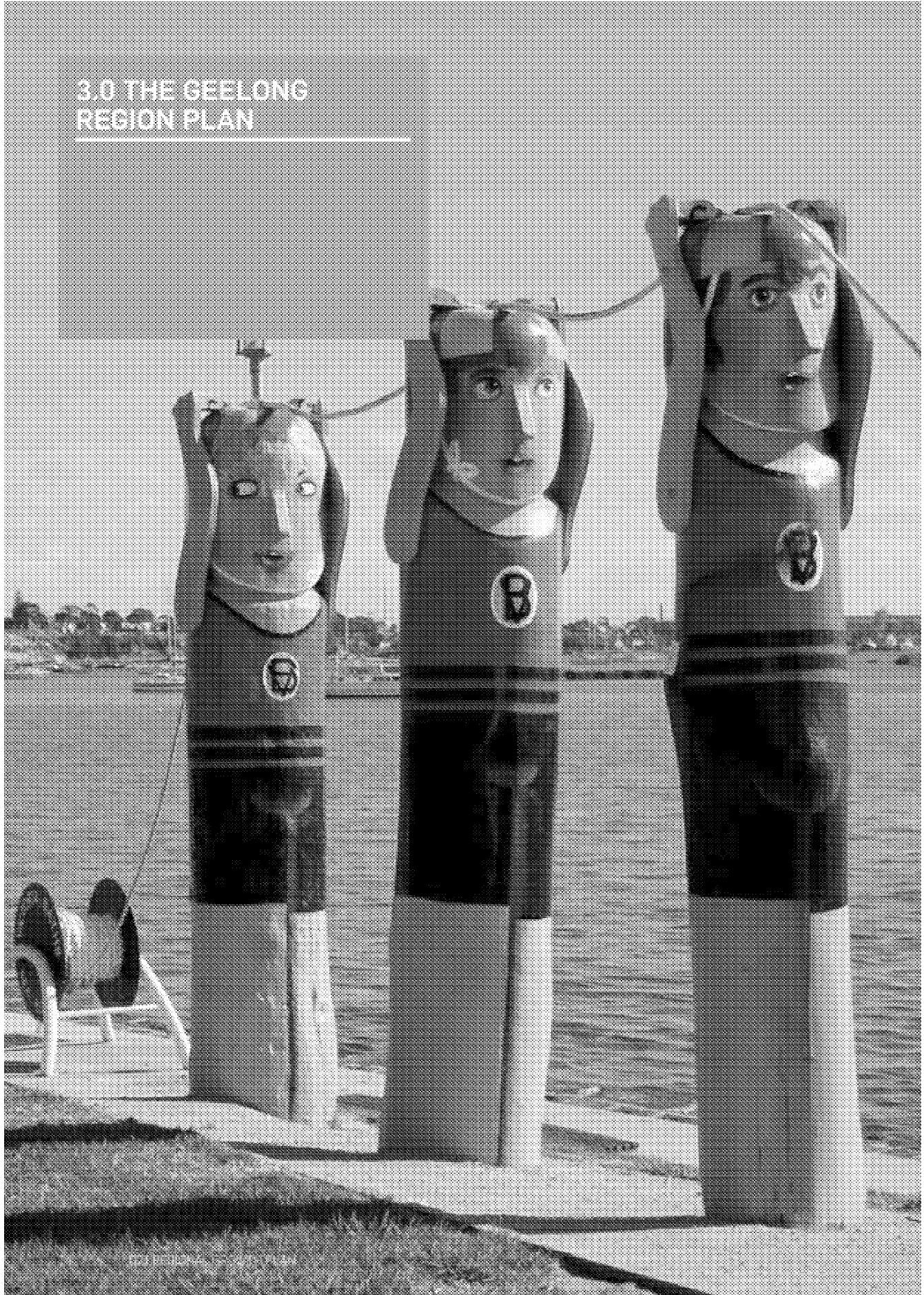
The **G21 Regional Growth Plan** is one of eight Regional Growth Plans envisaged for Victoria and the first to be developed. As other regional plans evolve, it will be vital that connections across regional boundaries are identified and managed. The plans relevant to G21 are the Great South Coast Plan and the Central Highlands Regional Growth Plan.

The G21 region has an important relationship with surrounding regions and regional centres, particularly Ballarat and Warrnambool. The growth of the dairy industry, offshore gas activity and wind energy projects in the Great South Coast region will generate significant activity between the regions. The growth of piggery and broiler farms to the region's north and their associated water infrastructure needs will place increasing importance on our relationship with the Central Highlands region.

Linkages along arterial roads and passenger/freight lines are important to the movement of freight and agricultural produce. They also provide access to employment, health, education and tourism. Appropriate recognition and enhancement of these linkages will be fundamental to maintaining economic prosperity in the G21 region and providing access to critical services.



3.0 THE GEELONG
REGION PLAN



3.0 THE GEELONG REGION PLAN

The Geelong Region Plan, developed by the five G21 councils and endorsed by all levels of Victorian government, provides a clear vision for the G21 region. It identifies and addresses the challenges the region faces in the areas of environment, settlement, land use, community strength and economy, as well as the need for change in the way we make things happen. The vision, the five regional directions and a range of policies provide the framework and basis of the G21 Regional Growth Plan's directions.

3.1 G21 VISION

The Geelong region is Australia's most desirable destination for living, visiting, working and investing; it is renowned for its vibrant cohesive community, exceptional physical environment and vigorous economy.

3.2 G21 REGIONAL STRATEGIC DIRECTIONS

The *Geelong Region Plan* identifies five directions to achieve the G21 vision. Within each of the five directions a number of growth and land use policies are identified.

Direction 1 - Protect and enhance our environment:

- Respond to the challenges of climate change
- Use our water resources more effectively
- Maintain and restore our natural assets
- Reduce our everyday environmental impacts
- Demonstrate environmental leadership

Direction 2 - Create sustainable settlements:

- Minimise the amount of land used for urban development
- Create a network of well designed, safe and healthy communities
- Achieve efficiency in people and freight movement
- Provide land for industry and commerce

Direction 3 - Strengthen our communities:

- Build strong and safe communities
- Encourage healthy and active lifestyles
- Increase appreciation of diversity, arts and culture
- Improve access to services, infrastructure and affordable housing
- Address disadvantage

Direction 4 - Refocus our economy:

- Respond to global competition
- Improve industry efficiency, innovation and commercialisation
- Reduce skills gaps and shortages
- Improve the operating environment for business

Direction 5 - Make it happen:

- Influence the way we think and act
- Work together to develop region-wide community benefits
- Use data to plan and measure progress

3.3 G21 PILLAR PROJECTS

The *Geelong Region Plan* delivers a strategic framework upon which the eight G21 Pillars and working groups undertake research, advocacy and implementation projects to deliver the G21 vision and regional strategic directions and policies.

The *G21 Regional Growth Plan* is one of these projects. The Growth Plan addresses the growth and land use implications of the Geelong Region Plan. There are a number of Pillar projects underway which address the broader environmental, health and wellbeing and economic challenges facing the region. These include the *G21 Economic Development Strategy*, Integrated Health Promotion and Community Strengthening project, the Moorabool River Restoration project, Regional Workforce Development Strategy and the Health and Wellbeing Strategy.

G21 Priority Projects

Fifteen projects are nominated as priority projects that are the focus of the Alliance, and are actively promoted to stakeholders including all levels of government.

The 2012-13 priority projects are:

- Addressing disadvantage
- Apollo Bay Harbour Precinct
- Armstrong Creek Urban Growth Area
- Avalon Airport - including international terminal
- Convention and Exhibition Centre
- Geelong Centre for Emerging Infectious Diseases
- Geelong Future Cities project
- Geelong Ring Road connections
- Geelong Ring Road Employment Precinct
- Great Ocean Road upgrade
- G21 Regional Trails project
- Portarlington Safe Harbour
- Regional Research and Information Centre
- Transport links to Melbourne
- Yarra Street Pier reconstruction

3.0 THE GEELONG REGION PLAN

3.4 IMPLICATIONS FOR THE GROWTH PLAN

The Growth Plan deals with a broad range of issues, particularly, those with land use and spatial implications, and sets out the framework for how the G21 region will look and function to 2050. It does not provide specific detail around regional development issues, including economic development, population dynamics, skills and community development and initiatives for protecting and enhancing our environment. These issues are addressed through the implementation of the *Geelong Region Plan*, G21 priority projects and the G21 Pillars.

The key land use implications of the *Geelong Region Plan* which the Growth Plan addresses include:

- minimising the impact of human settlement on the environment and protecting significant landscapes and natural assets
- planning and considering adaptation for climate change impacts in the region
- establishing 40% of new dwellings through urban infill at average densities of 20 dwellings per hectare in urban Geelong, regional activity centres and areas with good access to services and public transport by 2031
- securing the primacy of Central Geelong as the vibrant, dynamic regional focus for investment, retail, education, culture, leisure, commerce, services and higher density residential dwellings
- identifying and protecting land for future regional transport network and infrastructure requirements
- providing regional employment land to accommodate a minimum additional 54,000 new jobs by 2050
- stimulating and sustaining the expected growth of an additional 130,000 people and 57,000 new residential dwellings that drives G21's vision for the region.

More information on the growth and land use implications of the *Geelong Region Plan* can be found in the *Background Report*.

The *Geelong Region Plan* outlines the future role and function of settlements and employment areas within the G21 region. The Growth Plan accepts the identified growth roles but uses DPCD settlement descriptions instead. These roles and descriptions are outlined in more detail in the *Background Report* and summarised in **Figure 5**.

3.5 RELATIONSHIP TO THE GROWTH PLAN

The vision, directions and policies of the *Geelong Region Plan* provide the framework for the Growth Plan and specific direction on managing growth across the region. The Growth Plan builds on the *Geelong Region Plan* and strengthens it through:

- the development of principles for managing growth
- acknowledging the key role played by the region's strategic assets
- bringing together the planned level of growth from adopted local structure plans as developed by the G21 councils
- identifying potential areas where the region could grow beyond the planned growth to reach a population of 500,000 and beyond
- providing a high level overview of major infrastructure needed to support the growth of the region.

3.0 THE GEELONG REGION PLAN

Geelong	Regional city - over 100,000 people	Regional city
Colac, Bannockburn, Lara, Leopold, Drysdale/Clifton Springs, Ocean Grove and Torquay/Jan Juc	Regional centre - between 10,000 -100,000 people	District town
Winchelsea, Anglessea, Apollo Bay, Barwon Heads and Queenscliff/Point Lonsdale	District town - between 2000 - 10,000 people	Town
Avalon Airport, Geelong Port, GREP and Central Geelong	Regional employment centre	-
Colac, Apollo Bay, Torquay, Ocean Grove, Drysdale/Clifton Springs, Armstrong Creek, Warrn Ponds and Bannockburn	Subregional employment centre	-

3.6 G21 ECONOMIC DEVELOPMENT STRATEGY

The draft *G21 Economic Development Strategy* identifies the key initiatives ('game changers') that are most critical in driving beneficial socioeconomic growth for the region by:

- prioritising economic development opportunities that will 'build value' into the regional economy and which are based on the region's competitive advantages
- identifying opportunities that will lead to an increase in prosperity and regional standards of living by providing for a more diverse economy with broader skills capability
- becoming a sought after region of choice and innovation and an alternative high-level service centre to Melbourne.

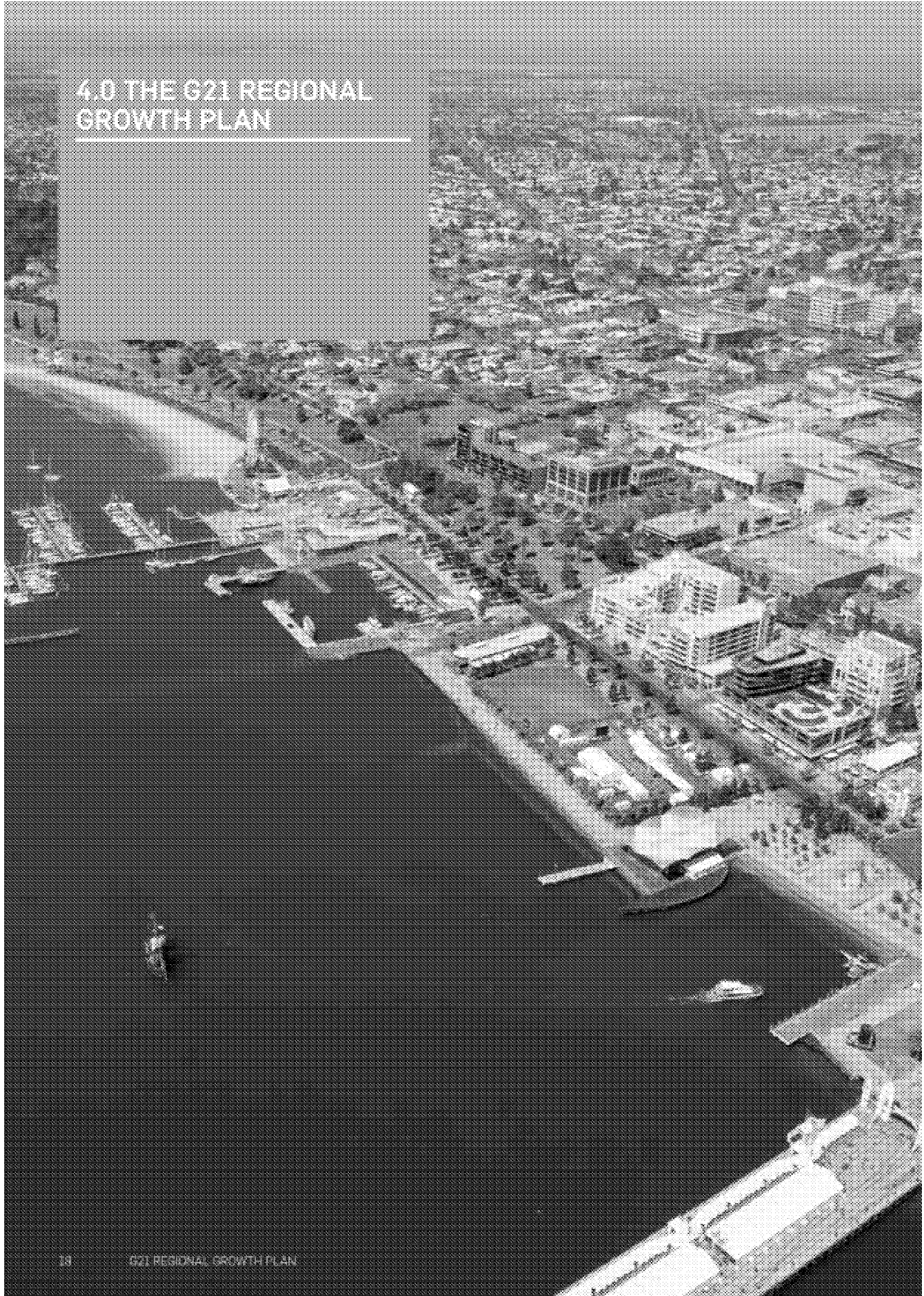
The identified sustainable regional competitive advantages are:

- proximity to Melbourne
- connectedness of the region via the G21 Alliance
- manufacturing, health, education and research sectors
- a unique environment that supports lifestyle and tourism
- infrastructure including rail, Geelong Port, Avalon Airport and the Geelong Ring Road
- land available for growth and agricultural production.

The draft *G21 Economic Development Strategy* identifies five 'game changers' for further investigation. The game changers build on the region's competitive advantages:

1. **Completion of the Ring Road with Surf Coast, Bellarine Peninsula, Bannockburn and Colac connections**
2. **Geelong City Centre reactivation**
3. **Coordinated delivery of critical infrastructure to support growth**
4. **Globally significant innovation and research centre**
5. **The G21 region is open for business.**

The draft *G21 Economic Development Strategy* is currently being finalised following a community engagement process and has been used as a reference to inform regional aspirations. The strategy and further information can be found at www.G21.com.au



4.0 THE G21 REGIONAL GROWTH PLAN



4.0 THE G21 REGIONAL GROWTH PLAN

The Growth Plan is intended to provide direction on where future growth should occur and has been informed by analysis, investigation and feedback received during engagement with the G21 community. It brings together the current planned growth picture and a number of elements from three growth scenarios which provide the most appropriate responses to the challenges and growth principles. The Growth Plan accommodates a regional population of 500,000, with capacity to respond to additional growth activity in the longer term.

4.1 INTRODUCTION

The Growth Plan sets out a growth framework for the next 40 years. The key aspects of the Growth Plan include:

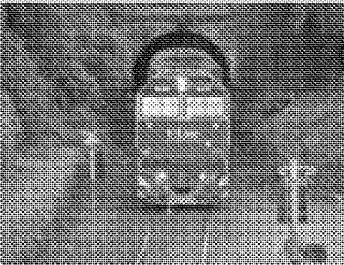
- principles for growth
- building on the region's strategic assets
- building on our identified planned growth
- a proposed plan for managing settlement growth and key land uses
- identification of the major regional level infrastructure required to support growth.

4.0 THE G21 REGIONAL GROWTH PLAN

4.2 PRINCIPLES FOR REGIONAL GROWTH

The purpose of the principles for growth is to guide the future direction of growth within the region consistent with the G21 vision and five regional directions. The following principles were developed over three workshops held in September 2011 and affirmed during the second stage of engagement:

1. OPTIMISE INFRASTRUCTURE AND CONSOLIDATE



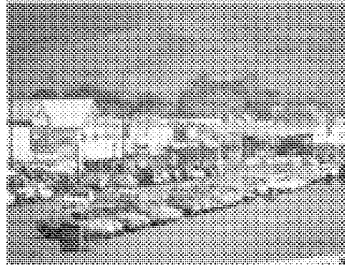
Maximise capacity and leverage off existing infrastructure and services, particularly near central retail and transport nodes. Minimise additional land used for residential, commercial and industrial purposes by harnessing under utilised land and buildings in our settlements. Develop new infrastructure and services to facilitate consolidation and growth.

7. DIVERSITY, KNOWLEDGE AND INNOVATION




Build and support diversity and innovation through a range of affordable education, housing types, service provision, technology, employment and social opportunities. Create a resilient and robust region that seeks, and is open to, new opportunities and lifelong learning.

3. URBAN AND CONNECTED COMMUNITIES



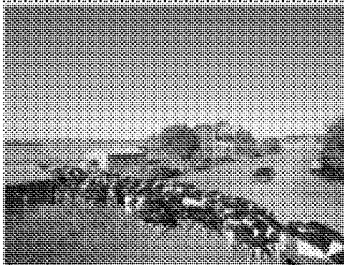
People feel part of their communities and celebrate their sense of place. Ensure growth enhances choice, health and wellbeing, liveability, amenity and diversity. Communities can easily participate in arts, culture, sport and recreation, encouraging healthy lifestyles. Provide affordable access to housing, services and facilities consistent with settlement role and function.

6. PROTECT NATURAL AND BIODIVERSITY THROUGH ENVIRONMENT



Protect, restore and enhance the quality of our land and marine areas, waterways, biodiversity and soils. Ensure development minimises risks and impacts on the environment and landscape. Plan for and adapt to changes in our climate.

8. FOOD, WATER AND ENERGY SECURITY



Promote new opportunities in farming, fisheries and energy in a changing climate. Harness our existing energy and natural resources to promote a productive, robust and self-sustaining region while protecting and enhancing our farming and natural assets as we grow.

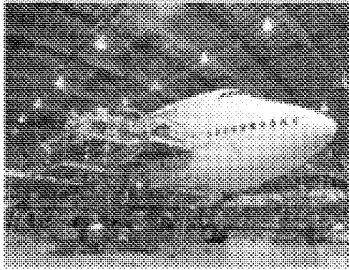
4. LIVE, WORK AND PARTICIPATE EQUALLY



Create jobs to utilise our skills within the region. Promote learning of new skills to support increasing employment diversity. Encourage our communities to invest and be involved in the region.

4.0 THE G21 REGIONAL GROWTH PLAN

7. BUILD OUR ECONOMY




Diversify the G21 region economy and create jobs through building on our competitive strengths, including tourism and agricultural land resources and economic, social and natural assets. Ensure there is sufficient employment land, infrastructure, skills and education facilities to respond to growth and support changes in our economy.

8. ACCESSIBLE TRANSPORT CHOICES



Provide a broad range of integrated and sustainable transport choices which are flexible, reliable and connect residents, workers and visitors to the services and facilities they need.

9. BALANCED, CONSISTENT AND COLLABORATIVE APPROACH



Use the collective power of people in the G21 region to bring about change. Use inclusive engagement processes to create a balanced, transparent and consistent approach to planning and growth.



4.0 THE G21 REGIONAL GROWTH PLAN

THE G21 REGION HAS MANY IMPORTANT PHYSICAL ASSETS WHICH FORM THE FOUNDATIONS OF OUR ECONOMY AND COMMUNITY'S HEALTH AND WELLBEING

4.3 G21 STRATEGIC ASSETS

The G21 region has many important physical assets which form the foundations of our economy and our community's health and wellbeing. Our significant natural and landscape assets frame the region's settlements and define the attractiveness, lifestyle, recreation and tourism opportunities they offer.

Many of these assets contribute to more than one of the roles identified above. For example, the Great Otway National Park is both a tourism asset and a natural asset. Similarly, Avalon Airport is both a transport asset and a significant employer for the region. Fundamental to the way we manage growth will be the protection and enhancement of these assets.

The Growth Plan builds on our assets to support growth (highlighted on **Map 5 - Regional Strategic Assets**). This is not an exhaustive list, but identifies the key assets which will help build and support growth across the region. The map does not include a number of important natural assets, many of which occur on private property and at a scale not readily mapped at a regional level. Further detail on a range of assets, including natural assets, can be found in the **Background Report**.

The Growth Plan has ensured that growth activity avoids important natural assets, environmental risk areas and rural and employment buffers. A 'Givens' map was produced during Stage 1 of engagement and enabled the identification of areas in the region that are relatively unconstrained for future growth.

The 'Givens' are factors, such as parks and reserves and areas at risk of bushfire or flooding, which are not negotiable and must be considered in the growth planning process. The 'Givens' are underpinned by the six Issue Papers and were informed by existing strategies and policies, data and maps.

Further detail on the 'Givens' can be found in section 3.2 of the **Background Report**.

The key **Regional Strategic Assets** include:

Transport corridors

The region's existing transport corridors provide connections within and outside the region. They are the foundation for our strong economy and allow capacity for growth. Recently built and planned infrastructure improvements, such as the Geelong Ring Road, Regional Rail Link and Princes Highway duplication, will support the long term growth of the region. The key transport assets include passenger and freight rail, highways, ports and harbours.

Significant tourism routes and assets

The region is a major tourism destination, a valuable competitive advantage which contributes to the region's economy, and offers a wide range of tourism and recreation opportunities from the coast, food and wine, nature and walking/cycling experiences and events. Our regionally significant tourism routes are shown on Map 5, in addition to our National and State Parks.

Significant earth resources

The region includes a number of natural resources and extractive industry operations that provide energy, construction materials, landscaping and agricultural products. The region's significant and longer life extractive industry sites are shown on Map 5.

Predominant agricultural land uses

Within the G21 region, dry land grazing (sheep, beef and dairy) is the main agricultural activity with some broadacre cropping and horticulture activities. The region's harbours provide important infrastructure to support fisheries activities in nearby waters. The predominant agricultural land uses are shown on Map 5.

Health, higher education and research facilities

The region is well serviced by regional education and health facilities. These facilities play a dual role of providing services to the community and contributing to the economy by being some of the largest employers in the region.

Public parks and reserves, rivers, beaches and foreshores, wetlands and marine parks

The region's network of parks and reserves protect key ecosystems and natural assets and enhance community physical, mental and spiritual wellbeing. They facilitate a range of recreational and tourism uses and include national parks, foreshore reserves, wildlife, flora and fauna reserves, State game reserves, recreation, racecourse and showground reserves, local ports, cemeteries and land set aside for marine aquaculture. These reserves incorporate waterways, wetlands, estuaries, catchments, the coast, bays and marine environments and also support terrestrial species, communities and habitats.

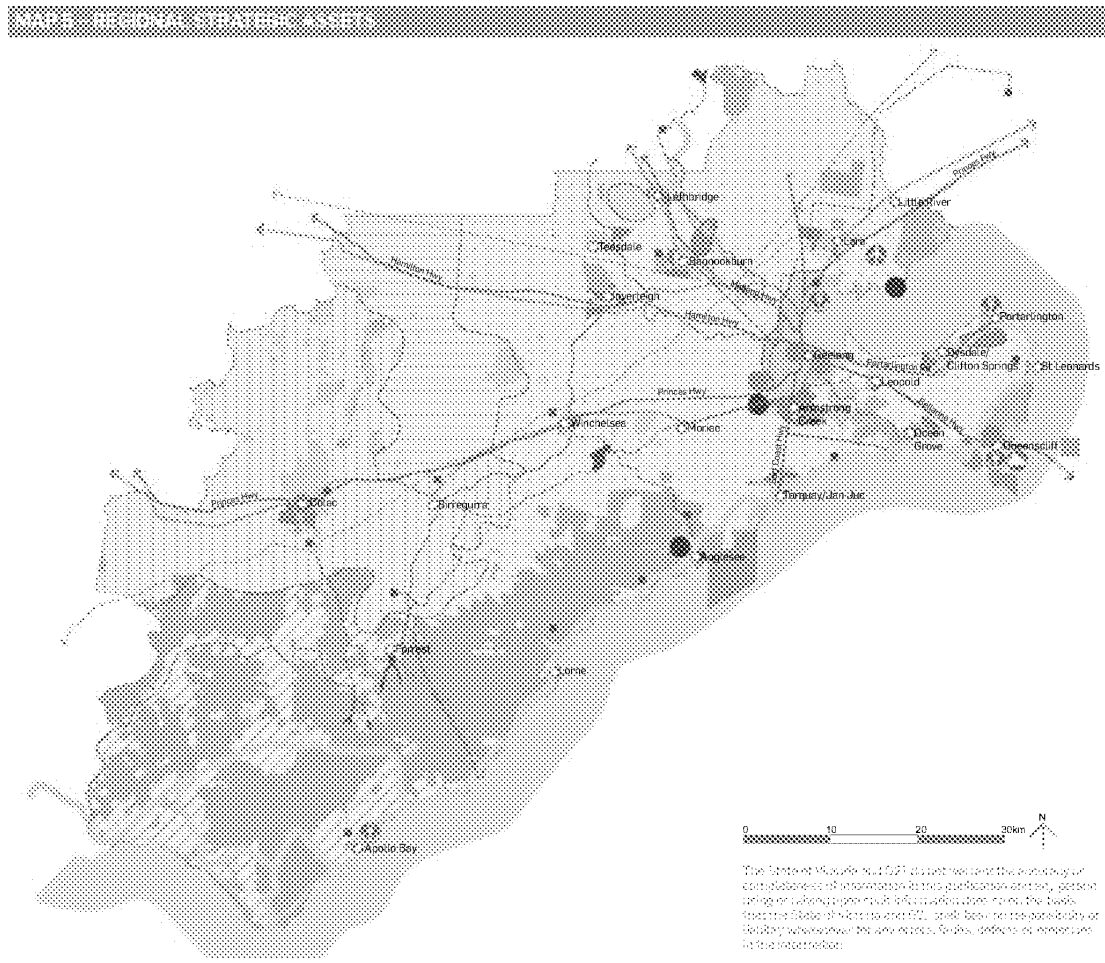
Water supply and sewerage infrastructure

Our existing water and sewerage infrastructure, together with recent investments in new water sources and infrastructure, ensures the region's water supply is sufficient to meet residential and employment demand for a population of 500,000.

Energy infrastructure

Our existing energy infrastructure with ongoing upgrades and maintenance will not be a barrier to growth of the region to 500,000 people. Renewable resource mapping and investigations suggest that the region's strength is in geothermal power.

4.0 THE G21 REGIONAL GROWTH PLAN



The latest of Māori hui (G21) district and the planning or contribution of information at this publication level, please contact the relevant Māori hui (G21) district. The data is based on the latest available information from the relevant Māori hui (G21) district. The data is based on the latest available information from the relevant Māori hui (G21) district.

<p>Transport corridors and assets</p> <ul style="list-style-type: none"> Road Rail Major airport Port or harbour Significant tourism routes and trails Earth resources Health, education and research facilities 	<p>Predominant agricultural land uses</p> <ul style="list-style-type: none"> Dairy and beef cattle Sheep Forestry Mixed farming and grazing Viticulture Poultry 	<p>Natural assets</p> <ul style="list-style-type: none"> Public parks and reserves Major rivers Lakes, wetlands and coastlines Marine parks <p>Water supply and sewerage infrastructure</p> <ul style="list-style-type: none"> Water infrastructure - reservoirs, mains Sewerage infrastructure - treatment and reclamation plants <p>Energy infrastructure</p> <ul style="list-style-type: none"> 500kv line and main gas pipeline
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4.0 THE G21 REGIONAL GROWTH PLAN

4.4 IDENTIFIED PLANNED GROWTH

A regional picture of the growth planning undertaken by each council has been produced. Through local planning strategies, the G21 councils have mapped out 20-30 years' supply of zoned and strategically identified residential and employment land across the region. This data is consistent with unpublished data (DPCD, 2012), identifying 15 years' zoned and 17 years' identified residential land supply in the Greater Geelong municipality. This land will allow the region to grow to over 450,000 people and provides the base for the Growth Plan.

Map 6 provides a regional view of existing urban areas and current planned greenfield growth, known major infill opportunities and employment precincts.

The current identified growth areas have been selected through local planning processes that involved extensive community engagement. Central Geelong, Armstrong Creek, Ocean Grove, Drysdale/Clifton Springs, Leopold, Lara, Torquay/Jan Juc, Bannockburn and Colac are identified for significant growth. These settlements will contain the majority of new residents and jobs. They play an important role in supporting surrounding communities and our productive farming activity.

The planned growth is comprised of residential greenfield development, known major infill opportunities and employment precincts. Infrastructure development, such as water and sewerage, community services and public transport, will be required as the identified areas are developed.

The actual size of planned population is dependent on the ability of identified development sites to meet planned lot yields, the needs of the market and secure the necessary infrastructure in a timely and cost effective manner.

In addition to the planned growth, data suggests that about 40% of our housing activity is within established urban areas, known as infill development. It is anticipated that this trend will continue and that infill activity could accommodate an additional population of 40-80,000 people. This figure depends on the take-up of dwellings, supply of greenfield alternatives and the maturity of the market for townhouses and apartments. More information on this can be found in the **Background Report**.

This planned growth provides an adequate supply of land in the region for the next 20-30 years. Based on existing commitments of infrastructure agencies and the land already identified as planned growth across the region, no new growth fronts are likely to be required within at least the next 10 years under either a base growth (1.5 - 1.7%) or higher growth (2.5% or above) rate scenario.

The region has the potential to experience stronger growth activity. This is likely to come about as a result of major infrastructure investment projects which generate large numbers of jobs and spin-off activity. Accordingly, regional land monitoring is required to ensure that land supply needs can be met and the necessary infrastructure provided in a timely manner.

4.5 CRITICAL DRIVERS FOR GROWTH

The critical drivers for managing and sustaining growth in the G21 region, as identified through existing strategies, including the draft **G21 Economic Development Strategy**, stakeholder commentary and research, are:

- an efficient and effective transport network that links towns and supports the movement of people and goods within the region to Geelong Port, Avalon Airport, Melbourne and surrounding regions
- a strong, diverse and growing economy and provision of regional employment opportunities
- adequate land supply in the region across various housing, industry and commercial market segments that provides for choice and affordability and which can respond to increased growth activity
- a healthy and vibrant Central Geelong
- infrastructure that supports existing and new communities and employment growth
- protection of our assets and the essential character of the region's natural, landscape and heritage setting with the right balance between economic, environment and social considerations.

4.0 THE G21 REGIONAL GROWTH PLAN

4.6 A FRAMEWORK FOR GROWTH

The framework for growth responds to the G21 vision and the Growth Plan’s identified challenges, principles, identified planned growth, critical drivers and feedback received during community engagement. Central to the framework is:

- the creation of strong and robust centres and communities
- sustainably and efficiently building on our infrastructure, land and natural assets
- protecting our significant environments to create a distinctive region.

It also responds to the need to reduce the impact of growth on the region’s significant natural assets. It comprises elements of each of the three growth scenarios considered during the second stage of engagement, providing a mix of infill development and targeted new development areas.

The framework underpins the settlement, employment and infrastructure directions discussed in the following section. It provides for a strong central urban core networked to a number of larger district towns and centres on key transport spines which in turn are connected to, and support, a number of smaller settlements and villages.

It assumes that any new growth identified is managed to minimise impacts on significant landscapes and natural and cultural values and assets, including farmland.

Refer to **Appendix A** for more detail on the framework.

4.7 SETTLEMENT AND EMPLOYMENT GROWTH

The Growth Plan builds on the current G21 population of 290,000 and plans for a future population of 500,000 and beyond. It includes the planned growth already identified across the region by the five G21 councils, which is designed to avoid areas of natural risk such as coastal inundation, bushfires and flooding. The Growth Plan identifies targeted areas to cater for additional population growth to 500,000 and longer term growth areas if the region’s growth becomes more rapid.

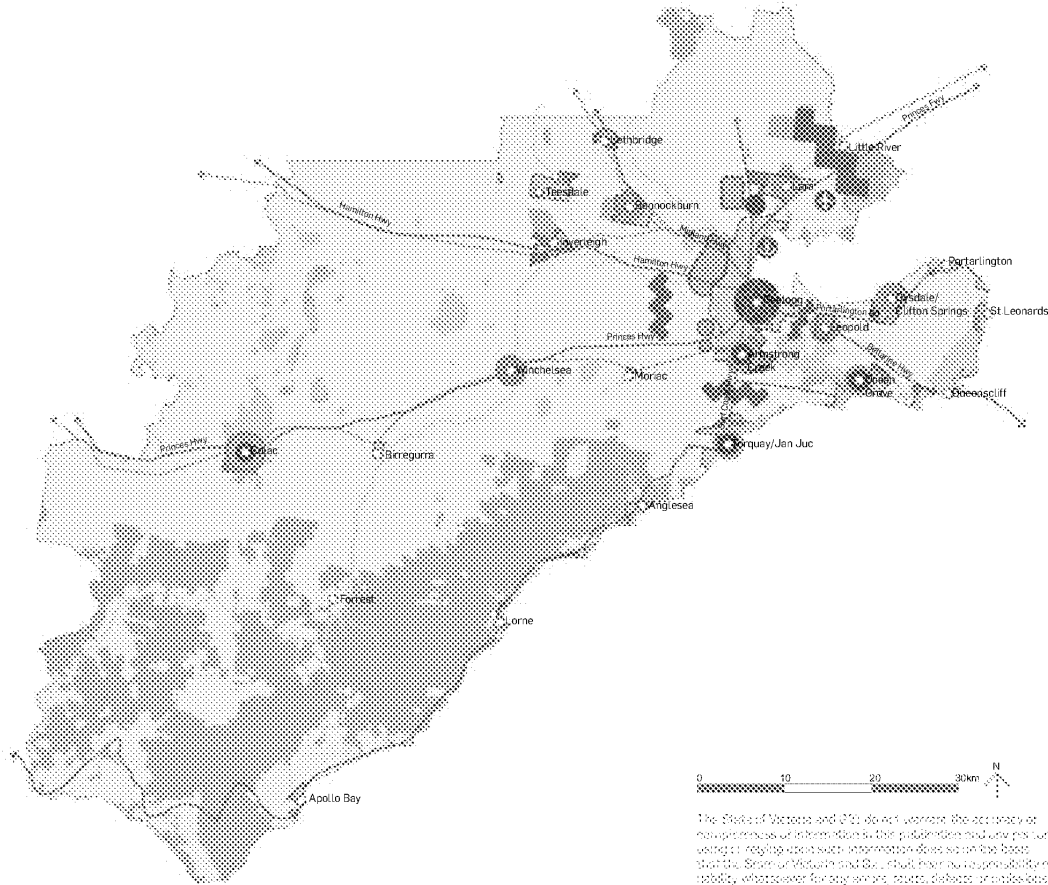
The framework for growth is reflected in **Map 7 - Settlement and Employment Growth Directions**.

Direction for Growth	Challenges and Principles
A strong regional city centre	Challenges 4 6 and Principles 1 7 8
Larger district towns located strategically across the region	Challenges 1 3 5 6 and Principles 1 7 8
Providing regional employment opportunities	Challenges 5 and Principles 3 5 6 7
Focus on consolidation	Challenges 1 2 3 4 5 and Principles 3 3 4 5 6 7 8
Longer term growth options	Challenges 1 7 and Principles 1 2
Optimising existing assets and infrastructure	Challenges 1 3 5 and Principles 1 5 6 7

Note: Principle 9 has not been assessed in the table but is an important part of future planning processes. Refer to section 6

4.0 THE G21 REGIONAL GROWTH PLAN

STRATEGIC AND SPATIAL POLICY DEVELOPMENT CONSIDERATIONS



The Office of Victoria and G21 do not warrant the accuracy or reliability of information in this publication and users can verify all relevant spatial information against the best available information. The Strategic Assessment and Spatial Policy Development Considerations are not intended for planning, policy, or other purposes.

- Reinforcing the role of Central Geelong as a regional city and Victoria's second largest city**
Major infill is proposed to support the revitalisation and strengthening of central Geelong.
- Supporting the growth of Geelong with a focus on infill housing opportunities**
A focus on infill housing opportunities at targeted activity centres and Key Development Areas as identified in the Greater Geelong Planning Scheme.
- Supporting planned growth and reinforcing the role of district towns**
Encourage growth of district towns or centres consistent with existing Structure Plans/Growth Plans. With Armstrong Creek, this will accommodate a further 125,000 people over the next 20 - 30 years. Development of underutilised sites and urban infill is actively recommended within these settlements to ensure a range of housing choice.
- Introducing new targeted growth nodes**
Grow Colac to a town of 20,000 and Winchelsea to a town of 10,000. Further strategic work will need to be undertaken for both towns to identify the most appropriate areas for growth and to identify major incentives to support growth. These areas are not anticipated to be required until at least 2030-2040.
- Identification of two Further Investigation Areas in Geelong**
Potential development of these areas, is not likely to be required ahead of identified planned growth. They will require further assessment of suitability and capacity for growth and the monitoring of land supply within the region to determine timing. The Lovely Banks area near Lara potentially has a higher priority, given greater connection to Melbourne and links with proposed national transport logistics employment areas.
- Strengthening and protecting the identified existing and planned employment areas (shown on map)**
As well as tourism precincts and district town activity centres (not shown on map).
- Maintain productive agricultural areas**
Consistent with existing Rural Land Use Strategies and includes opportunities for broadacre cropping and livestock, intensive livestock and horticulture, irrigated agriculture, forestry and emerging agricultural activities.
- Identifying new employment nodes**
A new Education, Health and Research Hub at Deakin University, the long term potential employment hub at Waurn Ponds South, subject to further investigation, and the expansion of industrial employment areas in Colac and Winchelsea, subject to more detailed planning.
- Identification of four key settlement breaks**
Discussion provided in section 4.11.
- Designation of settlement boundaries for all towns**
The region's other rural and coastal settlements will continue to experience modest growth and play an important tourism and agricultural role to surrounding areas. Growth will be limited to identified structure plan settlement boundaries.
- Maintain and enhance natural assets**
Protect and build on our natural assets by maximising key opportunities to link and rehabilitate ecosystems and enable sustainable and planned productive uses. Sustain the health of our natural assets by considering future challenges in the management, planning and development of these assets.

4.0 THE G21 REGIONAL GROWTH PLAN

4.8 SETTLEMENT GROWTH

Within the Growth Plan, urban Geelong plays a central role in the region, built around a strong city core with strong nodes to the north and south located on key transport corridors. Central Geelong is, and will continue to be, the commercial, entertainment and cultural hub of the region and is targeted to support significant high density urban infill development.

Potential exists to contain a significant proportion of Geelong's population within existing settlement boundaries and to encourage infill opportunities in key development areas, including West Fyans Structure Plan precinct, and around activity centres. Incremental infill across urban Geelong will generate further significant housing opportunities, as will higher densities around district town activity centres. More information on infill development can be found in the **Background Report**.

Compared to traditional housing options, infill and innovative higher density housing options require more active encouragement. The development industry is currently not active in higher density developments within Geelong.

As the region grows, the economics of infill development are likely to improve and become more attractive and cost effective. This is discussed further in the **Background Report**.

The Growth Plan reinforces the role of a number of larger district towns and nodes for growth based on capacity, provision of land supply in key housing segments and the provision of goods and services to town catchments. The Growth Plan allows for growth of these centres to be contained to existing settlement boundaries as generally identified in Structure Plans. Allowances for minor boundary adjustments should follow a Structure Plan review process. Growth in these towns will enable a range of higher order services to be provided to the region and effective transport networks to and from these centres will be critical.

An opportunity has been identified for Colac and Winchelsea to grow beyond the current planned growth. Colac is the key town in the region's west and must continue to grow in order to provide a range of services to the surrounding areas. Growth of Winchelsea to a larger town role is a response to its greater accessibility by passenger rail services, planned highway duplication and proximity to Geelong. This allows Winchelsea to provide alternative lifestyle options and rural support services.

The region's other rural and coastal settlements will continue to experience modest growth as a result of take-up of holiday homes, infill development and demographic changes. These towns will continue to play an important tourism role and provide a range of services to surrounding areas, however growth is to be limited to identified settlement boundaries. The release of new Rural Living Zoned (RLZ) land is to be limited to that identified in Structure Plans and Rural Land Use strategies.

The **Appendix B** includes detailed directions and recommendations for urban Geelong, Bannockburn, Bellarine Peninsula, Colac, Lara, Torquay/Jan Juc and Winchelsea.

4.0 THE G21 REGIONAL GROWTH PLAN

4.9 FURTHER INVESTIGATION AREAS

The planning framework and principles support a focus on growing within our existing urban areas and the existing planned growth areas. This is important to maintain more compact urban environments and minimise travel distances. Building on existing or committed infrastructure, it provides for growth that is connected to existing communities where there is some service capacity and can encourage greater housing diversity.

The planning framework supports the need to provide capacity for the region to respond to higher rates of growth beyond 2050. Accordingly the Growth Plan has identified two potential Further Investigation Areas for longer term expansion of urban Geelong. These areas will support the capacity of the region to accommodate population growth beyond 500,000 and have been identified because of:

- the complexity of the region's housing market and the ability of planned developments to secure the necessary infrastructure and meet intended lot yield and the needs of the market
- the difficulty of predicting the actual growth rate. Future growth rates are anticipated to be between 1.5% and 2.5% over the life of the Growth Plan. A higher growth rate of 2.5% could result in the need to develop these Further Investigation Areas earlier than anticipated to ensure the right mix of housing supply and choice. This reinforces the need to monitor land supply
- the opportunity to provide a competitive house and land market
- the need to ensure the range of housing options and market segments have sufficient supply to respond to market interest, demand and activity, particularly to the west of Melbourne.

These areas have been identified based on the degree to which they respond to a range of factors and considerations which are identified in more detail in the **Background Report**, including:

- proximity to existing major urban areas
- extent of existing, or access to, infrastructure and ability to integrate and connect efficiently to existing services and communities
- proximity to major employment and activity nodes
- capacity of owner/developer to deliver planned communities and housing diversity
- land use boundaries.

These areas are not likely to be required in the short term and will be subject to further infrastructure planning.

The identified Further Investigation Areas do not have definitive boundaries and have no formal status as 'future development' sites without further research. They require an additional rigorous process of assessment for suitability. Considerations such as the implications for major trunk infrastructure provision, including major transport infrastructure links, the ability to create connected, rather than isolated, communities, and timing, are to be part of the investigation process.

The **G21 Regional Growth Plan - Implementation Plan** (refer 6.0 Implementation and Delivery) provides direction on how these Further Investigation Areas will be considered, including linkages to land supply monitoring activity.

4.0 THE G21 REGIONAL GROWTH PLAN

TO BUILD THE G21 REGION'S ECONOMY,
PLANNING FOR EMPLOYMENT GROWTH NEEDS TO
OCCUR ALONGSIDE PLANNING FOR POPULATION

4.10 EMPLOYMENT GROWTH

To build the G21 region's economy, planning for employment growth needs to occur alongside planning for population. Developing a broad range of employment options will support the development of a strong, resilient and robust economy. It will contribute to the overall liveability and attractiveness of the region and the health and wellbeing of the population.

It is anticipated that at least 80,000 jobs will be required to support and facilitate predicted regional population growth. This is based on an assumed one job per household and no net increase in employment travel to Melbourne or other regions. Provision of more diverse employment opportunities within the region, along with improved transport connections, will potentially reduce travel time to work.

Economic and employment growth in the region is expected to focus around existing core infrastructure strengths and vocational opportunities, including the following sectors:

- education, research and health with a focus on Deakin University and primary health providers
- services, freight and logistics based around Geelong Port, Avalon Airport and the GREP
- agriculture and food processing
- advanced manufacturing
- tourism
- the emerging low carbon/sustainability sector as identified in the **Low Carbon Growth Plan for Geelong** (Climate Works 2011).

Additional employment opportunities will be needed to support growth in Winchelsea and Colac.

The draft **G21 Economic Development Strategy** identifies a number of foundation strengths including:

- Colac Otway – eco-tourism, renewable energy research, agriculture (including dairy, grazing and cropping), forestry and food production
- Golden Plains – agriculture, specifically intensive agriculture (pig and poultry), broad acre grain farming and viticulture
- Borough of Queenscliffe – tourism and heritage
- Surf Coast – coastal tourism (surf culture), agriculture, including niche markets in pork production, beef, wool, poultry and stock feed crops
- Greater Geelong – health, research and education, advanced manufacturing, business, major employment precincts such as Avalon, Geelong Port and the GREP, food processing, livestock saleyards

These opportunities reinforce the need to protect key resources, including earth resources and agricultural land, particularly given the challenges of climate change, increased energy costs and food security. They point to the importance of sound policy that reinforces the role of rural land while allowing flexibility for tourism and other secondary income activities in targeted rural areas.

4.0 THE G21 REGIONAL GROWTH PLAN

4.11 SETTLEMENT BREAKS

The environments between urban areas play important roles in:

- water supply, agricultural production and long term food security
- accommodating our recreational pursuits
- economic activities, including tourism, airfields, stone and mineral resource extraction and opportunities for alternative energy sources and carbon farming
- accommodating our significant landscape and geological features and natural resources such as waterways, coasts, Ramsar wetlands, remnant vegetation and habitats
- framing our settlements and creating the distinctive character and settings valued by the G21 community.

The Growth Plan confirms the agricultural, economic and natural significance of these areas. In some cases, the outward growth of towns will be naturally contained by existing public land and the risks associated with natural hazards such as bushfire and coastal inundation.

Providing clear direction for these areas is extremely relevant for regional growth to ensure key functions are maintained and enhanced.

These functions can include providing a network of parks and reserves, building on ecosystems and biodiversity and providing asset linkages and land for tourism opportunities and key infrastructure such as airports.

The importance and function of these areas has shaped the Growth Plan directions.

The purposes of the identified settlement breaks are:

1. NORTH-EASTERN GATEWAY

- to ensure a strong visual identity and clear delineation between Geelong as a regional city and Melbourne as a capital city
- to protect significant views, grassland and wetland habitat areas, farming activities and strategic opportunities for employment linked with Avalon Airport, Department of Defence and quarry sites

2. THOMPSON VALLEY

- to ensure a strong farmed landscape character between the urban areas of Armstrong Creek and Torquay, encourage rural production and maintain existing town identities

3. BARRABOOL HILLS

- to protect National Trust classified landscape of cultural heritage significance. Rural production is the primary land use activity in addition to the small settlements of Ceres and Barrabool.

4. BELLARINE PENINSULA

- to ensure a strong farmed landscape character between Geelong and Bellarine towns, encourage rural production, maintain town identities and related tourism opportunities and minimise impacts on significant wetlands and coastal views.

Note: Settlement breaks have not been identified on Map 7 (page 27) around all settlements. The Growth Plan confirms the role and importance of settlement boundaries as identified in township structure plans. These boundaries are critical in creating breaks between settlements and preserving the natural and landscape values and settings of all towns and settlements in the region.

4.0 THE G21 REGIONAL GROWTH PLAN

THERE ARE MAJOR INFRASTRUCTURE INVESTMENTS REQUIRED TO SUPPORT THE G21 REGION TO GROW TO 500,000 AND BEYOND.

4.12 MAJOR INFRASTRUCTURE REQUIRED

There are major infrastructure investments required to support the G21 region to grow to 500,000 and beyond. **Map 8 - Major Infrastructure Directions** identifies critical infrastructure required now and as we grow in the future. This infrastructure is important to move people and goods within and through the region and to support greater use of public transport options. The Growth Plan provides a high level overview of the key areas and corridors where upgrades to infrastructure and services will be required.

The items identified on **Map 8** are large regional items essential to support the population and economic growth. There are a range of more specific infrastructure items for urban Geelong, district towns and Winchelsea identified in **Appendix B**.

The **Delivery and Implementation** section of the Growth Plan also identifies key further work that is required to respond to a number of infrastructure challenges identified below.

The effective planning of key infrastructure is critical in responding to growth challenges and for driving and supporting future growth. The Growth Plan identifies the need to develop an **Implementation Plan** to ensure the coordinated delivery of essential physical and community infrastructure.

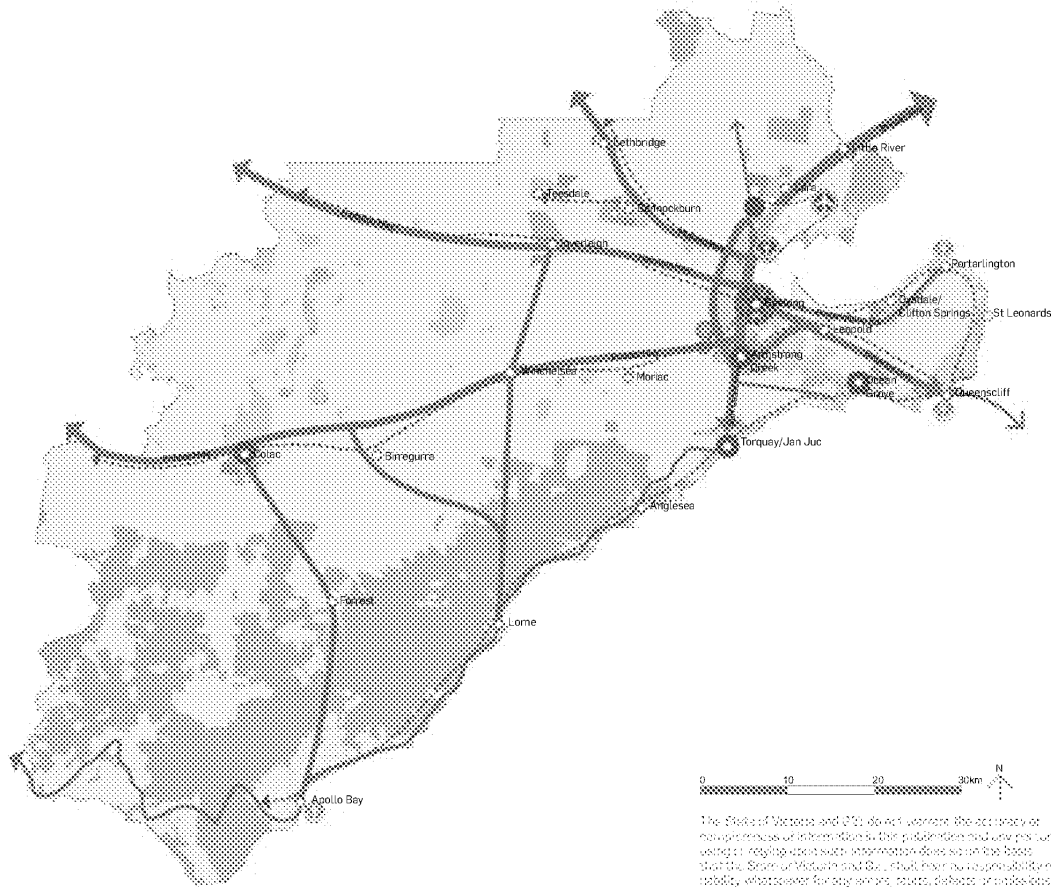
The **Background Report** provides further details of transport issues, opportunities and constraints.

The draft G21 Economic Development Strategy discusses a number of infrastructure gaps and challenges for the region as it grows, as well as key infrastructure priorities to deliver on the economic development 'game changers' including:


- Geelong Port operations limited by channel depth and gaps in rail and major arterial road connections
- general aviation facilities under provided in the region
- rail infrastructure – there are gaps in the broad and standard gauge freight network, limited peak passenger rail services to Melbourne, capacity issues within the Geelong - Armstrong Creek corridor (with a single line tunnel and stabling yard location) and issues with the extent of bus network coverage and its frequency. The current Regional Rail Link project, along with the investigation of a rail connection to Avalon Airport, will enable significant network improvements, support growth and drive economic activity. The Rail Revival Review (passenger services to Ballarat) and stabling yard relocation would further support growth
- road infrastructure – increasing congestion on the M1 corridor arising from continued population and employment growth will constrain travel between Geelong and Melbourne, especially during peak periods. The rural road network plays an important role in the region's economy, providing links between the farm gate and market, and will need to be maintained. Growth to the south of Geelong and on the Bellarine Peninsula will increase pressure on the existing road network in these areas. Within the Geelong CBD, east-west routes containing key freight traffic are in conflict with high pedestrian volumes. This must be resolved to enable the reinvigoration of the CBD through increased pedestrian traffic
- recreation and sporting infrastructure – there are gaps around boating, recreational fishing and non traditional sports. More diverse sporting pursuits need to be provided to support a sophisticated region as it grows
- tourism infrastructure – there is an identified need for convention facilities and major accommodation to grow and develop the region's attractiveness and visitation
- key centres without reticulated natural gas - such services will be important to expand business and industry growth in key locations
- limited fibre optic connections within the region beyond Geelong - improved information and communications technology and early rollout of the NBN will be critical for future investment


4.0 THE G21 REGIONAL GROWTH PLAN


TABLE 4.1: MAJOR PLANNED ACTIVITIES AND INFRASTRUCTURE





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An efficient and equitable public transport, road and freight network leveraged off existing infrastructure
As the region grows, pedestrian, cycling, public transport, freight and car transport options are needed to match growth. Medium-term growth is supported by initiatives already implemented or committed such as Regional Rail Link and the duplication of the Princes Highway to Colac. Further investigations are needed to identify transport infrastructure and service solutions.
- 


Providing infrastructure and services for planned growth areas and infill development
Given the number of growth fronts across the region, a sequencing plan will need to be developed to ensure the most cost effective ways to deliver community and physical infrastructure and services to support planned growth.
- 


Development of a national transport and logistics precinct
Focus on developing the roles of Avalon Airport, Geelong Port and the GREP as key national and regional economic assets, including a potential intermodal facility along with efficient connections between them.
- 


Strengthening Central Geelong
Continue to develop Central Geelong as a major regional city and Victoria's second city by supporting growth in the education, health and services sector; increasing the number of people living in the city and delivering key outcomes such as the convention centre, Yarra Street Pier, Cultural Precinct and Vision II initiatives.
- 

Land and infrastructure for existing, and future employment nodes
Needs to be provided across the region to enable people to work within close proximity of home, to promote economic growth and to support the development of agriculture and tourism.
- 

The rollout of the NBN
Constantly growing new technology over the next 40 years within the region is essential to support the current functions and growth of the education, health and services sector in addition to other businesses and residents.
- 

Building on the region's capability in education, knowledge and research
Support the growth of Deakin University, The Gordon, Barwon Health and other major education and health service providers and research organisations such as CSIRO.
- 

Maintaining and improving natural infrastructure
To build landscape resilience and the environmental condition of the region's parks and reserves.
- 

Efficient and cost effective roll out of water infrastructure and services (not shown on map)
Use of recycled water for irrigation and intensive agriculture will strengthen agribusiness in the region. This, as well as increased use of other alternative water sources, such as rainwater and stormwater, will provide environmental and liveability benefits and make our communities more resilient to future uncertainties such as climate change.
- 

Develop and build new renewable energy sources (not shown on map)
Based on the region's strengths in geothermal power and wind energy.

4.0 THE G21 REGIONAL GROWTH PLAN

4.13 HOW THE GROWTH PLAN DELIVERS THE GROWTH PRINCIPLES

The following is a checklist of the Growth Plan directions against the principles for growth.

PRINCIPLE	KEY PLANNING DIRECTIONS
1 Optimise infrastructure and consolidate	<ul style="list-style-type: none"> ▶ Grows Central Geelong and district towns already identified for growth by building on existing/planned infrastructure and focusing growth along key road and rail networks ▶ Supports the proposed national freight and logistics employment hub and recognises greater connection to the Werribee growth corridor and Melbourne ▶ Provides for long term growth options that build on existing infrastructure
2 Diversity, knowledge and innovation	<ul style="list-style-type: none"> ▶ Encourages growth of education and research hubs at Waurn Ponds and Central Geelong with Deakin, CSIRO, The Gordon and Barwon Health ▶ Identifies the need for diversity and growth in employment, including health, education, freight and logistics ▶ Encourages a range of housing types with a mix of infill and greenfield options
3 Unique and connected communities	<ul style="list-style-type: none"> ▶ Supports communities and identifies key district towns across the region that can provide services to surrounding areas ▶ Specifies the need for a significant settlement break between the G21 region and Melbourne ▶ Provides for settlement breaks between towns to maintain their unique identities ▶ Outlines the need for improved transport connections within, and outside, the region to enable communities to connect more effectively
4 Protect, restore and enhance our unique environment	<ul style="list-style-type: none"> ▶ Focuses most growth in already identified growth nodes ▶ Acknowledges the importance of maintaining and protecting the region's natural assets ▶ Plans for the impact of climate change and avoids potential natural hazards such as coastal inundation, bushfire and flood
5 Food, water and energy security	<ul style="list-style-type: none"> ▶ Ensures adequate protection of critical agricultural land, energy and earth resources required to support a growing population by primarily focussing development within existing township areas and directing growth to towns which provide rural services

4.0 THE G21 REGIONAL GROWTH PLAN

Strategic Direction	Key Messages
<p>6 Live, work and participate locally</p>	<ul style="list-style-type: none"> ▶ Identifies a range of subregional employment nodes across the region to enable establishment of new businesses to provide employment and innovation opportunities ▶ Identifies the need for improved transport options within the region ▶ Encourages key district towns to provide key services to surrounding areas ▶ Encourages infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns
<p>7 Build our economy</p>	<ul style="list-style-type: none"> ▶ Recognises the national freight and logistics hub to the north of Geelong, connecting Avalon Airport, Geelong Port and the GREP ▶ Encourages growth in a range of employment sectors, including health, education and research ▶ Promotes the need to revitalise and strengthen Central Geelong as a regional city and Victoria's second city
<p>8 Accessible transport choices</p>	<ul style="list-style-type: none"> ▶ Identifies the need for improved transport links that strengthen the connection to Melbourne and adjoining regions ▶ Promotes improved transit and access within Geelong and the wider region, in particular to the subregional areas
<p>9 Balanced, consistent and collaborative approach</p>	<ul style="list-style-type: none"> ▶ The Growth Plan has been developed with input from a range of key stakeholders during three stages of engagement. The third stage included opportunities to comment and find out more information on the draft Growth Plan ▶ The Growth Plan provides an Implementation Plan and review process

4.0 THE G21 REGIONAL GROWTH PLAN

4.14 SEQUENCING OF GROWTH AND PLANNING

The sequencing of growth areas for housing and employment activity is an extremely important element of managing growth and is primarily linked to achieving efficient delivery of the social and physical infrastructure necessary for the sustainability and liveability of new communities. The Growth Plan provides a high level sequencing priority that will require further consideration as part of the development of the **Implementation Plan**.

Base infrastructure, such as water, sewerage, public transport, roads, schools, health facilities, libraries and other community services are critical for servicing existing and identified growth areas and for providing for community health and wellbeing.

Based on the Growth Plan principles, the sequencing of growth is driven by:

- existing infrastructure and service provider agency commitments and priorities for established communities and approved growth areas, including each municipality's community infrastructure investment priorities
- meeting the service and infrastructure needs of existing urban areas, including targeted urban regeneration areas critical for providing broader housing choices and activity centre revitalisation
- the efficiency and cost effectiveness of infrastructure investment and services rollout and the minimisation of cost burdens to the broader community
- facilitating economic activity and jobs growth in key sectors.

The sequencing of key planning activity and proposed development within the Growth Plan has been based on the above factors and consideration of current physical infrastructure commitments to existing growth areas. The plan identifies short, medium and long term priorities for planning and actual development.

The sequencing plan identifies a range of sequencing priorities within each time frame. These identify a servicing priority to existing urban areas and employment nodes and district towns ahead of longer term growth areas and smaller settlements, including unsewered towns.

It is extremely difficult to accurately determine how quickly the region will grow as many factors will have an impact on growth rates. Regular monitoring of the rate of development and land supply will be required to assist with the review of sequence priorities and the associated timeframes, including for Further Investigation Area planning and land release.

The **Implementation Plan** will provide greater direction around sequencing and timing of further investigation area planning and development, linked to sequencing priorities, infrastructure planning and land supply monitoring. More information on the **Implementation Plan** can be found in section 6.0 **Delivery and Implementation**.

4.0 THE G21 REGIONAL GROWTH PLAN

	SHORT TERM 'PLANNED GROWTH'	MEDIUM TERM	LONG TERM 'OUT OF PLAN' DEVELOPMENT	
	Projects	Projects	Projects	
DEVELOPMENT	<p>Development within existing Residential Zoned Land and zoned employment nodes:</p> <ul style="list-style-type: none"> ▶ Level 1: <ul style="list-style-type: none"> - Urban renewal and major infill areas - Armstrong Creek Urban Growth Area - Ocean Grove - Jetty Road, Clifton Springs - Bannockburn - Colac - Lara - Leopold - Torquay/Jan Juc ▶ Level 2: Other district towns & employment nodes ▶ Level 3: Winchelsea ▶ Level 4: Other seweraged towns ▶ Level 5: Non seweraged towns & areas 	<p>Development in identified growth areas within scheme implemented settlement boundaries or identified employment nodes:</p> <ul style="list-style-type: none"> ▶ Level 1: District Towns and employment nodes (including Deakin Employment Node and identified major agricultural nodes (e.g. Lethbridge intensive agriculture & Thompson Valley irrigated agriculture areas)) ▶ Level 2: Winchelsea ▶ Level 3: Other seweraged towns ▶ Level 4: Non seweraged towns & areas 	<p>Growth Plan identified further growth centres:</p> <ul style="list-style-type: none"> ▶ New Colac and Winchelsea housing & employment growth areas ▶ Preferred Further Investigation growth area consistent with the Implementation Plan <p>Other areas identified through new council Structure Plans</p>	<p>Other Further Investigation Areas:</p> <ul style="list-style-type: none"> ▶ Other Further Investigation Areas identified through Implementation Plan or Growth Plan review ▶ Blue Circle, Waurn Ponds employment node
PLANNING	<p>Preparation of an Implementation Plan and the identification of a preferred Further Investigation Area</p> <p>Promote and facilitate urban renewal and major infill sites in identified centres and precincts</p>	<p>Promote the development of new growth areas for Colac and Winchelsea and planning for the identified Further Investigation Area</p>	<p>Promote planning for growth areas, including planning for other desirable further investigation growth areas</p>	<p>Promote the identification of Further Investigation Areas</p>



5.0 ENGAGEMENT

Three stages of community consultation and engagement were undertaken in the development of the G21 Regional Growth Plan. These engagement steps were a critical component in shaping the content and directions of the plan and its underpinning principles. A summary of the engagement activities, survey feedback and submissions is contained in the G21 Regional Growth Plan Engagement Report.

5.1 STAGE 1 – WHAT WE ENGAGED ON AND HOW

This stage of engagement included targeted stakeholder workshops in September and October 2011 focused on:

- clarifying and checking data;
- identifying the challenges associated with growth in the region
- identifying the principles that would underpin the Growth Plan directions
- developing a range of scenarios for growth.

Participants included representatives from State and local government, a range of authorities and agencies, business and industry groups, environment groups, development industry representatives, resident groups and other community based groups.

5.2 STAGE 2 - WHAT WE ENGAGED ON AND HOW

This stage of engagement, held during November/December 2011 focused on testing and discussing regional growth challenges, nine draft Principles for Regional Growth, and three possible scenarios for regional growth identified and developed through the Stage 1 Engagement activities. This material was included in a project brochure, supported by a Background Paper and Issue Papers which included more detailed information about the project and our region including our population characteristics and trends, our economy and environment, assets and resources and how and where we live.

The six week engagement period included workshops and listening posts located around the region, static displays, surveys, polls and an online forum. During this period over 1700 brochures and feedback forms were distributed to community members and groups, business and industry representatives and other stakeholders. Over 240 people contributed to Stage 2 Engagement through participation in the workshops, completing surveys and providing written submissions.

The responses suggested there was general agreement that the challenges associated with growth were captured and that the principles, as a group, were necessary, important and desired by people within the G21 region. Scenario 1 'Growing in' and Scenario 2 'Shared growth' were equally the most preferred scenarios, with Scenario 3 'Growing out' least preferred.

The key response themes included 'striking a balance'; maintaining the unique character of the region's towns and landscape; environmental sustainability; transport infrastructure, including public transport; providing for education, jobs and economic growth; protecting our natural, cultural and agricultural assets; and the timing of land release and infrastructure provision.

The feedback from the first two stages of engagement helped develop and refine the key issues and challenges for the region and the draft Growth Plan principles that underpin the framework directions. These stages of engagement also helped to target further information required to respond to issues raised.

5.0 ENGAGEMENT

5.3 STAGE 3 – WHAT WE ENGAGED ON AND HOW

The main focus of the third stage of engagement was to gather feedback about the draft Growth Plan, including what people liked, what needed improvement and the level of overall satisfaction with the Growth Plan. The community was invited to comment on a draft Growth Plan and its directions for a six week period over April/May 2012. The draft Growth Plan was accompanied by a range of support materials and information including a *'Shaping our Region'* project brochure, supported by an updated *Background Report Paper* and *Issue Papers*. A summary of engagement activities and feedback from the first two stages was also provided.

The engagement period included a number of 'Open House' drop in information sessions around the region in addition to static displays, surveys, polls and an online forum. During this period over 1500 brochures and feedback forms were distributed to community members and groups, business and industry representatives and other stakeholders. Around 200 people contributed to this stage of engagement through participation in the information sessions, completing surveys and providing written submissions.

5.4 WHO HAS BEEN INVOLVED OVER THE WHOLE PROCESS?

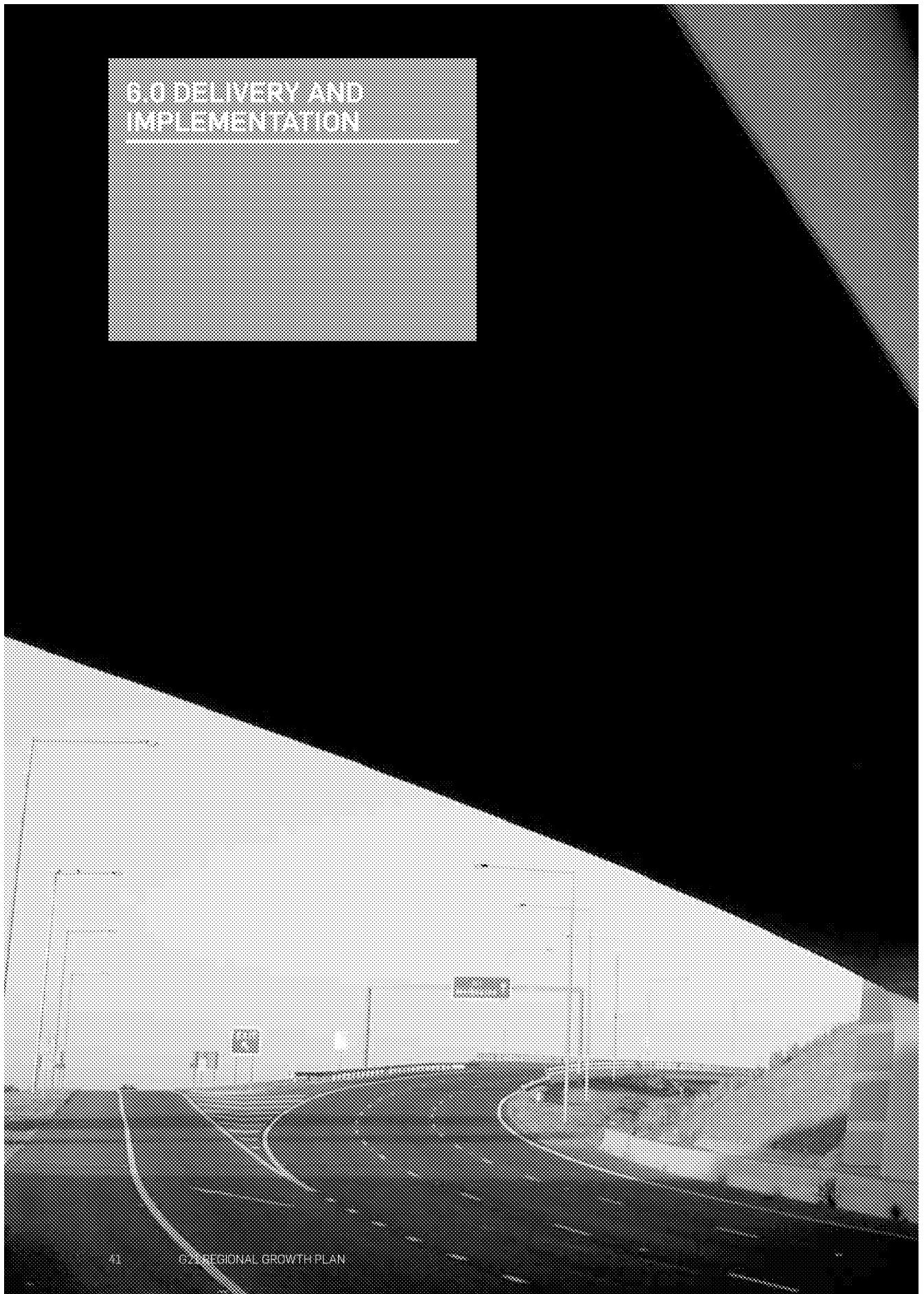
Throughout the three stages of engagement over 250 people participated in workshops, world cafes and open houses around the region, with around 250 surveys or written submissions made. During each stage of engagement community members were able to register online or identify through surveys if they wished to continue to be informed about the Growth Plan. This enabled large numbers of people to be directly advised about the next project phase or engagement activity.

Those involved in the engagement activities represented a cross section of interests, issues and sectors and geographical areas. The majority of contributors identified themselves as community members with the remainder comprising business owners, local interest group representatives, developers and government.

Throughout the development of the Growth Plan a range of stakeholders have been directly engaged to assist in the gathering of data, identification of major issues and opportunities and identification of other key strategies or projects under consideration or development including:

- G21 councils and Pillar groups
- State Government departments - DPCD, DSE, DOT, DPI and DHS
- State Government agencies - Barwon Water, Corangamite CMA, VicRoads, Barwon Health and Colac Area Health
- Avalon Airport
- Deakin University and The Gordon

6.0 DELIVERY AND IMPLEMENTATION



6.0 DELIVERY AND IMPLEMENTATION

A number of core actions have been identified for the successful application and implementation of the Growth Plan and are outlined in the following sections.

6.1 CONVERSION OF THE GROWTH PLAN INTO PLANNING SCHEMES

The key planning directions of the Growth Plan are to be implemented into the G21 council's planning schemes. The G21 councils will work in partnership with State Government to facilitate the required planning scheme amendment process and content as an immediate key priority.

The Growth Plan will be used to guide and inform future strategic planning work across the region, including subsequent reviews of each council's Municipal Strategic Statement (MSS).

A region of over 500,000 people by 2050 will face significant challenges associated with asset management and infrastructure provision across the region. The effective planning and rollout of key infrastructure and protection of significant assets is critical to responding to the current growth challenges and for driving and supporting future growth. The development of an Implementation Plan to ensure the coordinated delivery of essential physical and community infrastructure is a high priority.

6.2 A FOCUS ON COORDINATED PLANNING – DEVELOPING AN IMPLEMENTATION PLAN

Climate change and increased vulnerability to rising energy costs will impact how we use our productive land, design our buildings and suburbs, manage our coastline and related infrastructure and align our economy to opportunities around a low carbon future.

As the region grows, there will be a need to ensure sufficient land supply, affordable and diverse housing choices and effective transport networks while managing the impacts of our growth on our vulnerable environments and natural resources and in terms of waste generation and energy consumption. Future planning for the region will need to employ forward thinking, innovative and sustainable approaches including coordinated infrastructure provision.

The development of an **Implementation Plan** for the Growth Plan is considered critical to responding to the key regional challenges and Growth Plan directions around infrastructure provision, key asset protection and management and future growth area identification. The **Implementation Plan** will be used to provide greater certainty on infrastructure priorities, timing and responsibilities and sequencing of development. It will also be used to inform future decision making to assist in framework and precinct planning. The G21 councils will work in partnership with State Government to develop the **Implementation Plan** as an immediate priority for completion during 2012-2014.

Development of the **Implementation Plan** will involve working with service delivery departments and agencies at the Federal, State and Local level to determine how the key regional infrastructure projects can be delivered and the associated planning and funding responsibilities. It will confirm where and when the services will be provided and ensure other important strategic planning work being undertaken across the region is accounted for.

6.0 DELIVERY AND IMPLEMENTATION

The *Implementation Plan* will have a regional level focus and include consideration of the following:

Infrastructure plan

- identify and prioritise the key regional level physical (transport, waste and utilities) and community infrastructure (major health and education, regional open space) projects required to deliver planned and future growth
- develop an infrastructure plan, sequencing plan and development framework
- identify the required steps to develop an infrastructure strategic investment plan.

Further Investigation Area planning

- provide an analysis of the identified Further Investigation Areas and identify any preferred area(s) linked to the infrastructure plan directions
- identify timing of planning and land release triggers, key infrastructure contributions and requirements including those related to activity 'out-of-sequence' and high level development guideline criteria.

Incentives

- explore incentives for urban renewal and infill and release of land within existing identified undeveloped growth areas for both housing and employment outcomes.

Land Supply

- identify a land supply monitoring process to be used as a basis for Growth Plan and land release planning.

6.3 INTEGRATING WITH OTHER REGIONS

As part of planning for Victoria it is critical that the key directions of the eight Regional Growth Plans, Growth Area Authority planning and the *Metropolitan Planning Strategy* align. While the *G21 Regional Growth Plan* has been completed ahead of these other strategies it has been developed in the context that the G21 region has significant reliance on, and interactions and synergies, with, Melbourne and the adjoining regions in terms of transport movements for freight and travel to work, the access of key services, including education and health and the operation of our economy. It will be important that the key transport linkages and land use planning at the region interfaces are consistent and complimentary.

As other Regional Growth Plans and the *Metropolitan Planning Strategy* are completed, a priority will be for the G21 Alliance to work in partnership with State Government to ensure that the key planning and infrastructure directions of the Growth Plan align with other regional growth strategies.

6.4 LAND MONITORING

The capacity of our existing urban and identified growth areas requires monitoring to ensure that sufficient land supply is provided, including time required to plan and provide for housing and employment growth (commercial and industrial land use activity). Updated ABS census data, Victoria in Future data, existing G21 modelling tools and regular release of the Urban Development Program reports for the G21 region will be critical to this activity.

A robust land monitoring process should be investigated as part of the *Implementation Plan*.

6.5 PLANNING FOR FURTHER INVESTIGATION AREAS

The *Implementation Plan* will undertake an analysis of the identified Further Investigation Areas and surrounds for suitability for longer term growth. This analysis will consider a range of matters including:

- an integrated planning, infrastructure and environment impact assessment process linked to the infrastructure directions and priorities for the region
- capacity to positively integrate with existing communities, employment areas and infrastructure, including transport network connections, particularly with existing public transport and major cycle/pedestrian networks
- constraints on the area such as significant natural environments and landscapes, including Indigenous and European heritage
- potential opportunities and benefits of development such as providing housing diversity and affordability, providing local employment and enhancing the environment
- the quality of design and development outcomes such as creating community places and minimising water and energy use.

6.0 DELIVERY AND IMPLEMENTATION

6.6 FURTHER WORK REQUIRED BEYOND THE GROWTH PLAN

A number of issues have been identified during the development of the Growth Plan that require further detailed planning and investigation to support its broader implementation. The following planning projects are identified as further work requiring a regional focus as a result of the Growth Plan, while acknowledging that there are a number of adopted or new strategies under development which will identify important future infrastructure and environmental directions and priorities:

- Colac Otway Shire and Surf Coast Shire to review Structure Plans for Colac and Winchelsea to identify residential and employment growth options
- State Government working with City of Greater Geelong to ensure consistent planning outcomes for the settlement break between Geelong and Werribee
- State Government working with Golden Plains and Surf Coast Shires to plan for areas within Melbourne's peri-urban region on issues around population management, long-term strategic planning and structure planning of towns and future communities.
- G21 councils working in partnership with State Government to develop an approach for the application of rural zones and consideration of greater flexibility for land uses, such as tourism, which advance G21 regional goals
- G21 councils working in partnership with State Government to explore housing access, affordability, liveability and diversity
- State Government through DSE to develop a regional plan for public lands within the G21 region as part of a statewide public land strategy, addressing resilience to a range of challenges including climate change and population growth
- Development of a coastal hazard and vulnerability assessment and coastal adaptation plan for the coastline between Point Impossible and Cape Otway in partnership with key land managers and agencies.

Each council in the G21 region has also identified a range of further work for their district town(s) (refer **Appendix B**). The work identified is more locally based and not all of a regional scale or priority. The projects are critical to the growth of these towns and areas to enable them to reach their capacity and to respond to existing growth pressures. They are important to the overall implementation of the Growth Plan framework.

An ongoing partnership approach between G21 councils and State Government and its agencies is required:

- to facilitate processes to secure funding for or identify opportunities to undertake these further work activities
- ensure that the key directions of the Growth Plan are aligned with land management strategy and planning activities undertaken by other agencies and groups, particularly those involved in managing and protecting our key natural assets including:
 - our parks, coastal and marine assets and resources
 - our land biodiversity and water catchments.

6.7 REVIEW

The Growth Plan is intended to be a living and adaptable plan, able to respond to new data and information as it arises, including information from state or regional strategies and programs.

It is recommended that this Growth Plan informs any subsequent review of the Geelong Region Plan and that the Growth Plan is reviewed every three to five years. Based on the principle of a 'balanced, consistent and collaborative approach', any review process will involve broad community and stakeholder engagement.

6.0 DELIVERY AND IMPLEMENTATION

6.8 IMPLEMENTATION SUMMARY

The key implementation actions, priorities, partners and responsibilities are summarised below:

Priority	Priority	Timeline	Key Implementation	Key Partners
1. Planning Scheme Implementation of RGP	▶ High	▶ 2012	▶ DPCD	▶ G21 councils
2. Implementation Plan	▶ High	▶ 2012-2014	▶ G21 - Planning & Services/Economic Pillar	▶ G21 Regional Growth Plan project partners
3. G21 council MSS reviews	▶ Medium	▶ To coincide with MSS review cycles	▶ G21 councils	▶ DPCD
4. Integrating with other regions	▶ High	▶ 2013	▶ DPCD	▶ G21
5. Land monitoring	▶ High - Medium	▶ Ongoing from 2013 ▶ Post <i>Implementation Plan</i> completion	▶ G21 Planning & Services Pillar	▶ DPCD
6. Further Investigation Area planning	▶ Medium	▶ To be determined after completion of actions 2 and 5	▶ City of Greater Geelong	▶ DPCD
7. Further work	▶ Medium	▶ 2012-2020 ▶ Dependent on funding and project partnerships	▶ G21 councils/State Government	▶ DPCD ▶ DSE ▶ Parks Victoria ▶ Relevant coastal boards/CoM ▶ CMAs
8. Review	▶ Medium	▶ 2015-2017	▶ G21 - Planning & Services Pillar	▶ G21 Regional Growth Plan project partners

APPENDIX A

APPENDIX A - FRAMEWORK FOR GROWTH

<p>PROVIDING HIGH QUALITY EMPLOYMENT OPPORTUNITIES</p> <ul style="list-style-type: none"> ▶ Provide employment and a vibrant, active centre ▶ Support a diversity of housing and accommodation choice ▶ Better utilise infrastructure and provide sustainable transport options ▶ Build on the region's competitive advantages <p>Addresses: Challenges 4 5 and Principles 1 7 8</p>	<p>HOW:</p> <ul style="list-style-type: none"> ▶ Reinforcing the role of Central Geelong as Victoria's second city ▶ Supporting the growth of Geelong with a focus on infill housing opportunities ▶ Strengthening and protecting existing major employment nodes <p>Other supporting activities - Geelong Future Cities Project, Geelong Convention and Exhibition Centre and Yarra Street Pier</p> <p>Illustrated on: Maps 7 8</p>
<p>ENHANCING THE BENEFITS OF GROWTH FOR ALL</p> <ul style="list-style-type: none"> ▶ Distribute the benefits of growth such as improved access to services and facilities, including health and education ▶ Respond to demographic/socio-economic disadvantage ▶ Support surrounding towns and rural areas ▶ Create efficient provision and use of infrastructure ▶ Reduce car trips to other centres for employment ▶ Create more vibrant and diverse communities and improve community health and wellbeing ▶ Take residential pressure off rural and coastal areas ▶ Create capacity for housing choice, employment options and opportunities for innovation <p>Addresses: Challenges 1 3 5 6 and Principles 1 7 8</p>	<p>HOW:</p> <ul style="list-style-type: none"> ▶ Supporting planned growth and reinforcing the role of district towns ▶ Introducing new targeted growth nodes ▶ Limiting growth in other rural and coastal settlements ▶ Designating settlement boundaries for all towns <p>Illustrated on: Map 7</p>
<p>PROVIDING ROBUST EMPLOYMENT OPPORTUNITIES WELL</p> <ul style="list-style-type: none"> ▶ Create a robust, diverse and resilient economy and job growth for new and existing residents. ▶ Attract a broader skills base ▶ Build on the region's competitive strengths <p>Addresses: Challenges 5 7 and Principles 2 5 6 7</p>	<p>HOW:</p> <ul style="list-style-type: none"> ▶ Strengthening and protecting existing major employment nodes ▶ Identifying new employment nodes ▶ Developing a national transport and logistics precinct <p>Other supporting activities - Centre for Emerging Infectious Diseases, Regional Research and Information Centre and Development of an international terminal at Avalon Airport</p> <p>Illustrated on: Maps 7 8</p>

APPENDIX A

HOW TO DELIVER OUR STRATEGIC VISION	HOW:
<ul style="list-style-type: none"> ▶ Result in more efficient and sustainable utilisation of physical and community infrastructure ▶ Contain our urban footprint and loss of productive land ▶ Respond to increased energy costs and climate change challenges ▶ Provide a range of retail, community, health and education services to surrounding towns and settlements ▶ Ensure existing town centres are economically viable and robust ▶ Maintain the coastal and rural character of smaller towns and villages ▶ Create a more diverse range of housing options ▶ Reduce impacts of urban activity on significant natural, agricultural, cultural and landscape assets and character ▶ Reduce risk associated with natural hazards such as bushfire, floods and coastal inundation <p>Addresses: Challenges 1 2 3 4 5 and Principles 1 3 4 5 6 7 8</p>	<ul style="list-style-type: none"> ▶ Supporting the growth of Geelong with a focus on infill housing opportunities ▶ Supporting planned growth and reinforcing the role of district towns ▶ Designating settlement boundaries for all towns ▶ Identifying four key settlement breaks ▶ Creating an efficient and equitable transport network <p>Other supporting activities - the regeneration of areas of disadvantage</p> <p>Illustrated on: Maps 7 8</p>
<ul style="list-style-type: none"> ▶ Provide for growth beyond 500,000 people ▶ Offer opportunities for housing choice and affordability and build on existing infrastructure, employment capacity and community linkages <p>Addresses: Challenges 1 7 and Principles 1 2</p>	<ul style="list-style-type: none"> ▶ Identifying two further investigation areas in Geelong ▶ Introducing new targeted growth nodes ▶ Supporting the growth of Geelong with a focus on infill housing opportunities <p>Illustrated on: Maps 7</p>
<ul style="list-style-type: none"> ▶ Provide opportunities to enhance and build on existing infrastructure and natural assets to create a broader range of services and improved access <p>Addresses: Challenges 1 3 5 and Principles 1 5 6 7</p>	<ul style="list-style-type: none"> ▶ Strengthening Central Geelong ▶ Supporting the growth of Geelong with a focus on infill housing opportunities ▶ Developing an efficient and equitable public transport, road and freight network leveraged off existing infrastructure and committed ▶ Providing infrastructure for new growth areas and infill development ▶ Developing a national transport and logistics precinct ▶ Rolling out of the NBN ▶ Providing land and infrastructure for regional city and district town employment nodes ▶ Building on the region's capability in education, knowledge and research ▶ Maintaining and improving green infrastructure <p>Other supporting activities - Portarlington Safe Harbour, Transport Links to Melbourne and Regional Trails Network</p> <p>Illustrated on: Maps 8</p>

APPENDIX B

APPENDIX B - REGIONAL CITY & DISTRICT TOWN DIRECTIONS

The following tables provide a more localised focus on the planning and infrastructure directions required to enable urban Geelong, including Armstrong Creek, and the region’s seven district towns and Winchelsea to accommodate current growth and to fulfil their capacity to accommodate future growth consistent with and in support of the Growth Plan and its principles.

The tables identify:

- the key areas which will accommodate growth within these settlements
- the future roles and growth directions for the region’s other settlements that urban Geelong and the district towns support. These directions will guide local level planning for these settlements
- the location of major employment areas/sectors
- major infrastructure projects required to support growth, employment creation and a sustainable economy
- key planning work to be undertaken to support the growth directions.

Existing planned growth will accommodate the following approximate settlement populations:

Settlement	Current Population	Planned Population
Urban Geelong, Armstrong Creek, Lara and Ocean Grove, Leopold and Drysdale/Clifton Springs, other locations	388,599	To be confirmed following the development of an Implementation Plan
Bannockburn	13,500	As planned in structure plans with additional incremental infill
Colac	15,000	20,000
Torquay/Jan Juc	25,000	As planned in structure plans with additional incremental infill
Winchelsea	3,700	10,000

APPENDIX B

G21 REGIONAL GROWTH PLAN - FINAL DRAFT - LOW RES	
Residential growth	<p>Take up of existing areas identified in Structure Plans and Urban Growth Plans</p> <p>Higher density infill activity at key development areas – Armstrong Creek Major Activity Centre, Central Geelong-Western Wedge, West Fyans Structure Plan Precinct and Waurin Ponds, in addition to increased housing diversity areas</p> <p>Urban regeneration of Corio/ Norlane and Whittington</p> <p>Redevelopment of appropriate major infill opportunity sites as they become available</p> <p>Provision for longer term growth (further investigation area process)</p>
Relationship with & future role of other settlements	<p>Geelong plays a regional city service role to other towns within and outside the G21 region.</p> <p>Strong relationship with Melbourne</p> <p>No outward expansion beyond identified town settlement boundaries (other than minor adjustments via Structure Planning processes for district towns)</p>
Key current & future employment nodes/sectors	<p>Central Geelong</p> <p>Freight and logistics hub (Avalon-Geelong Port-the GREP)</p> <p>Major subregional activity centres and industrial nodes</p> <p>Deakin/Marcus Oldham Education, Health and Research node</p> <p>Armstrong Creek employment nodes and Major Activity Centre</p> <p>Melbourne</p>
Key infrastructure projects	<p>Infrastructure support for industrial node expansion (major drainage and road linkage works)</p> <p>Consolidation of Barwon Health, Deakin and the Gordon services and facilities</p> <p>Ring Road Stage 4C</p> <p>'Grovedale' railway station</p> <p>West Fyans traffic/sewer pumping station, Northern Water Plant (Shell) and Upgrade trunk sewer from Marshall – Black Rock water reclamation plant and dual pipe recycled water scheme</p> <p>Central Geelong – community infrastructure</p> <p>Cultural hub and Central Geelong projects – Yarra Street Pier, Geelong Convention and Exhibition Centre</p> <p>Simonds Stadium development</p> <p>Centre for Emerging Infectious Diseases/Regional Research and Information Centre</p>
Key project work	<p>Strategic Planning priorities:</p> <ul style="list-style-type: none"> ▶ Implement the Corio Nortane Structure Plan ▶ Activity Centre Structure Planning for increased housing diversity areas ▶ Review the City of Greater Geelong Retail Strategy 2006 ▶ Prepare a Structure Plan for the Deakin University/ Marcus Oldham Education, Health and Research node in partnership with land owners ▶ Implementation of the Avalon Airport Master Plan, including an Airport Environs Overlay and Geelong Port planning policy and buffer controls ▶ Vision II implementation and Central Geelong Structure Plan review ▶ Infrastructure Planning for national transport and logistics precinct <p>Open Space and Environment strategies:</p> <ul style="list-style-type: none"> ▶ Review of Study of Open Space Networks ▶ Environmental Management Strategy review <p>Advocacy for decentralisation of existing/future government services e.g. Regional Research and Information Centre, Geelong Centre for Emerging Infectious Diseases</p> <p>Transport network and services investigation including:</p> <ul style="list-style-type: none"> ▶ An intra Geelong train service (line upgrades and service) ▶ Options and capacity upgrades for intra Geelong train service services and stabling yard relocation ▶ Planning for transit link to Torquay, Ring Road connections, duplication Barwon Heads Rd and Anglesea Rd ▶ A major park and ride station in Geelong's north ▶ Investigate rail freight connection to Lascelles Wharf and the GREP ▶ Bus services review of Geelong Network ▶ Pedestrian and cycling networks including G21 Regional Trails Network <p>Low Carbon Growth Plan implementation</p>

APPENDIX B

Residential growth	Take up of existing areas identified in Structure Plans/UGPs
Relationship with & future role of other settlements	Limit growth in adjoining coastal settlements of Barwon Heads, Indented Head, St Leonards, Portarlington, Queenscliff and Point Lonsdale to existing settlement boundaries as per Structure Plans and Coastal Spaces Strategy
Key current & future employment nodes/sectors	Town centres Grubb Rd and Murradoc Rd industrial estates Geelong and other Bellarine towns
Key infrastructure projects	Portarlington Safe Harbour project implementation Drysdale/Clifton Springs subregional community and cultural precinct Sewerage capacity upgrade Drysdale/Clifton Springs and Leopold Water supply upgrade – Ocean Grove New and upgraded community infrastructure in district towns, including libraries, early years’ hubs, neighbourhood houses, sporting reserves and performance/cultural/meeting spaces
Key project work	Strategic Planning priorities: <ul style="list-style-type: none"> ▶ Urban Design Frameworks for Ocean Grove and Drysdale/Clifton Springs town centres ▶ Review district town Structure Plans as a priority consistent with the Growth Plan directions Transport network and services investigation including: <ul style="list-style-type: none"> ▶ Road upgrades review - Portarlington Rd duplication (Drysdale – Portarlington), Drysdale bypass, Grubb Rd and Bellarine Highway duplication to Point Lonsdale ▶ Bus services review within Drysdale/ Clifton Springs, Leopold and Ocean Grove and to adjacent centres and Geelong urban centres ▶ Pedestrian and cycling networks, including G21 Regional Trails Network ▶ Road hierarchy planning

APPENDIX B

Bannockburn	
Residential growth	<p>Take up of existing areas identified in Structure Plan</p> <p>Investigate infill opportunities around town centre or low density/rural living conversions</p> <p>Potential additional growth capacity at Lethbridge to supplement Bannockburn</p> <p>No new rural living beyond that already identified in strategic plans.</p>
Relationship with & future role of other settlements	<p>Bannockburn is a subregional hub for the south-eastern portion of Golden Plains Shire with strong relationships with Geelong for services and employment</p> <p>Townships such as Lethbridge, Batesford, Shetford, Teesdale and Inverleigh provide rural living/lifestyle options with quality small town characteristics for the municipality and the Geelong region. Growth of these towns is to be limited to existing settlement boundaries with potential uptake of rural living land within sewerred towns</p>
Key current & future employment nodes/sectors	<p>Bannockburn industrial estate (expansion as per UDF)</p> <p>Town centre expansion (Bannockburn Plaza)</p> <p>Agriculture, including intensive agriculture (poultry and pigs), viticulture</p> <p>Geelong and Melbourne</p>
Key infrastructure projects	<p>Reticulated natural gas roll out in Bannockburn</p> <p>Prep to year 12 school</p> <p>Water infrastructure for intensive agriculture activity node near Lethbridge</p> <p>Water supply and sewerage upgrade for Bannockburn, water supply upgrade for Inverleigh</p>
Key project work	<p>Strategic Planning priorities:</p> <ul style="list-style-type: none"> ▶ Completion of the Gheringhap Structure Plan ▶ Review town Structure Plans over time consistent with the Growth Plan directions. <p>Transport network and services investigation including:</p> <ul style="list-style-type: none"> ▶ Investigation of return of passenger rail services to Bannockburn/Lethbridge and road upgrades Geelong - Bannockburn (Rail Revival Study underway) ▶ Bus services review within Bannockburn and to adjacent centres (including Geelong - Melbourne rail line) ▶ Pedestrian and cycling networks ▶ Road hierarchy planning <p>Moorabool River restoration</p>

APPENDIX B

Residential growth	<p>Take up of existing areas identified in Structure Plan</p> <p>Potential town expansion to south and west (ahead of growth at other centres - focus on broader range of housing options) including potential take up of LDRZ/RLZ land</p> <p>Investigate infill opportunities around town centre</p>
Relationship with & future role of other settlements	<p>Service and employment centre for Colac Otway Shire and northern gateway to Otways and GDR</p> <p>Surrounding towns and villages provide alternative housing/lifestyle choices and recreation/ tourism activity. Apollo Bay is the key coastal tourist town</p> <p>Growth of other municipality towns limited to existing settlement boundaries with some minor growth consistent with the Apollo Bay Settlement Boundary and Urban Design Review, Colac Otway Shire Rural Living Strategy (e.g. Apollo Bay, Birregurra, Beeac, Coragulac, Cororooke, Alvie and Forrest) and in Gellibrand and Beech Forest subject to further strategic work</p> <p>Geelong and Warrnambool for employment, freight and transport</p>
Key current & future employment nodes/sectors	<p>Tourism and agriculture</p> <p>Industrial estate (expansion capacity to south-east)</p> <p>Colac town centre</p> <p>Other regional coastal towns</p> <p>Geelong</p>
Key infrastructure projects	<p>Infrastructure support for industrial node expansion</p> <p>Enhance TAFE sector, including potential trade training centre/university delivery model capacity</p> <p>Implementation of public infrastructure works - Colac CBD and Entrances project</p> <p>Beechy Precinct (education, recreation and community precinct), including trade training centre, expansion/enhancement and redevelopment of Central Reserve sporting facilities and Blue Water Fitness Centre</p> <p>Colac Area Health services expansion with further growth</p> <p>Apollo Bay Harbour development</p> <p>Princes Highway duplication to Colac</p> <p>Tourism product gaps</p> <p>Colac water supply and sewerage treatment upgrade</p> <p>Redevelopment of former Colac High School site</p> <p>Development of trails such as the Great Ocean Walk, Forrest Mountain Bike Hub and the old Beechy Rail Trail</p>
Key project work	<p>Strategic Planning priorities:</p> <ul style="list-style-type: none"> ▶ Colac Structure Plan review ▶ Completion of Birregurra Structure Plan ▶ Development of Master Plans for small towns, including Beeac, Alvie and Cororooke, consistent with growth potential identified in Rural Living Strategy ▶ Investigate the growth potential of Beech Forest, Forrest and Gellibrand considering effluent management and bushfire risk <p>Colac CBD and Entrances project (detailed design and implementation)</p> <p>Strategies to manage high levels of disadvantage in Colac, Beeac and Forrest</p> <p>Transport network and services investigation including:</p> <ul style="list-style-type: none"> ▶ Road upgrades, such as the committed Princes Highway duplication to Colac from Geelong, review of road linkages from Princes Highway to GOR (Lorne/Apollo Bay) and Colac bypass options ▶ Opportunities to increase train service frequency on the Geelong to Warrnambool rail line ▶ Bus services review within Colac ▶ Pedestrian and cycling networks, including G21 Regional Trails Network ▶ Road hierarchy planning

APPENDIX B

Residential growth	Take up of existing areas identified in Structure Plan
Relationship with & future role of other settlements	Provides rural living node and affordable living alternatives to Geelong Provides services to rural communities, including Anakie and Little River Important relationship to northern Geelong. Important relationship with Werribee/Wyndham and western suburbs of Melbourne as alternative land market Restrict Anakie township to current settlement boundary
Key current & future employment nodes/sectors	The GREP and Avalon Airport Lara town centre Geelong Melbourne
Key infrastructure projects	Town centre expansion Water and sewer upgrades - between Corio and Lara, Northern Water Plant Community infrastructure - subregional library (triggered at 25,000); dedicated youth space; population of 15,000 triggers additional neighbourhood house/hub or expansion; early years' hub or enhanced early years' centre x 3; performing arts and civic function space
Key project work	Strategic Planning priorities: <ul style="list-style-type: none"> ▶ Town centre expansion ▶ Lara West urban growth area precinct Structure Plan Transport network and services investigation including: <ul style="list-style-type: none"> ▶ Increased capacity within passenger rail system Lara to Geelong, with improved bus services ▶ A major park and ride station in Geelong's north ▶ Road upgrades - Forest Rd duplication (Ring Road - Lara)/6 ways intersection, duplication Geelong - Bacchus Marsh Rd from Ring Road to Patullo's Rd, McClelland Rd rail overpass ▶ Bus services review within Lara and to Geelong ▶ Pedestrian and cycling networks

APPENDIX B

Torquay/Jan Juc	
Residential growth	Take up of existing areas identified in Sustainable Futures Plan Torquay/Jan Juc 2040
Relationship with & future role of other settlements	Provides services to smaller coastal and hinterland towns. Strong relationship with Geelong. Limit growth of Anglesea and Bellbrae to existing settlement boundaries, include retaining rural living opportunities Moriac low density/rural residential township provides rural atmosphere and rural residential lifestyle. Without sewerage, future growth limited to low density residential development as per Structure Plan
Key current & future employment nodes/sectors	Primary retail area – Gilbert, Stand, Bell St area Surf City District West Coast Business Park and Baines Court Torquay North new retail area Geelong Thompson Valley Irrigated Agricultural Area
Key infrastructure projects	Additional primary and secondary school Upgrade water supply and dual pipe recycled water for North Torquay Community infrastructure to support planned growth per Torquay/Jan Juc development contributions plan
Key project work	Strategic Planning priorities: <ul style="list-style-type: none"> ▶ Implement the adopted Torquay/ Jan Juc 2040 study ▶ Develop ODP for Messmate Rd growth area in Torquay ▶ Investigate options for redevelopment of Surf City precinct Transport network and services investigation including: <ul style="list-style-type: none"> ▶ Ring Road connections and southern connection from Anglesea Rd to Surf Coast Highway, GOR upgrades/ Jan Juc to Bellbrae ▶ Planning for transit link between Armstrong Creek and Torquay ▶ Bus services review within Torquay/ Jan Juc and to adjacent centres ▶ Pedestrian and cycling network, including G21 Regional Trails Network ▶ Road hierarchy planning

APPENDIX B

Winchelsea	
Residential growth	<p>Take up of existing areas identified in Structure Plan</p> <p>Potential town expansion to south and west</p> <p>Investigate infill opportunities for low density/rural living conversions</p>
Relationship with & future role of other settlements	<p>Provides some services to rural communities and other towns</p> <p>Strong relationship with Geelong for services and employment</p>
Key current & future employment nodes/sectors	<p>Agriculture and service industry</p> <p>Industrial estate</p> <p>Town centre</p>
Key infrastructure projects	<p>Reticulated natural gas</p> <p>Water supply and sewerage upgrade</p> <p>Princes Highway duplication Geelong – Colac</p>
Key project work	<p>Strategic Planning priorities:</p> <ul style="list-style-type: none"> ▶ Review Winchelsea Structure Plan with view to longer term residential and employment growth <p>Transport network and services investigation including:</p> <ul style="list-style-type: none"> ▶ Road upgrades such as the committed duplication of the Princes Highway to Colac ▶ Opportunities to increase train service frequency on the Geelong to Warrnambool rail line ▶ Pedestrian and cycling network ▶ Review of road upgrades to Inverleigh and explore feasibility of Winchelsea bypass options ▶ Road hierarchy planning



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G21_Geelong



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YOUTH COUNCIL

Minutes of the Colac Otway Youth Council held on 18th June 2012 at 4.00pm, COPACC

ITEMS & ACTIONS	RESPONSIBLE PERSON	ACTION DUE DATE
<p>ATTENDEES: Youth Councillors:</p> <p>Josh Smith, Nara Langdon, Lucy Vesey, Bec Whittaker, Tegan McNamara, Jessi Kerr,, Audrey McQuillan, Tegan Braid, Tim Smith, Amy Brauer Mentors: Kerri Bauer, Cr Chris Smith & Emma Warton, Sophie Bolton</p>		
<p>APOLOGIES: Cayley Robinson, Terry Woodcroft, Ebony Reid, Shane Richardson, Darcy Evans</p>		
<p>Meeting called to order at 4.07pm.</p>		
<p>1.0 MINUTES OF THE LAST MEETING:</p> <p>N/A "That the minutes of the meeting 26/03/2012 be adopted".</p> <p>Minutes moved Nara, seconded Bec.</p> <p>CARRIED</p>		
<p>2. CORRESPONDENCE:</p> <p>IN – Nil</p> <p>OUT – Nil</p> <p>Correspondence moved Tim , seconded Amy</p> <p>CARRIED.</p>		
<p>3. Youth Council EXPO</p> <ul style="list-style-type: none"> - 6pm Wed 20th - July Expo exhibitor Information Night, would be appreciated if Youth Councilors could attend. - Rotary are coming to present \$2000 cheque. - Everything is coming along well. 		
<p>4. Treasures Report</p> <ul style="list-style-type: none"> - Youth Council has \$946.55 left to spend before June. A sheet of what has been spent so far this year has been handed around. 	<p>ALL</p>	

ITEMS & ACTIONS	RESPONSIBLE PERSON	ACTION DUE DATE
-		
<p>9. Other Business</p> <ul style="list-style-type: none"> - Lucy will contact Heart Felt cards and will give them them the \$150 that Youth Council are donating. 		
<p>10. YC Whip Arounds</p> <ul style="list-style-type: none"> - Amy is the best captain. - Josh said the movie for the hike will be finished soon. There is a Youth Health Hub Launch Party at Straight Shooters from 12 to 5pm on the 7th of July. - Emma- Reminded everyone about Facebook posts and photos. - Lucy talked about the Bluewater fitness program. <p>Other business moved , seconded . CARRIED</p>		
<p>Important Dates</p> <ul style="list-style-type: none"> ➤ Youth EXPO meeting for exhibitors to be held at COPACC on Wed 20th June at 6.00pm ➤ CATForce 4.00pm Youth EXPO Youth Council committee Colac Community Library – Thursday 21st June <p>NEXT MEETING:</p> <ul style="list-style-type: none"> ➤ 4pm Monday 16th July, 2012 at Rehearsal Room, COPACC <p><u>**Rember to bring a notepad and pen**</u></p> <p>Meeting closed: 5.10pm</p>		



YOUTH COUNCIL

Minutes of the Colac Otway Youth Council held on 16th July 2012 at 4.00pm, COPACC

ITEMS & ACTIONS	RESPONSIBLE PERSON	ACTION DUE DATE
<p>ATTENDEES: Youth Councillors: Tim Smith, Shane Richardson, Josh Smith, Tegan Braid, Jessi Kerr, Darcy Evans, Audrey McQuillon, Tegan McNamara, Bec Whittaker, Nara Langdon, Lucy Veasey. Mentors: Kerri Bauer, Cr Chris Smith, Terry Woodcroft & Emma Warton</p>		
<p>APOLOGIES: Cayley Robinson, Ebony Reid, Amy Bauer</p>		
<p>Meeting called to order at 4.11pm.</p>		
<p>1.0 MINUTES OF THE LAST MEETING: "That the minutes of the meeting 18/06/2012 be adopted". Moved Tim Seconded Tegan B CARRIED</p>		
<p>2. CORRESPONDENCE: IN – Nil OUT – Nil Correspondence moved Tim , seconded Amy CARRIED.</p>		
<p>3. Other Business Rotary - Kerri suggested that youth councillors could go visit Rotary Club, fill them in with what has been done with their money and to thank them for it. Governor's House - Chris talked about the trip to Government house on the 28th August. Chris would like everybody to keep their shirts PRISTEEN!!! Chris read youth councillors an email about the trip. Approximate leaving time 7-7.30am. Moved Josh seconded Jessi. CARRIED.</p>		

ITEMS & ACTIONS	RESPONSIBLE PERSON	ACTION DUE DATE
<p>4. Youth Council EXPO</p> <ul style="list-style-type: none"> - Youth expo is this Thursday, July 19 - Advertisement will have an ad in the Wednesday Local paper and radio announcements. - Youth Councillors were given roles. Emma gave Youth Councillors a rundown of how the day will run. Youth Council will be hosting the day and be running an exhibit for the Colac Otway Shire Youth Council. - Lunch will be provided for exhibitors and Youth Council. - Youth Councillors are to wear their youth council shirt and casual pants. - Kerri will be organising photos for the Youth Council stall. Darcy and Tegan B. Will be organising the board. <p>Moved Tegan M seconded Shane</p> <p>CARRIED</p>	<p>ALL</p>	
<p>5. Youth Council Mid-Year Review.</p> <ul style="list-style-type: none"> - Chris reminded the Youth Councillors on their Facebook and other social networking posts, aiming at their language. Chris informed the YC that it is half way through the Youth Council year. <p>Moved , seconded</p> <p>CARRIED</p>		
<p>6. Youth Council Colac Herald Column</p> <ul style="list-style-type: none"> - Youth Councillors agreed on that the question will be 'What was something new you discovered at the Expo?' - Shane will ask the question. - <p>Moved Shane. Seconded Tegan M.</p> <p>CARRIED</p>	<p>Chair Shane</p>	
<p>7. Cheap Thrills, July 26th</p> <ul style="list-style-type: none"> - Cheap Thrills will be held on Monday the 23rd of July. 7pm till 8.15pm. 6.30 arrivals for Youth Councillors and shirts must be worn. All youth councillors will be there apart from Tegan B. And Darcy. <p>Moved Tegan seconded Josh. Carried.</p> <p>CARRIED</p>		

ITEMS & ACTIONS	RESPONSIBLE PERSON	ACTION DUE DATE
<p>8. YC Whip Arounds</p> <ul style="list-style-type: none"> - Tegan and Darcy spoke to their class. - Tegan M is excited about wearing her new YC shirt. - Josh talked a talk that was held at his school. - Shane and Bec got nominated for the Youth Ambassador awards. - Terry is back!!! - Bec informed Youth Council that The Swan Marsh founding from Colac Secondary College founding has been cut. <p>Moved Darcy. Seconded Tegan CARRIED</p>		
<p>9. Other business</p> <ul style="list-style-type: none"> - Emma talked about Jigsaw and what they do and would like to come to the next youth council meeting. - Jigsaw will attend next meeting. - Rob Small is attending next meeting. <p>Moved Shane seconded Darcy carried. CARRIED</p>		
<p>Important Dates</p> <p>NEXT MEETING:</p> <ul style="list-style-type: none"> ➤ 4pm Monday 13th August, 2012 at Rehearsal Room, COPACC <p style="text-align: center;"><u>**Rember to bring a notepad and pen**</u></p> <p>Meeting closed: 5.07pm</p>		



YOUTH COUNCIL

Minutes of the Colac Otway Youth Council held on 30th July 2012 at 4.00pm, COPACC

ITEMS & ACTIONS	RESPONSIBLE PERSON	ACTION DUE DATE
<p>ATTENDEES: Youth Councillors: Tim Smith, Shane Richardson, Josh Smith, Tegan Braid, Jessi Kerr, Darcy Evans, Audrey McQuillon, Tegan McNamara, Bec Whittaker, Lucy Vesey, Amy Brauer Mentors: Kerri Bauer, Cr Chris Smith, Terry Woodcroft & Emma Warton</p>		
<p>APOLOGIES: Cayley Robinson, Ebony Reid, Nara Langdon.</p>		
<p>1.0 Meeting called to order at 4.00pm.</p>		
<p>2. MINUTES OF THE LAST MEETING: Changes were made to the previous meetings. "That the minutes of the meeting 16/07/2012 be adopted". Moved Shane Seconded Tegan B CARRIED</p>		
<p>3. CORRESPONDENCE: IN – Nil OUT – Nil Other Business Correspondence moved Tim, seconded Amy CARRIED.</p>		
<p>4. Invited Guests: JIGSAW Discussion regarding Youth Council's involvement in Youth Week to be held in October – please contact Emma Warton for further information. Guests asked for support from individual Youth Councilors and a list was handed around with individual Youth councilors showing support and will be contacted directly via JIGSAW staff.</p>	<p>Emma to follow up</p>	
<p>5. Invited Guest: Rob Small CEO Colac Otway Shire Rob provided an overview of the Colac Otway Shire Council plan and in particular the input that he encourages Youth Councilors to consider. Rob proposed that Youth Council could be involved in this process and if so, consider how Youth Council would like to be engaged / involved. Rob suggested (with an invitation) he returns to the meeting and will facilitate a workshop regarding ideas for consideration and inclusion to above.</p>	<p>Chair / Mentors</p>	
<p>6. Youth Council EXPO Debrief Emma congratulated Youth Councilors for their participation and involvement on the day and proposed a dinner for all Youth Council – date suggested was Monday 20th August (TBC) Moved: Shane Richardson Seconded: Tegan McNamara CARRIED</p>	<p>Emma to confirm</p>	
<p>7. Youth Council Colac Herald Column - Youth Councillors agreed that the question will be 'What is important</p>	<p>Tegan</p>	

ITEMS & ACTIONS	RESPONSIBLE PERSON	ACTION DUE DATE
<p>to you for the future of Colac?</p> <ul style="list-style-type: none"> - Tegan McNamara will ask the question. <p>Moved Amy Brauer. Seconded Bec Whittaker. CARRIED</p>	<p>McNamara</p>	
<p>8. Minister for Youth Affairs – FReeZA Committee Meeting 21 August 2012</p> <p>Chris mentioned the invitation via Freeza to Youth Council representatives to volunteer to attend meeting with Minister for Youth Affairs at COPACC on August 21 at 4pm.</p> <ul style="list-style-type: none"> - “That the executive (Lucy Vesey, Bec Whittaker, Tim Smith and Nara Langdon) represent Youth Council to attend the meeting with Minister for Youth Affairs” <p>Moved Amy Brauer seconded Tim Smith. CARRIED</p>	<p>Chris</p>	
<p>9. Other business</p>		
<p>Important Dates</p> <p>Governors Visit: Tuesday 28th August 2012 Next Meeting: Monday 13th August 2012 at 4.00pm</p> <p><u>**Rember to bring a notepad and pen**</u></p> <p>Meeting closed: 5.09pm</p>		

Council Meeting Running Order

Wednesday, 25 July 2012

<u>Venue – COPACC Meeting Rooms, Colac</u>	
Present: Cr Stephen Hart (Mayor), Cr Brian Crook, Cr Lyn Russell, Cr Chris Smith (3.00 pm), Cr Geoff Higgins (3.00pm)	
Staff: Rob Small, Brett Exelby, Jack Green, Adam Lehmann, Rhonda Deigan	
Part: Anneke Segrave, Travis Riches, Doug McNeill	
Apologies: Cr Frank Buchanan, Cr Stuart Hart, Neil Allen, Colin Hayman	
Visitors: Gabrielle Nagle & Barb Hayes (Glastonbury), Rob Learey & Wayne Evans (Powercor) and Jake Rippon (Vemco)	
9.35 am	Draft Barwon Water Plan – Doug McNeill
9.50 am	China Trade Mission – Rob Small
10.00 am	Colac Early Years – Gabrielle Nagle & Barb Hayes (Glastonbury)
10.50 am	Morning Tea
11.00 am	Powerline Clearance – Rob Learey & Wayne Evans, Powercor & Jake Rippon (Vemco)
12.10 pm	Lunch
12.40 pm – 1.55 pm	Councillor Briefing Session
3.00 pm	Council Meeting
5.00 pm	In Committee Meeting



Assembly of Councillors Record

This Form MUST be completed by the attending Council Officer and returned IMMEDIATELY to Document Management Co-ordinator for filing. A copy of the completed form must be provided to the Executive Officer to the CEO, Mayor & Councillors for reporting at the next Ordinary Council Meeting.

Assembly Details:

Date: 1 August 2012

Time: 5:15pm – 6:15pm

Assembly Location: Central Reserve – Hockey Rooms

In Attendance:

Councillors: Cr Brian Crook
...../...../...../.....

Officer/s: Ian Seuren – Manager Recreation, Arts and Culture
...../...../...../.....

Matter/s Discussed: See attached meeting agenda.

.....
(some e.g's. Discussion s with property owners and/or residents, Planning Permit Application No. xxxx re proposed development at No. xx Pascoe Street, Apollo Bay, Council Plan steering committee with Councillors and officers.)


Conflict of Interest Disclosures: (refer page 5)

Councillors: Not applicable
...../...../...../.....

Officer/s: Not applicable
...../...../...../.....

Left meeting at: At conclusion of the meeting at 6:15pm

Completed by: Ian Seuren – Manager, Recreation, Arts and Culture

 Agenda	<h2 style="margin: 0;">Central Reserve Advisory Committee</h2> <p style="margin: 0;">Wednesday 1 August 2012 5:15pm-7:00pm Central Reserve – Hockey Rooms</p>	
	<p>INVITEES:</p> <p>Ian Seuren (Colac Otway Shire) Cr. Brian Crook (Colac Otway Shire) Nick Lang (Colac Football & Netball Club Inc.) Bruce Roberts (Colac Football & Netball Club Inc.) Andrea Graham (Colac Netball Club Inc.) Graham Tevelein (Colac Youth & Recreation Club) Rob Osborne (Colac & District Cricket Association Inc.) Phil Lang (Colac & District Cricket Association Inc.) Val Russell (Colac & District F/L Netball Association Inc.) Bob Mason (Colac & District Football Netball League) Sam McDonald (Colac Auskick) Allison Ackerley (Little Athletics Colac) Terry Stephens (Colac & District Dog Obedience Club) Steve Cheater (Colac City Bowls Club) Simon Dewar (Colac Secondary College) David Latham (Colac Otway Rovers)</p>	
	<h3 style="margin: 0;">Agenda topics</h3>	
1.	APOLOGIES:	
2.	WELCOME & INTRODUCTION	Cr Brian Crook
3.	Confirmation of Minutes from Previous Meeting and Business Arising	All
4.	Facilities Maintenance Report (Infrastructure) Grounds Maintenance Report (CosWorks) - As circulated	Ian Seuren
5.	Central Reserve Master Plan <ul style="list-style-type: none"> • Update on oval reconstruction • Future priorities • Federal election 	Ian Seuren
6.	Update from all User Group Representatives	All
7.	General Business	All
8.	Items for future meetings	All
9.	Next meeting: <ul style="list-style-type: none"> • Wednesday 3 October 2012 	



Agenda

Councillor Workshop

Wednesday, 8 August 2012
COPACC Meeting Room
9.00 am to 3.10 pm

ATTENDEES:

Cr Stephen Hart (Mayor), Cr Buchanan (until 1.28pm), Cr Crook (absent 9.30am – 10.30am, left at 3.00pm), Cr Higgins, Cr Russell (from 9.35 am)
Rob Small (CEO)
Brett Exelby(A/GM, Corporate & Community Services)
Jack Green (GM, Sustainable Planning & Development)
Adam Lehmann (A/GM, Infrastructure & Services)

Part:

Doug McNeill, Don Lewis, Chris Harty, Gemma Browning, Ranjani Jha, Mike Barrow

Presenters: Chris Riviere & Rob Learey – Powercor, Dave Merrett – ISIS Planning

Apology:

Neil Allen, Colin Hayman, Cr Stuart Hart,

Agenda Topics

9.00 am	Declaration of Interest	
9.00 am – 9.25 am	Planning Scheme Amendment – Colac & Apollo Bay Car Parking Strategy & Colac CBD & Entrances Project	Doug McNeill & Don Lewis
9.25 am – 10.10am	Update of Wye River & Separation Creek Waste Collection Services	Ranjani Jha
10.15 – 10.30am	Amendment C68 Erosion Management Overlay	Doug McNeill/Don Lewis/Dave Merrett (ISIS Planning)
10.30 am – 11.50am	State Government’s New Planning Regulations (Paul Carmichael attended this session (10:15am - 11:50am))	Doug McNeill
Midday – 12.15 pm	Heritage Strategy	Doug McNeil, Don Lewis, Gemma Browning
12.15 pm – 12.25 pm	Castle Cove Masterplan	Mike Barrow
12.25 pm – 12.55 pm	Lunch	
12.55 pm – 1.25 pm	Citipower Powercor – Smart Meter Rollout Update	Chris Riviere & Rob Learey
1:30 pm – 2:00 pm	Planning Scheme Amendment – Vegetation Protection Overlay/Environmental Significance Overlay Mapping	Doug McNeill/Don Lewis
2.00 pm – 2.15 pm	Planning Scheme Amendment – Salinity Management Overlay	Chris Harty, Gemma Browning, Don Lewis
2.15 pm – 2.50 pm	G21 Regional Growth Plan	Doug McNeill/Jack Green
2.50 pm – 3.10 pm	General Business - G21 Constitution	Cr Stephen

Old Beechy Rail Trail Committee Meeting

MINUTES of the Old Beechy Rail Trail Committee
 held on Monday 4 June 2012
 at 10.00 am – 12.30 pm



ITEMS & ACTIONS	RESPONSIBLE OFFICER	ACTION DUE DATE
<p>1. ATTENDEES:</p> <p>Tony Grogan (Chair), Noel Barry, John Wilson, Craig Clifford (DSE), Cyril Marriner, Cr Chris Smith, Jodie Fincham</p> <p>2. APOLOGIES:</p> <p>Christine Humphris, Anthony Zappelli</p> <p>3. CONFIRMATION OF MINUTES FROM PREVIOUS MEETING:</p> <p>Taken as read, accepted.</p> <p>4. BUSINESS ARISING:</p> <p>4.a Meeting between Colac Specialist School representatives and Council Officers to discuss easement through the school</p> <ul style="list-style-type: none"> • A meeting was called by Rob Small and attended by Tony Grogan, Noel Barry, Council officers, the Mayor and two representatives from Colac Specialist School. • Rob suggested not going through School whilst school was at this location. • Discussions had already taken place with the CEO and the Chair of the Rail Trail Committee and the agreed position was that that Rail Trail would not go through the Specialist School. • Rail Trail will continue work at rail yard and rear of Mercy. • Since not proceeding whilst the Specialist School is there, no point in pushing this section through Central Reserve until a future new location of the Specialist School is determined. • Further discussion needed i.e. need to put a "stamp" on section through Central Reserve to show it s earmarked for use in the future for the Rail Trail. • Drainage needed through the Central Reserve area suggest to use funding towards drainage (or something else) to confirm future intentions of trail through this area.. • Committee should investigate thoroughly what is the scenario with the piece of land so in 5 – 10 years time, it is clear what the intention was regarding the trail. • The preferred route is Queen Street • Stewart Street not a suitable route for trail to follow through – too narrow. 	<p>Moved: Tony Grogan (Chair) Sec: Noel Barry</p> <p>Tony Grogan</p> <p>All</p> <p>John Wilson</p>	

ITEMS & ACTIONS	RESPONSIBLE OFFICER	ACTION DUE DATE
<p>ACTIONS:</p> <ol style="list-style-type: none"> 1. Define that an easement exists in the Central Reserve area. 2. Look at state of landscape to improve the area in the meantime <ul style="list-style-type: none"> • Evaluate whether land could be levelled out for intention of trail. This will give a definitive indication that rail-trail will go through in future by neatening it up now. • Levelling could possibly be done as part of V/Line land developments, e.g bob cat work and levelling • John has found it difficult to find time to further progress plans for V/Line. Will get onto it this week. • Recognised that there will be a saving from not using money on Specialist school section. Saved money will now be used towards Humphris section. • OR: could be used towards an 'under pass' section near Gellibrand. <p>Committees priorities:</p> <ul style="list-style-type: none"> • Colac – Beech Forest • Beech Forest – Ferguson • Lavers Hill – Crowes • Lavers Hill – Ferguson <p>Committee agreed our priority is to complete the Colac to Beech Forest section before Beech Forest to Ferguson.</p>	<p>John Wilson</p>	
<p>Gully Section:</p> <ul style="list-style-type: none"> • Time has not permitted to progress Humphris section • Due to vegetation issues in the area offsets need to be put in place. • Hoping to go around gully or cross over it. Conversation needs to be held with land owner • Aiming to construct trail on South side of the gully • Request has been made to have an onsite meeting to see where we end up going. • Meet onsite after conversation with Rick Humphris <p>ACTION: John Wilson to organise onsite meeting with Committee members following discussion/confirmation from land owner of proposed route.</p>	<p>John Wilson</p>	
<p>4c. Jodie Fincham to ring Midway to confirm if Trail can be opened for Holidays</p> <ul style="list-style-type: none"> • Midway have confirmed Trail can remain open during school holidays. • Surveys have been distributed • Laughing Waters – Follow up required to confirm if reach arm has been through this area. <p>ACTION: Jodie Fincham to follow up with Andrew Daffy re Laughing Waters.</p>	<p>Jodie Fincham</p>	
<p>CORRESPONDENCE</p> <p>IN:</p> <ul style="list-style-type: none"> - V/Line Licence Old Beechy Rail Trail pathway executed document - RDV – regional Growth Fund (RGF) Legal Agreement – Old Beechy Rail Trail Project - 		

ITEMS & ACTIONS	RESPONSIBLE OFFICER	ACTION DUE DATE
<p>confirmation of extension to funding Permission granted to complete works over this coming Summer period.</p> <ul style="list-style-type: none"> - Letter from Mayor Cr Stephen Hart to Cr Chris Smith regarding conflict of interest <p>OUT:</p> <ul style="list-style-type: none"> • Request to RDV for funding extension <p>Accounts Payable:</p> <p>"Committee agrees to pay the outstanding Calco accounts for 8 bags and 12 bags of concrete."</p> <p>Moved: Chris Smith Seconded: Bernard Jordan Carried: All</p>		
<p>6. WORKS REPORT</p> <ul style="list-style-type: none"> - Re-vegetation plantings (2,400 plants), preceded by spot spraying and some spraying of blackberries, in the Dinmont to Ditchley and Ditchley to Beech Forest sections were completed around mid-May. - Development of plans and scope of works for the section of Trail through V-Line land at Colac Railway Station are continuing, working towards getting construction started as soon as possible. It is hoped that work on site might begin by mid-July. - No arrangements have as yet been made to meet with Rick Humphris, to debate an alternative alignment, but I am aware that this is a high priority, and hope to do so within the next two (2) weeks. <ul style="list-style-type: none"> • If Rick Humphris agrees to this development then we should have an onsite meeting. John will organise. 	<p>John Wilson</p>	
<p>7. GENERAL BUSINESS</p> <p>Friends Report:</p> <p>Signs</p> <ul style="list-style-type: none"> • Elliminyt sign erected mid April 2012 • 8 Cross arms signs have been erected between Kawarren and Gellibrand • Next 1 of 7 from the top crossing at Gellibrand, to Dinmont. • All signs should be up before summer <p>Damage to shelter</p> <ul style="list-style-type: none"> • At McDevitt – Trees are gone from around McDevitt, big hole/dent in one wall of shelter • Friends to repair and pop a small sheet of tin over damage • Painting seats in off season. Key required to access seats between Maggio and Birnam station. 	<p>Noel Barry</p>	



**Old Beechy Rail Trail Executive Officer
Report 4 June 2012**



RIDF Funding (Regional Infrastructure Development Funding)

- Correspondence received from funding body confirming a 12 month extension has been granted for timelines. This is extension was required due to the resignation of the Project Manager (Capital Works Co-ordinator), the time frames required to appoint a new Project Manager and the narrow window of opportunity to complete construction works at Beech Forest (due to weather conditions). Council is now required to complete the full project by 30 September 2013 with the post completion report submitted by 30 September 2014.

Colac Specialist School

A Special Council meeting was held 9 May 2012 to determine whether or not Council would exercise its rights regarding the easement of carriageway through part of the Colac Specialist School to construct an off road section of the Old Beechy Rail Trail.

Council:

1. Notes that it has an easement of carriageway over part of the Colac Specialist School site located at 120A Wilson Street, Colac intended for use of the Old Beechy Rail Trail.
2. Resolves that the easement is not to be used for the Old Beechy Rail Trail, or any other trail in which Council has any part, while the site is used for the Colac Specialist School or any other school under the Department of Education and Early Childhood Development (DEECD) unless agreed mutually by the school and Council in writing.
3. Instructs the Chief Executive Officer to enter into an agreement, which legally binds Council with the DEECD / Colac Specialist School to give effect to this resolution.

An agreement has been prepared and signed by both the Colac Otway Shire and the DEECD regarding the above.

Condition of trail

Mark Robinson (Team leader Parks and Gardens) and Jodie Fincham inspected the Old Beechy Rail trail following the damage from the recent (April 2012) fire at the Colless property (Calco plantation south of McDevitt.)

Mark's advice follows:

- Burnt trees in the cutting area are safe to remain.
- Trees have not been structurally compromised by the fire.
- Noted that one dead hollow tree that was burnt has been dropped (most likely dropped as it would have been smoking.)



Old Beechy Rail Trail Executive Officer



Report 4 June 2012

- Query why there was a need to remove the trees on the Northern side of the cutting?
- Remaining burnt trees do not pose an immediate risk.
- There is no need to close the trail.

Refer images of trail taken at site inspection.

Marketing Plan- Drink bottles

- Old Beechy Rail trail bottles are now on sale at the Colac Vic at a price of \$5 per bottle (cost price was \$4.50. Arrangements have been made with the Gellibrand Tourist park, Gellibrand General store and Apollo bay Visitor information to also sell bottles.

OBRT Survey

- Survey currently featured on the following websites: Colac Otway Shire, Otways Tourism and Rail Trails Australia.
- Results from survey conducted at Easter 2012 by La Trobe Business School will not be available for at least another month. (June 2012)

OBRT Brochure

- No further requests for brochures this month.

Pedestrian Counters

- Data report presented with figures recorded from Friday 1 June 2012.
- Report with figures distributed to Committee.

Other

- Tiger Rail Trail information – for general information