



**Colac Otway**  
SHIRE

**ORDINARY COUNCIL MEETING**

**AGENDA**

**Wednesday 28 August 2019**

**at 4:00 pm**

**COPACC**

**95 - 97 Gellibrand Street, Colac Victoria**

**Next Council Meeting: 25 September 2019**



# COLAC OTWAY SHIRE ORDINARY COUNCIL MEETING

Wednesday 28 August 2019

## TABLE OF CONTENTS

1	Declaration of Opening of Meeting .....	3
2	Present.....	3
3	Apologies and Leaves of Absence.....	3
4	Welcome and Acknowledgement of Country.....	3
5	Question Time .....	4
6	Tabling of Responses to Questions Taken On Notice at Previous Meeting.....	4
7	Petitions / Joint Letters.....	4
8	Declarations of Interest .....	4
9	Confirmation of Minutes .....	4
10	Officer Reports.....	5
10.1	Amendment C97 - Colac 2050 Growth Plan - Consideration of Panel Report.....	5
10.2	Planning Scheme Amendment C90 - Colac Flood Overlay Amendment - Further Consideration of Submissions.....	262
10.3	Irrewarra Cricket Club Clubrooms Development - Final Project Costs and Project Contributions .....	283
10.4	G21 and Cricket Victoria Barwon Regional Cricket Strategy - Final Report .....	288
10.5	Contract 1931 - 3 Year Bituminous Surfacing Program .....	379
10.6	Review of 2019/20 Fees & Charges Public Submissions.....	385
10.7	Nelson Street Apollo Bay - Proposed Lease to Southern Otway Landcare Network .....	432
10.8	Update Instrument of Delegation - Council to CEO and Council to Council Staff.....	455
10.9	Instrument of Delegation - Planning and Environment Act 1987 - Julia Repusic .....	571
10.10	Old Beechy Rail Trail Minutes, Colac Otway Roads Advisory Committee Minutes and Assemblies of Councillors notes .....	575



## COLAC OTWAY SHIRE ORDINARY COUNCIL MEETING

NOTICE is hereby given that the next **ORDINARY COUNCIL MEETING OF THE COLAC OTWAY SHIRE COUNCIL** will be held at COPACC on Wednesday 28 August 2019 at 4:00 pm.

### AGENDA

#### **1 DECLARATION OF OPENING OF MEETING**

##### **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 AND LEAVES OF ABSENCE**

#### **4 WELCOME AND ACKNOWLEDGEMENT OF COUNTRY**

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

All Council and Committee meetings are audio recorded, with the exception of matters identified as confidential items in the Agenda. This includes the public participation sections of the meetings.

Audio recordings of meetings are taken to facilitate the preparation of the minutes of open Council and Committee meetings and to ensure their accuracy.

In some circumstances a recording will be disclosed to a third party. Those circumstances include, but are not limited to, circumstances, such as where Council is compelled to disclose an audio recording because it is required by law, such as the Freedom of Information Act 1982, or by court order, warrant, or subpoena or to assist in an investigation undertaken by the Ombudsman or the Independent Broad-based Anti-corruption Commission.

Council will not use or disclose the recordings for any other purpose. It is an offence to make an unauthorised recording of the meeting.

## **5 QUESTION TIME**

A maximum of 30 minutes is allowed for question time. To ensure that each member of the gallery has the opportunity to ask questions, it may be necessary to allow a maximum of two questions from each person in the first instance. 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. Question time 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.

## **6 TABLING OF RESPONSES TO QUESTIONS TAKEN ON NOTICE AT PREVIOUS MEETING**

## **7 PETITIONS / JOINT LETTERS**

Nil

## **8 DECLARATIONS OF INTEREST**

A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.

## **9 CONFIRMATION OF MINUTES**

- **Ordinary Council Meeting held on 24 July 2019.**

### **Recommendation**

***That Council confirm the minutes of the Ordinary Council Meeting held on 24 July 2019.***

Item: 10.1

## Amendment C97 - Colac 2050 Growth Plan - Consideration of Panel Report

<b>OFFICER</b>	Simon Clarke
<b>GENERAL MANAGER</b>	Ian Seuren
<b>DIVISION</b>	Development & Community Services
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"> <li>1. Amendment C97 Panel Report [<b>10.1.1</b> - 85 pages]</li> <li>2. Colac 2050 Framework Plan Final Version Map 1 Land Use A 3 August 2019 For Adoption [<b>10.1.2</b> - 1 page]</li> <li>3. Colac 2050 Framework Plan Final Version Map 2 Environment A 3 August 2019 For Adoption [<b>10.1.3</b> - 1 page]</li> <li>4. Amendment C 97 - Colac 2050 Growth Plan - Panel Recommendations Table with Officer Response - for Co [<b>10.1.4</b> - 6 pages]</li> <li>5. Colac Otway C 97 21 mss 01 cola tracked changes For Adoption pdf [<b>10.1.5</b> - 2 pages]</li> <li>6. Colac Otway C 97 21 mss 02 cola tracked changes For Adoption [<b>10.1.6</b> - 4 pages]</li> <li>7. Colac Otway C 97 21 mss 03 cola tracked changes For Adoption [<b>10.1.7</b> - 37 pages]</li> <li>8. Colac Otway C 97 21 mss 06 cola tracked changes For Adoption [<b>10.1.8</b> - 4 pages]</li> <li>9. Colac Otway C 97 - 21-mss 07 cola tracked changes For Adoption [<b>10.1.9</b> - 2 pages]</li> <li>10. Colac 2050 Growth Plan - Final Version For Adoption August 2019 [<b>10.1.10</b> - 96 pages]</li> <li>11. Colac 2050 Growth Plan - list of changes for adopted version pdf [<b>10.1.11</b> - 2 pages]</li> </ol>
<b>PURPOSE</b>	To refer the Planning Panel's report on Amendment C97 to Council to consider the panel's recommendations and to resolve to refer the amendment to the Minister for Planning for approval.

## 1. EXECUTIVE SUMMARY

Council considered submissions received to the public exhibition of Amendment C97 – Colac 2050 Growth Plan at a Special Council meeting in March 2019 and resolved to refer them to an Independent Panel for consideration.

The Panel conducted a public hearing on 27 and 28 May 2019, heard from nine submitters including the EPA, and considered all written submissions. The Panel also considered four late submissions received after the Special Council meeting (provided to Council as a confidential attachment).

Council has received the Panel's report which has several recommendations (**Attachment 1**). Based on reasons set out in their Report, the Panel recommends that Amendment C97 be adopted as exhibited subject to several minor changes. Most of the changes relate to form and content matters. However, they have also recommended changes in relation to some areas identified for housing. They have accepted the post-exhibition urban boundary including the addition of land between Colac-Lavers Hill Road, Florence / Friends Road, and Forest Street South as sought by Council's March 2019 resolution. They however did not accept that land bordered by Pound Road, Cants Road, Sinclair Street South and Neale Street should be identified for low density purposes. This is because the Panel thought if the land is capable of being zoned for General Residential purposes, then it ought to be identified as such.

The Panel also recommended to split the Framework Plan into two maps to improve legibility (**Attachment 2 and 3**). Officers have prepared a table which collates all the Panel's recommendation and summary of the officer recommended position (**Attachment 4**).

The Panel's recommendations in relation to specific areas include the following changes to Clause 21.03-2 and the Framework Plan:

- Develop a Precinct Plan for the Marriner Street area south of Flaxmill Road.
- Delete the identification in the Framework Plan of the area south of Flaxmill Road and in the Marriner Street precinct as a 'Rural Living or Low Density subject to Development Plan' and replace it with a 'Precinct Plan review area' designation.

The Panel also made the following recommendations in relation to specific areas identified in the Framework Plan:

- Amend the designation of the Rossmoyne Road industrial area to 'Rezone to Industrial 3'.
- Identify the Rossmoyne Road residential investigation area as a 'Medium term residential/low density investigation area'.
- Identify the land west of Rifle Butts Road as a 'Medium term residential/low density investigation area'.
- Identify the Deans Creek Growth Area Corridor (south of Pound Road) as 'Rezone to residential'. The Panel therefore did not agree with Council's post exhibition change to identify the area bounded by Pound Road, Cants Road, Sinclair Street South and Neale Street for Low Density Residential.
- Identify the Elliminyt Growth Area (west of the Wyuna Estate) as 'Rezone to residential in the short to medium term'.
- Identify the Colac-Lavers Hill Road, Friends Road/Florence Road and Forest Street South as 'Rezone to Rural Living or Low Density'.

Officers agree with these recommendations.

The Panel made two specific recommendations in relation to areas identified in the Framework Plan which officers suggest amendments to:

- Identify the land east of Forest Street, Colac as 'Rural Living investigation area' and the land east of Woodrowvale Road remaining 'Rural Living'.
- Identify the Deans Creek Growth Area Corridor (south of Princes Highway to Pound Road) as a 'Residential investigation area'.

In relation to the first dot point, officers recommend the land east of Forest Street and the land east of Woodrowvale Road as 'Rezone to Rural Living or Low Density' which is the same designation as the land between Colac-Lavers Hill Road, Florence / Friends Road, and Forest Street South land.

In relation to the second dot point, officers recommend the Deans Creek Growth Area Corridor (south of Princes Highway to Pound Road) should be identified as 'Rezone to residential in the short to medium term' because it is a high priority development area. Also, additional words should be included in Clause 21.03 in relation to managing bushfire risk where appropriate.

Council can accept the Panel's recommendations in part or in full. Council can also reject all recommendations. If Council does not accept the recommendations, then it will be necessary to justify any alternative response to the Minister for Planning through DELWP, given that the Minister ultimately decides to approve or refuse the Amendment.

Attached to this report are the final version of the Colac 2050 Growth Plan for adoption by Council (**Attachment 10**), list of changes to the Growth Plan in response to the Panel report (**Attachment 11**) and Amendment documents which include the recommended changes (**Attachments 5 to 9**). The Amendment is for adoption by Council before approval by the Minister and gazettal in the Planning Scheme.

## 2. RECOMMENDATION

*That Council:*

1. *Note the late submissions received to the exhibition of Amendment C97.*
2. *Consider the recommendations of the Planning Panel convened to consider submissions to Amendment C97 and the Colac 2050 Growth Plan.*
3. *Adopt the FINAL Colac 2050 Growth Plan (2019) which includes the post Panel changes, as attached to the report.*
4. *Adopt Amendment C97 with the post Panel changes as attached to the report under Section 29 of the Planning and Environment Act.*
5. *Submit Amendment C97 to the Minister for Planning under Section 31 of the Planning and Environment Act.*
6. *Request the Minister to approve Amendment C97 under Section 35 of the Planning and Environment Act, 1987.*

### 3. KEY INFORMATION

#### Background

Council commenced the Colac 2050 project early in 2015 with a key aim to deliver a Growth Plan with a revised Framework Plan suitable for inclusion in the Colac Otway Planning Scheme. The draft Colac 2050 Framework Plan and Growth Plan identify future areas for residential development in Colac and will assist Council to meet its obligations under the *Planning and Environment Act, 1987* to ensure the orderly planning of the Shire and to accommodate at least 15 years' supply of appropriately zoned land for residential purposes.

The draft Colac 2050 Growth Plan was prepared in conjunction with the draft *Colac Stormwater Development Strategy* to help inform future planning of areas which are currently flood prone in Colac. Council adopted the Colac Stormwater Development Strategy at its 22 March 2019 Special Council meeting.

Amendment C97 was prepared to give the Growth Plan statutory effect. It is proposed to implement the Plan by amending relevant clauses in the Municipal Strategic Statement in the Colac Otway Planning Scheme. Council resolved in July 2018 to seek authorisation from the Minister for Planning to prepare the planning scheme amendment, and to commence public exhibition. Section 5 of this report describes the public exhibition process.

Council considered the submissions at a Special Council meeting in March 2019. Submitters were informed of the meeting and invited to present their submissions to Council. Several submitters took this offer up. Standing orders were suspended at the Special Council meeting to enable submitters to present. Council considered these further representations and submissions, and resolved the following:

#### *That Council:*

- 1. Pursuant to section 22 (1) of the Planning and Environment Act 1987, has considered all submissions received to the Colac Otway Amendment C97.*
- 2. Pursuant to section 23 (1)(a) of the Planning and Environment Act 1987, makes changes to Amendment C97 as noted in this report and attachment as well as the following changes to the Colac 2050 Framework Plan as proposed by the Amendment:*
  - a) Identify the land bordered by Colac-Lavers Hill Road, Friends Road, Forest Street South and the exhibited urban boundary to be included as low density residential and within the urban boundary.*
  - b) Identify the land bordered by Pound Road, Cants Road, Sinclair Street South and Neale Street to be included as low density residential.*
- 3. Makes changes to the draft Colac 2050 Growth Plan as noted in this report and attachment, and in point 2 above.*
- 4. Pursuant to section 23 (1)(b) of the Planning and Environment Act 1987, refers submissions to a panel to be appointed by the Minister for Planning.*
- 5. Authorises officers/suitable persons to represent Council at the Planning Panel hearing generally in accordance with the response to issues outlined in this report and its attachments, and to make minor changes to the Amendment in response to matters raised during the panel process.*

Council's resolution sought to amend the Colac 2050 Framework Plan in two ways by:

- Extending the urban boundary to include land bordered by Colac-Lavers Hill Road, Friends Road, Forest Street South for low density residential purposes, (2a of the Second Alternative Motion); and
- Identifying the land bordered by Pound Road, Cants Road, Sinclair Street South and Neale Street as low density residential (2b of the Second Alternative Motion).

Given the Council resolution which proposed changes to the exhibited Framework Plan, officers undertook additional targeted notice. Residents and ratepayers within the two discreet areas identified in the Council resolution were notified by direct mail. This letter communicated the Council resolution and offered people the opportunity to make a late submission in response to this change.

Four late submissions were received after the Special Council meeting. The late submissions have been provided to Council and are discussed in more detail below.

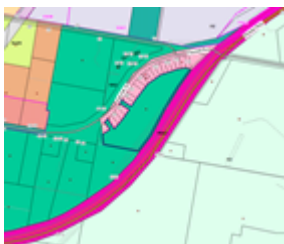
### **Planning Panel Process**

The Planning Panel was tasked to consider submissions and convene a public hearing where submitters were invited to attend and make further representations. Officers forwarded the four late submissions to the Panel for their consideration.

The Panel conducted a public hearing on 27 and 28 May 2019 and heard from nine submitters including the EPA. The Panel also considered the four late submissions.

The first two late submissions (S36 and S37) were made in response to part 2a of Council's resolution. The submitters are landowners on Friends Road, and oppose the urban boundary being extended to the south. They consider that the land is unsuitable for rural living or low-density purposes.

The next late submission (S38) sought for their land at 82 Marriners Street, Colac East, to be identified for General Residential purposes. The land is currently zoned Rural Activity and is identified for Rural Living or Low Density Residential purposes in the exhibited Framework Plan. It is identified in the figure below, and is located to the south of Marriner Street, and north of the Princes Highway.



The final late submission (S39) also related to part 2a of the resolution and was received from a landowner who is seeking the ability to build a dwelling on an existing small farming lot. The land at 80 Forest Street is currently zoned Farming and is about 3 acres (1.2ha) in size. A planning permit would be required under the provisions of the Farming Zone to use and develop the land for a dwelling.

Often a permit for a house on a very small farming lot would be refused in order to avoid the fragmentation of farming land and land use conflict between farming practices and rural lifestyle properties. However, officers believe that if the urban boundary were to be amended as part of Amendment C97 and the land identified for rezoning to rural living or low density purposes, more favourable consideration could be given to a planning permit application in this policy context. It is

therefore considered that the matter can be dealt with via a planning permit application and does not require a rezoning to proceed. However, it would require the Amendment to identify the land for at least rural living purposes.

The Panel issued its report to Council on 11 July 2019 with several recommendations (**Attachment 1**). The Panel noted the following:

*“Council has invested significantly in the development of the Colac 2050 Growth Plan. The Panel acknowledges the extensive and innovative community engagement process employed by Council to develop the Growth Plan including the use of the Citizen’s Jury process. The Panel considers that this is reflected in both the supporting submissions and the relatively low number of opposing submissions which tend to indicate that the Plan is for the most part embraced by the wider Colac community.”*

The Panel concluded the Growth Plan and Amendment are strategically sound, and that the Amendment has accurately translated the key directions of the Growth Plan into the amended Clause 21.03-2 and the associated Framework Plan. However, they considered that there were several discreet issues with the future zoning designation and land use direction identified in the exhibited Amendment that require additional consideration. While the Panel recommended that Amendment C97 be adopted as exhibited, they recommended several detailed changes including splitting the Framework Plan into two maps (**Attachments 2 and 3**). The recommendations and officer response to each recommendation is documented in **Attachment 4**.

Broadly speaking, the Panel supports the housing directions of the Amendment. However, it considered that some critical issues require further analysis before determining whether to provide residential opportunities in certain areas. This relates to the following areas:

- next to industrial land, and
- land affected by the Bushfire Management Overlay.

### **Options**

Council can accept the recommendations in part or full. Council can also reject all recommendations. If Council does not accept the recommendations, then it will be necessary to justify any alternative response to the Minister for Planning through DELWP, given that the Minister ultimately decides to approve or refuse the Amendment.

**Attachment 4** documents the officer’s view in relation to whether specific recommendations should be supported or rejected. Officers recommend that the Amendment should be adopted as per **Attachments 5 to 9**, which include revisions to the exhibited documents in line with the Panel’s recommended changes, except where discussed below. **Attachment 10** provides Council with the final version of the Colac 2050 Growth Plan for adoption, and **Attachment 11** lists the changes to the Growth Plan in response to the Panel recommendations and submissions.

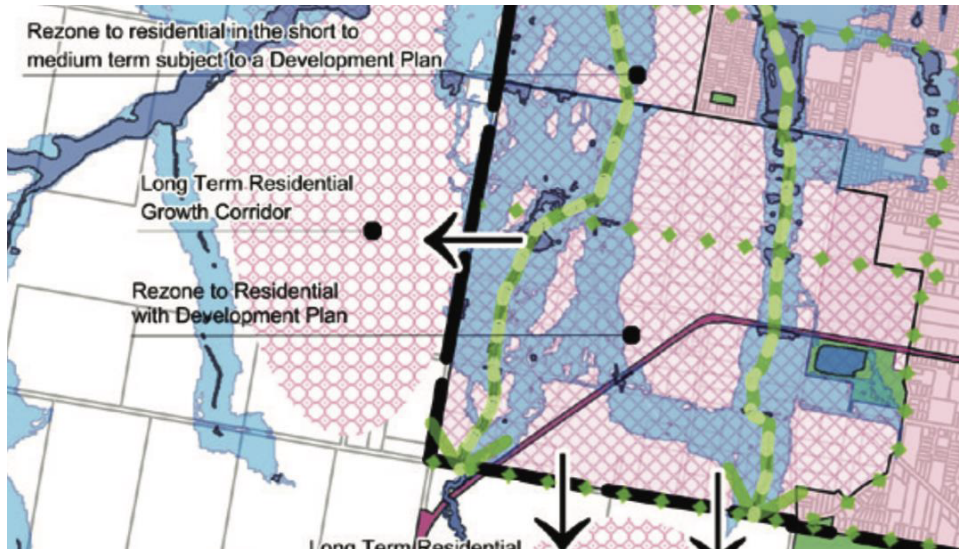
While officers broadly agree with the Panel’s recommendations, there are two discreet matters where a different professional view to the Panel has been formed.

In relation to the two specific areas identified in Council’s resolution the following section provides some commentary in relation to this.



Land bordered by Pound Road, Cants Road, Sinclair Street South and Neale Street

The exhibited Framework Plan identified the land south of Pound Road, east of the Deans Creek Road for general residential purposes. As noted, in March Council resolved to identify land bordered by Pound Road, Cants Road, Sinclair Street South and Neale Street for low density residential purposes. The Panel did not support this designation and formed the view that the land was suitable for general residential purposes. They did not think it appropriate to identify an island of Low Density Residential zoned land in this area if the ultimate vision was to transition the Rural Living land into General Residential land. Officers agree with this assessment.



Land between Colac-Lavers Hill Road, Florence / Friends Road, and Forest Street South

The Panel accepted Council's submission for the extension of the urban boundary further south to include Florence / Friends Road for a rural living or low density residential area. They considered the shift in the urban boundary to Florence / Friends Road to be a logical extension, which *"will provide an effective "closing in" between land presently zoned and developed for residential purposes."* They thought the issue of the open space corridor associated with the Old Beechy Rail Trail and the treatment of the high-power transmission line could be dealt with as part of future planning processes.



Officers note that this recommendation has been made because the Panel formed the view that this land was more suitable for low density uses *"than land further north that is constrained by its proximity and interface to industrial development."*

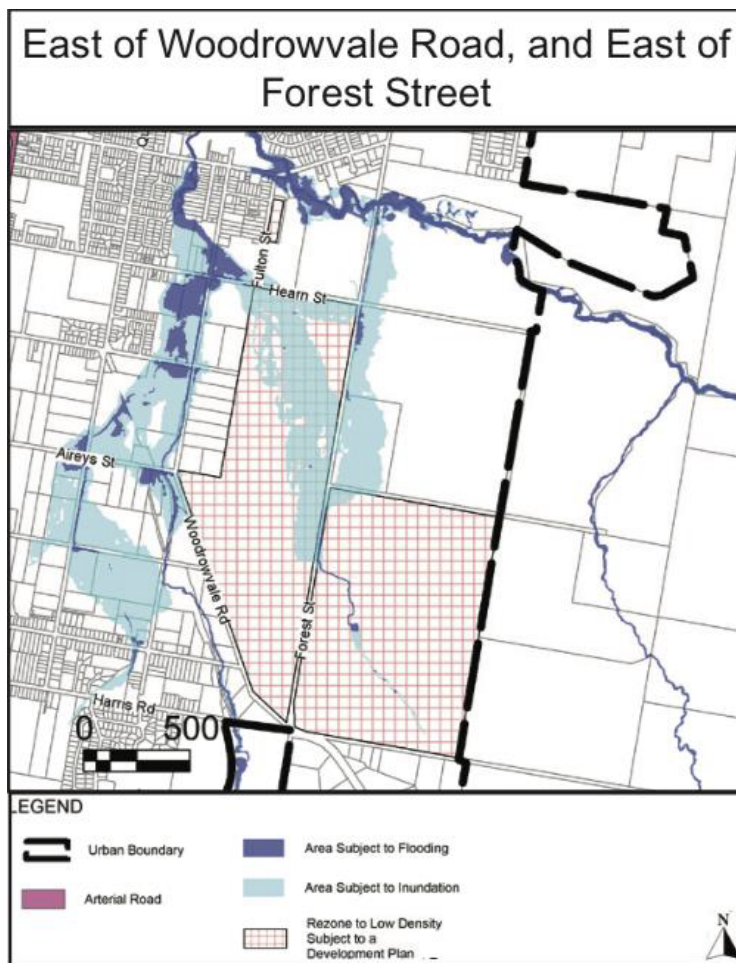
Noting the opposition of the two land owners in Friends / Florence Road to the proposed future development, it is also considered that development of the land should commence from the Harris Road end given its proximity to the existing township, which would likely result in a significant time

delay for the development front reaching its southern boundary. Also, given the absence of discussion in the exhibited Growth Plan about this area, additional text has been included in the attached Growth Plan for adoption to describe: the area; the preference for development to commence from the northern end; and the strategic vision sought for its development for low density or rural living purposes.

The following considers other specific recommendations made by the Panel.

Land east of Woodrowvale Road and east of Forest Street

Officers note the Panel’s response to land identified for low density residential purposes north of Florence Street / Friends Road which was considered by the Panel in conjunction with land to the east of Woodrowvale Road.



The Panel did not accept Council’s identification of the land east of Woodrowvale Road and Forest Street for low density residential purposes. Indeed, they took a cautious view about identifying land next to industry for higher order residential purposes because of the need to protect industry from residential encroachment. They considered this approach in line with existing economic development policy in Colac to protect important industrial land. The Panel thought this land more suitable for rural living purposes and considered the land west of Forest Street should remain in the Rural Living zone, and land east of Forest Street should be identified as a rural living investigation area.

Officers do not agree with this recommendation, and consider the land has potential for low density development. A tempered approach could be taken similar to the land north of Florence / Friends

Road to identify the area for either rural living or low density purposes subject to more detailed planning. This would provide flexibility in the application of zones as part of subsequent planning processes.

It is considered that Council's exhibited approach in the Growth Plan remains sound, to determine appropriate lot sizes and buffer treatments to protect industry as part of subsequent planning stages. This could utilise techniques like building envelopes, open space and/or road reserves, and larger lots closer to the industrial areas. It is also noted the industrial land which borders the proposed rural living / low density land is undeveloped except for the Bulla dairy site at the northern end. The Development Plan Overlay schedules which apply to the industrial land including Bulla requires the preparation of development plans which consider their interfaces with housing. It remains strategically justified to identify the land for rural living or low density purposes at the Framework Plan stage, noting that appropriate buffer treatments will need to be worked through in subsequent planning processes. To this end, officers recommend Council does not accept this Panel recommendation, and instead, recommend the land east of Forest Street and the land east of Woodrowvale Road be noted as 'Rezone to Rural Living or Low Density'. This is the same designation as land between Colac-Lavers Hill Road, Florence / Friends Road, and Forest Street South.

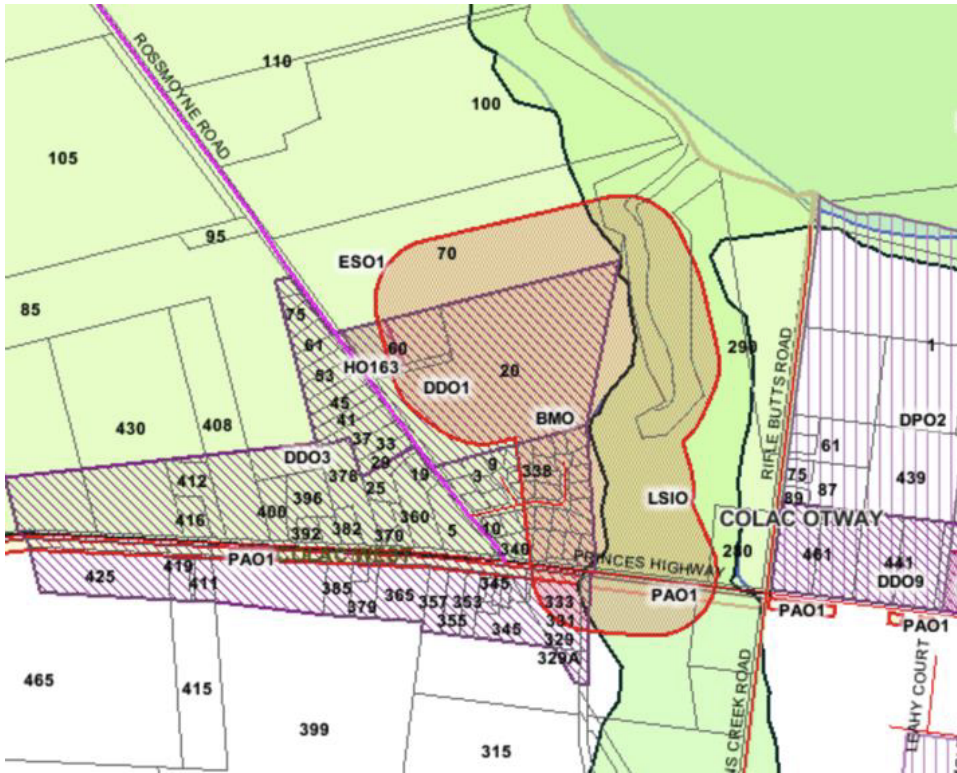
#### Rossmoyne Road Industrial and Proposed Residential Area

The Colac 2050 Growth Plan proposes to rezone the existing Industrial 1 zoned land in Rossmoyne Road to an Industrial 3 zone and identify an area of land to the north for residential purposes.



While the Panel supported the rezoning of the industrial land to Industrial 3, a key influence in the Panel's deliberation in relation to the proposed residential land in this area, was the extent of the Bushfire Management Overlay (BMO) which applies to land in this location, shown in the map below. This influenced their recommendation in relation to the appropriateness of identifying land for residential purposes to the north of the industrial estate. They were not persuaded by the submitter's arguments in relation to maintaining the Industrial 1 zone of the land in this area.





In relation to the designation of land to the north of the industrial area for residential purposes, the Panel formed the view that:

*“there are unresolved issues around the use of the industrial land and the BMO that require further consideration before it can be considered appropriate to designate the land for residential development and use. At best, this area could potentially be identified as a ‘medium term residential investigation area’.*

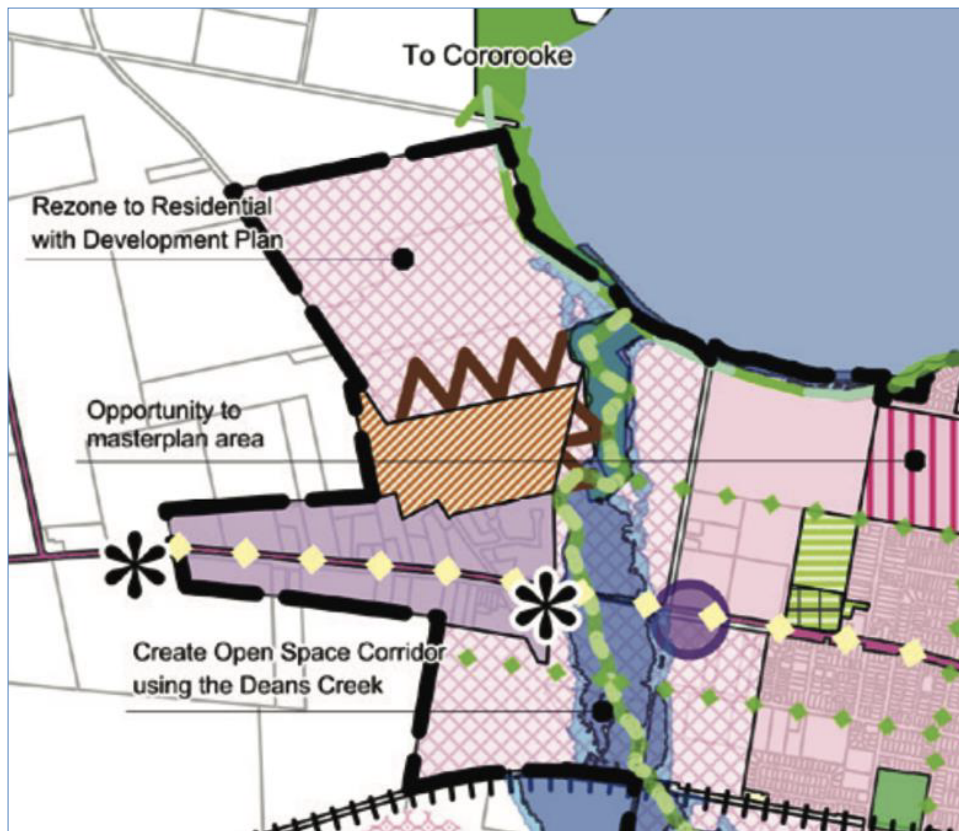
*Given the uncertainty around the future of the area, the Panel considers that the exhibited Framework Plan should be amended to replace the annotation ‘Rezone to Residential with Development Plan’ and related Map legend with ‘Medium term residential/low density investigation area’.*

*However, if the adjoining land to the south land remains in the Industrial 1 Zone, the Panel considers that it is more appropriate for the subject land to be rezoned to low density, as is the approach adopted at the interface of other industrial areas within the town boundary.”*

The Panel recommended that this area be identified as “a ‘Medium term residential/low density investigation area’.” Officers support this approach as it acknowledges the additional strategic work which will be required to develop this land for residential uses, and the medium-term nature of the development proposition.

Deans Creek Corridor – north and south of the Princes Highway

Land which forms part of the Deans Creek Growth Area corridor includes land west of Rifle Butts Road, and land south of the Princes Highway to Pound Road.



The Panel considered the influence more broadly of the BMO on other areas in the Deans Creek Growth Area when they concluded that the land ought to be a medium-term investigation area.

The Panel concluded:

- *“The Framework Plan should be amended as it relates to land west of Rifle Butts Road to replace its identification for ‘Rezone to Residential Subject to Development Plan’ to a ‘Medium term residential/low density investigation area’.”*

In relation to land to the south of the Princes Highway and west of Cants Road, the Panel concluded:

- *“The Framework Plan should be amended as it relates to this precinct to identify it as a ‘Residential investigation area’.”*

Officers concede that the land west of Rifle Butts could be either low density or general residential subject to further investigation. This is because the land is partly encumbered by flood inundation, is likely to be contaminated from use as a Rifle Club, and has known cultural heritage values. However, officers consider the Panel has unintentionally designated a much larger area in their recommendation than appears intended. This is because their recommendation identifies land south of the Princes Highway to Pound Road. Their recommendation is as follows:

- *“That the Framework Plan be amended to identify the Deans Creek Growth Area Corridor (south of Princes Highway to Pound Road) as a ‘Residential investigation area’.”*

This area was exhibited with the identification to rezone to General Residential with the intention the land north of Pound Road would be one of the first areas to develop. It was not identified as an investigation area. The Panel’s discussion points to their rationale for this recommendation are:

*“The proposed activity centre and part of the land identified for residential appears to be affected by the BMO.*

*The Panel is supportive of development of land beyond the BMO for residential purposes but for the reasons provided above cannot endorse expansion of the residential zone within the BMO. The Panel concludes that this issue needs to be addressed prior to consideration of a rezoning application.”*

The BMO is partly in place because of the plantation which recently existed in Rossmoyne Road. It has since been harvested, so the extent of the BMO needs to be reassessed. It is possible that a portion of the BMO would remain because of the treed nature of the creek corridor north of the Princes Highway. However, it is considered the mapped area is not an accurate reflection of bushfire risk in this location.

The proposed neighbourhood centre on the eastern corner of the Deans Creek Road is not affected by the BMO, and the area south of the Princes Highway is mostly unaffected by the BMO. In fact, most of the land in this area is not encumbered by the BMO at all. Furthermore, the land south of the Princes Highway which is subject to the BMO is also subject to the proposed Flood Overlay and is unlikely to be developed. It nonetheless needs to be identified as part of the Growth Area to ensure it is properly planned.

The Growth Plan acknowledges the need to manage any bushfire and inundation risk as part of subsequent planning, and it is considered that the development planning process is the appropriate tool to undertake this further analysis. It is considered that the designation of the land should remain for residential purposes, as this area includes a key section for residential purposes in the Growth Plan and exhibited Framework Plan likely to be developed in the short to medium term. Officers consider that additional words should be included in the Growth Plan and Clause 21.03. This should explicitly acknowledge the BMO and the need to review the extent of the mapping in this area, as well as appropriately address any bushfire risk as part of subsequent planning.

Officers consider that Council should maintain the identification of the land south of the Princes Highway for residential purposes as exhibited, but that it should include additional words in Clause 21.03 in relation to managing bushfire risk where appropriate, and insert under the heading of ‘Further Strategic Work’, ‘Urban Growth, Accommodation and Housing’, one additional action:

- ‘to review the extent of the mapped area of the BMO in Colac west.’

#### South of Flaxmill Road and Marriner Street precinct

The exhibited Framework Plan nominated land currently in the Rural Activity Zone south of Flaxmill Road, north of the Princes Highway to be included in the Low Density Residential Zone or Rural Living Zone. The western portion of the land is in an industrial buffer area next to the abattoir. A late submission (S38) sought their land at 82 Marriner Street (coloured in red below) to be identified for residential purposes. The EPA presented to the Panel and submitted that land within industrial buffers should not include residential uses.



The Panel agreed that the area is difficult to plan and considered that further work is necessary in this location to resolve appropriate land uses. It recommended the following:

- *“That the Framework Plan and Clause 21.03-2 be amended to:
 
  - Delete the identification of the area south of Flaxmill Road and in the Marriner Street precinct as a ‘Rural Living or Low Density subject to Development Plan’ and replace it with a ‘Precinct Plan review area’ designation
  - Include the development of a Precinct Plan for the Marriner Street precinct and area south of Flaxmill Road as a ‘Further Strategic Work’ action.”*

Officers agree with this recommendation. This does not mean that no housing will be permitted, but that a more nuanced planning exercise is required for this location to determine what uses are appropriate and where, having regard to the industrial buffer areas, and the need to avoid locating housing within the buffer area. A Special Use Zone or a Comprehensive Development Zone may be required to tailor specific planning controls. This would be determined as part of the Precinct Planning process. It could form a discreet piece of work in the short term to resolve the future development of this area.

#### Other areas the Panel supported

The Panel supported the following:

- The identification of land in Elliminyt for residential purposes and considered that this is likely to be one of the first areas for infill. It recommended:
  - *“That the Framework Plan be amended to: - Identify the Elliminyt Growth Area (west of the Wyuna Estate) as ‘Rezone to residential in the short to medium term’.”*
- The identification of all investigation areas, as well as the identification of land east of AKD for rural living purposes.

- The rezoning of land from Low Density Residential Zone to Farming Zone in Christies Road.

Officers agree with these recommendations.

Former Service stations at the entrances to Colac

Officers invited the Panel to consider the former service stations at the entrances to Colac. The Panel noted the following:

*“While the Panel acknowledges that the former service station sites at the western and eastern entries are prominent and need a greater level of direction, it is not appropriate that this Amendment provide specific direction about their zoning or future use. It is preferable to identify this as ‘Further strategic work’.”*

Therefore, officers recommend that this is identified in Clause 21.03 as a matter for further strategic work as noted in **Attachment 7**.

Other specific recommendations

The Panel also made recommendations relating to the form and content of the Amendment. Officers agree with most of the recommendations. However, there are two matters which officers are not supportive of, or where officers recommend a specific variation.

The first relates to the buffer symbol. The Panel has recommended to remove the buffer to industrial areas symbol as in their view this duplicates the existing buffers to the sawmill, water treatment plant and abattoir. However, officers note that the industrial buffer symbol which relates to specific buffers for the sawmill, water treatment plant and abattoir, are not used for other buffer areas in the west of Colac or to the south because they do not have defined buffer distances. The symbol is therefore purposeful because it identifies the boundary between an industrial zone and the need to appropriately treat this. It should therefore be kept.



**Buffer to Industrial Uses  
to be protected by  
Development Plan  
Overlay**



**Protect 300m Buffer to Water  
Treatment Plant**

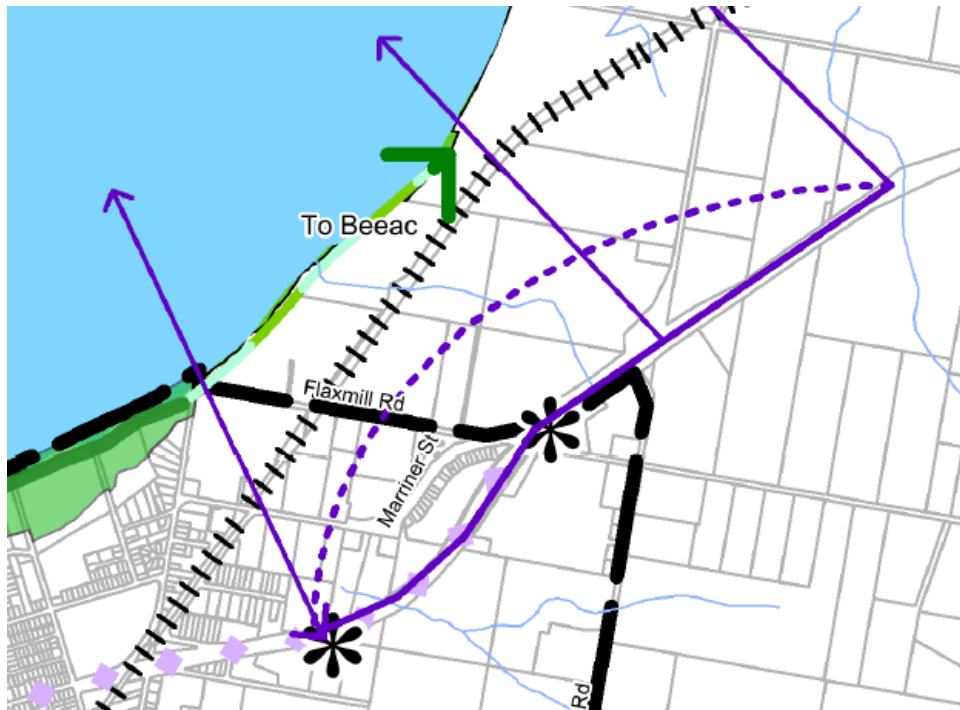


**Protect 500m Buffer to  
Sawmill**

The second relates to the Panel’s comments about view lines and considers this has been misinterpreted. Officers consider the view lines to the lake from the west no longer need to be represented on the Framework Plan because they have in the course of time dissipated due to



vegetation growth. However, the view line symbol used for the eastern side of Colac does not adequately convey the actual view lines to be recognised and should be amended. Officers consider there is an opportunity to update the Framework Plan at this point to improve the symbol and its interpretation. The below diagram is generally what is recommended.



In summary, officers recommend that the Colac 2050 Growth Plan and Amendment C97 should be adopted by Council with changes as attached to this report (Attachments 5 to 10).

## 4. COMMUNITY CONSULTATION & ENGAGEMENT

The development of the Colac 2050 Growth Plan has undergone two phases of community consultation to date, with included significant engagement with our community. The first phase included consultation with the broader community and sought to inform the opportunities and constraints which influence growth; explore the questions of where and how Colac should grow; and initiate growth scenarios or options.

The second phase involved the Colac 2050 Citizens' Jury whose recommendations were used to inform the development of the draft Framework Plan and Growth Plan.

### **Public Notice of Amendment C97 – Colac 2050 Growth Plan**

Amendment C97 was placed on joint public exhibition with the draft Colac Stormwater Development Strategy for a 6-week period in accordance with Council's Community Engagement Policy, from the beginning of November to mid-December 2018. Submissions closed on 14 December 2018.

Letters of notice with an information brochure were posted to all residents and non-resident ratepayers in Colac and surrounds. Notices were also published in local media including the Colac Herald, and Council's Facebook page, as well as the Government Gazette. Information was also provided on Council's and DELWP's website.

Three drop-in information sessions were held across different days and times as follows:

- 11am – 1pm, Wednesday 7 November 2018, Murray Street, Colac (near laneway and Marc's Furniture)
- 3pm – 6pm, Wednesday 7 November 2018, COPACC
- 10am – 1pm, Sunday 18 November 2018, Colac Sunday Market

People were also invited to book an appointment with Council's Strategic Planning Unit.

### **Planning Panel Process**

Planning Panels invited all submitters to the Amendment to nominate whether they wished to be heard by the Panel. Submitters who nominated to present to the Panel participated in the 1.5-day public Panel hearing.

## **5. ALIGNMENT TO COUNCIL PLANS, POLICIES OR STRATEGIES**

Alignment to Council Plan 2017-2021:

Theme 1 - Our Prosperity

1. Plan infrastructure, assets and land use with a long-term vision for economic growth.
2. Support a thriving economy and industries.

Theme 2 - Our Places

2. Our places are managed for long-term sustainability.
3. Towns and places are welcoming and attractive.

## **6. CONSIDERATIONS**

### **ENVIRONMENTAL, SOCIAL & CULTURAL, & ECONOMIC**

The Final version of the Colac 2050 Growth Plan considers drainage and other environmental implications. It identifies the opportunity to improve existing inundation and flooding issues along the Barongarook Creek and Deans Creek, to facilitate development, create linear open space corridors and improve water quality into Lake Colac.

The Final Growth Plan also considers a range of social issues including the location and availability of community infrastructure and services, amenity for future residents of growth areas, walkability for new residents in newly developing areas, and the housing needs of different parts of the community. The Growth Plan seeks to create a more compact and sustainable urban form for Colac which will encourage walking, cycling and housing diversity. It also includes recommendations in relation to Colac's Traditional Owners and the need to include them in future planning processes.

For Colac to reach its economic potential, an appropriate land use framework is required to support future growth. The Final Colac 2050 Growth Plan considers the economic cost of infrastructure provision for new development areas, and the way in which development contributions could be used to fund works such as drainage mitigation for low lying areas. The implementation section of the Growth Plan identifies the importance of Council pursuing development contributions mechanisms as part of the next stage of planning for Colac's growth. The Growth Plan also contains a section on Economic Development to reinforce findings from the *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy* (2017).

## LEGAL & RISK

This project assists Council to fulfil its obligation under the *Planning and Environment Act, 1987* to ensure the orderly planning of the area and accommodate at least 15 years' supply of appropriately zoned land for residential purposes. The issue of bushfire hazard has also been considered as part of the Growth Plan as required by amended provisions in the Colac Otway Planning Scheme.

## FINANCIAL & BUDGETARY

A budget allocation for the Colac 2050 Growth Plan Planning Scheme Amendment was included in Council's 2018/19 budget. Further funds have been allocated in 2019/20 to meet the final costs of the Panel. The development of the Growth Plan has largely been funded by the State Government.

## 7. IMPLEMENTATION STRATEGY

Should Council resolve to adopt the Final Growth Plan and Amendment, officers will forward the Amendment to the Minister for Planning for approval.

### COMMUNICATION

Officers have notified all submitters to the Amendment that the Panel report has been received and invited them to attend the Council meeting. Should Council adopt the Amendment and the Minister for Planning approve the Amendment, then further notice will be given in the Colac Herald to inform the community that the Amendment has been approved. This is required under the Planning and Environment Act, 1987. Submitters will also be advised in writing of Council's resolution.

### TIMELINE

The following is a proposed timeline for the next phases of the Colac 2050 Growth Plan project and planning scheme amendment to implement the Growth Plan's key findings.

Milestone	Timing
Independent Planning Panel review process	Completed
Report back to Council with Panel Report	August 2019
Planning Scheme amendment finalisation and adoption by the Minister for Planning	Late 2019

## 8. OFFICER DIRECT OR INDIRECT INTEREST

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

*Planning and Environment Act 1987*

**Panel Report**

**Colac Otway Planning Scheme Amendment C97**

**Colac 2050 Growth Plan**

**11 July 2019**

*Planning and Environment Act 1987*

Panel Report pursuant to section 25 of the Act

Colac Otway Planning Scheme Amendment C97

Colac 2050 Growth Plan

11 July 2019



Tim Hellsten, Chair



Rachael O'Neill, Member

# Contents

	Page
<b>1 Introduction.....</b>	<b>1</b>
1.1 The Amendment.....	1
1.2 Background.....	1
1.3 Summary of issues raised in submissions .....	3
1.4 Procedural issues.....	5
1.5 The Panel’s approach .....	6
<b>2 Planning context .....</b>	<b>7</b>
2.1 Planning policy framework.....	7
2.2 Other relevant planning strategies and policies .....	12
2.3 Planning scheme provisions .....	12
2.4 Amendments VC148 and VC154 .....	12
2.5 Ministerial Directions and Practice Notes.....	12
2.6 Discussion and conclusion.....	13
<b>3 Strategic context.....</b>	<b>14</b>
3.1 Existing reference documents.....	14
3.2 Proposed reference documents.....	15
3.3 Growth Plan support documents .....	18
3.4 Discussion .....	19
<b>4 Industrial areas and buffers.....</b>	<b>20</b>
4.1 The issues .....	20
4.2 Are the industrial areas appropriate? .....	20
4.3 Does the Amendment provide adequate buffer protection around industrial areas?.....	23
<b>5 Existing residential areas.....</b>	<b>27</b>
5.1 Development Plan Overlay Schedule 2 .....	27
5.2 Moore Street Housing Renewal Area.....	30
<b>6 Residential growth.....</b>	<b>32</b>
6.1 Rossmoyne Road Area.....	32
6.2 Deans Creek Corridor – North of Princes Highway .....	35
6.3 Deans Creek Corridor – South of Princes Highway to Pound Road .....	37
6.4 Deans Creek Corridor – south of Pound Road, east of Deans Creek Road and north of Harris Road.....	39
6.5 Elliminyt Growth Area .....	41
<b>7 Low Density Residential, Rural Living and Long-term Investigation areas .....</b>	<b>44</b>
7.1 Colac-Lavers Hill Road, Friends Road/Florence Road and Forest Street South ....	44
7.2 East of Woodrowvale Road and Forest Street .....	46
7.3 South of Flaxmill Road and Marriner Street precinct .....	49

7.4	West of Drapers Road .....	53
<b>8</b>	<b>Other issues .....</b>	<b>60</b>
8.1	Colac Bypass .....	60
8.2	Town gateways.....	60
8.3	Infrastructure .....	62
8.4	Environment.....	63
8.5	Creek corridors .....	63
8.6	Public notice .....	65
<b>9</b>	<b>Form and content of the Amendment .....</b>	<b>66</b>
9.1	Policy .....	66
9.2	Mapping.....	68
9.3	Reference documents .....	71
9.4	Recommendations.....	71

#### **Appendix A Submitters to the Amendment**

#### **Appendix B Parties to the Panel Hearing**

#### **Appendix C Document list**

### **List of Figures**

	<b>Page</b>	
Figure 1	Study area for Colac 2050 Growth Plan .....	2
Figure 2	Exhibited Colac 2050 Framework Plan.....	3
Figure 3	Stormwater Strategy - Catchment map .....	17
Figure 4	Existing Development Plan Overlay, Schedule 2 areas .....	28
Figure 5	Moore Street Master Plan Area .....	30
Figure 6	Residential land subject to a Development Plan for the Rossmoyne Road Area.....	32
Figure 7	Extent of Bushfire Management Overlay.....	34
Figure 8	Residential land subject to a Development Plan within the Deans Creek Corridor – North of Princes Highway .....	35
Figure 9	Residential land subject to a Development Plan within the Deans Creek Corridor – South of Princes Highway to Pound Road .....	37
Figure 10	Residential land subject to a Development Plan within the Deans Creek Corridor – South of Pound Road, east of Deans Creek Road and north of Harris Road .....	39

Figure 11	Residential land subject to a Development Plan within the Elliminyt Growth Area .....	42
Figure 12	Council's post-exhibition change to rezone land to 'rural living or low density' .....	44
Figure 13	Rezone land east of Woodrowvale Road and Forest Street to Low Density Residential .....	47
Figure 14	Rezone land south of the Flaxmill Road and in the Marriner Street precinct to Low Density Residential or Rural Living .....	49
Figure 15	Rezone land south of Marriner Street to General Residential Zone.....	49
Figure 16	Rezone land at 82 Marriner Street to General Residential Zone .....	51
Figure 17	Potential rezoning of land at 10/75 Marriner Street to Industrial 3 Zone.....	52
Figure 18	Rezone to Low Density .....	54
Figure 19	Rural Living Investigation area .....	55
Figure 20	Long-term Low Density Residential area .....	56
Figure 21	Long-term residential growth corridor .....	56



## Glossary and abbreviations

Act	<i>Planning and Environment Act 1987</i>
Amendment	Colac Otway Planning Scheme Amendment C97
BMO	Bushfire Management Overlay
Council	Colac Otway Shire Council
DELWP	Department of Environment, Land, Water and Planning
DPO	Development Plan Overlay
DPO2	Development Plan Overlay, Schedule 2 (Future Residential Areas)
EAO	Environmental Audit Overlay
Economic Development Strategy	<i>Colac Township: Economic Development, Commercial and Industrial Land Use Strategy, Essential Economics, 2017</i>
EPA	Environment Protection Authority
Framework Plan	Colac 2050 Framework Plan
Growth Plan	<i>Colac 2050 Growth Plan, Exhibition Version – July 2018, Colac Otway Shire</i>
GRZ	General Residential Zone
INZ1	Industrial 1 Zone
INZ3	Industrial 3 Zone
LDRZ	Low Density Residential Zone
MSS	Municipal Strategic Statement
planning scheme	Colac Otway Planning Scheme
PPF	Planning Policy Framework
RLZ	Rural Living Zone
Stormwater Strategy	<i>Colac Stormwater Development Strategy, Engeny Water Management, March 2019</i>
VCAT	Victorian Civil and Administrative Tribunal
VPP	Victoria Planning Provisions

## Overview

### Amendment summary

<b>The Amendment</b>	Colac Otway Planning Scheme Amendment C97
<b>Common name</b>	Colac 2050 Growth Plan
<b>Brief description</b>	The Amendment implements the strategic land use directions of the Colac 2050 Growth Plan
<b>Subject land</b>	The township of Colac
<b>Planning Authority</b>	Colac Otway Shire Council
<b>Authorisation</b>	10 October 2018
<b>Exhibition</b>	1 November to 14 December 2018
<b>Submissions</b>	Number of Submissions: 39 Submissions opposed or seeking change: 26

### Panel process

<b>The Panel</b>	Directions Hearing: Sarah Carlisle (Chair) and Tim Hellsten The Panel was reappointed for the Hearing with Tim Hellsten (Chair) and Rachael O'Neill
<b>Directions Hearing</b>	Colac Performing Arts Centre, Colac, 15 April 2019
<b>Panel Hearing</b>	Colac Performing Arts Centre, Colac, 27 and 28 May 2019
<b>Site inspections</b>	Unaccompanied, 15 April and 28 May 2019
<b>Citation</b>	Colac Otway PSA C97 [2019] PPV
<b>Date of this Report</b>	11 July 2019

## Executive summary

Colac is the key industrial, commercial and service centre for the Colac Otway Shire and surrounding region with a population of 12,000.

Colac Otway Planning Scheme Amendment C97 (the Amendment) seeks to implement the *Colac 2050 Growth Plan July 2018* (Growth Plan) to provide the strategic framework for the sustainable growth of Colac to a population of 20,000 consistent with the *G21 Regional Growth Plan, Geelong Region Alliance, 2013*. The Growth Plan is the culmination of an extensive background analysis of infrastructure, land supply and housing needs, creek ecology, flood and stormwater assessment and extensive community engagement which included a Citizen's Jury process.

The Amendment makes changes to the Municipal Strategic Statement to update population estimates and to guide the implementation of the Growth Plan for Colac, including a replacement Framework Plan.

A total of 39 submissions were received following exhibition of the Amendment including two late submissions. Key issues raised in opposition to its exhibited structure and content included:

- management of land uses within industrial buffers
- application of Development Plan Overlay 2
- housing renewal
- zoning directions for:
  - Pound Road, Cants Road, Sinclair Street South and Neale Street area
  - land bordered by Colac-Lavers Hill Road, Friends Road and Forest Street
  - Rossmoyne Road area
  - Mariner Street area
  - Colac East industrial areas
- other issues
  - infrastructure
  - Colac Bypass
  - environmental protection
  - gateways
  - creek corridors
  - public notice.

The Panel considered all submissions referred to it by Council and those presented to the Panel during the Hearing on 27 and 28 May 2019.

Council has invested significantly in the development of the Colac 2050 Growth Plan. The Panel acknowledges the extensive and innovative community engagement process employed by Council to develop the Growth Plan including the use of the Citizen's Jury process. The Panel considers that this is reflected in both the supporting submissions and the relatively low number of opposing submissions which tend to indicate that the Plan is for the most part embraced by the wider Colac community.

The Panel concludes that the Growth Plan and the Amendment are strategically sound. The Panel considers that while the Amendment has accurately translated the key directions of the

Growth Plan into the amended Clause 21.03-2 and the associated Framework Plan there are issues of future zoning designation and land use direction that require additional consideration.

The Panel notes that it is often challenging to translate a broad strategic plan such as the Growth Plan into a planning scheme in a manner that is succinct and clear yet still consistent with other policy provisions, legislation and drafting guidelines. To this extent, the Panel has proposed a number of recommendations relating to the management and treatment of industrial buffers and the development of medium to longer term housing areas proximate to strategically important industrial and employment nodes.

The Panel supports the broader housing directions of the Amendment, however some critical issues require further analysis before considering whether to provide residential opportunities in certain areas. These include drainage and flooding, potential contamination and bushfire in addition to industry buffers. Therefore, the Panel has recommended a number of changes to the housing directions of the exhibited Amendment taking into account submissions and Council's proposed post exhibition changes including:

- identifying the Rossmoyne Road residential investigation area as a 'Medium term residential/low density investigation area'
- Identifying the land west of Rifle Butts Road as a 'Medium term residential/low density investigation area'
- Identifying the Deans Creek Growth Area Corridor (south of Princes Highway to Pound Road) as a 'Residential investigation area'
- maintaining a 'Rezone to residential' designation across all of the Deans Creek Growth Area Corridor (south of Pound Road)
- identifying the Elliminyt Growth Area (west of the Wyuna Estate) as 'Rezone to residential in the short to medium term'
- identifying the Colac-Lavers Hill Road, Friends Road/Florence Road and Forest Street South as 'Rezone to Rural Living or Low Density'
- identifying the land east of Woodrowvale Road and Forest Street, Colac as a 'Rural Living investigation area'
- identifying the area south of Flaxmill Road and in the Marriner Street precinct as a 'Precinct Plan review area'.

The Panel considers that these changes will still support the primary directions of the Growth Plan and accommodate a broad supply of conventional and larger lot housing options in the short to medium term to achieve growth targets. They will also allow constraints to be examined in time to undertake the next level of detailed planning. The Panel supports the further critical work identified by Council to undertake a review of the Development Plan Overlay 2 and to prepare an Outline Development Plan in the Deans Creek Growth Area corridor to guide future planning, including the application of zones and overlays and infrastructure contributions.

While the Panel acknowledges that the former service station sites at the western and eastern entries are prominent and need a greater level of direction, it is not appropriate that this Amendment provide specific direction about their zoning or future use. It is preferable to identify this as part of identified a 'Further strategic work'.

At the invitation of Council at the Directions Hearing, the Panel identified a number of other recommendations included in Chapter 9 of this Report relating to the form of mapping and content of Clause 21.03-2. The Panel considers that these changes will add greater strategic clarity and enhance policy legibility without changing the exhibited objectives or strategies.

### Recommendations

Based on the reasons set out in this Report, the Panel recommends that Colac Otway Planning Scheme Amendment C97 be adopted as exhibited subject to the following:

1. Redraft Clause 21.03-2 applying a consistent set of drafting principles based on Planning Practice Notes and plain English guidance and the Panel's recommendations in section 9.1 of this Report.
2. Amend Clause 21.03-2 to:
  - a) Include under Objective 1 'Urban Growth, Accommodation and Housing', an additional strategy: *'Protect the amenity of sensitive uses by avoiding their location within recommended separation distances for industrial activities'*.
  - b) Re-order the third strategy under Objective 1 'Urban Growth, Accommodation and Housing' as the fourth strategy and reword it to read: *'Support the rezoning of land to accommodate new housing areas where identified in the Colac Framework Plan and supported by a Development Plan Overlay. A Development Plan Overlay should identify the requirements for the orderly staging and development of the land including coordination of infrastructure, a shared infrastructure plan and the management of interface areas, including industry interfaces and buffers'*.
  - c) Include as an Objective 1 strategy under 'Urban Growth, Accommodation and Housing', *'Support the future planning of investigation areas outside the settlement boundary and as identified in the Colac Framework Plan, where land supply analysis can demonstrate that less than 15 years supply of land in the same zone, within the urban boundary remains developed'*.
  - d) Rephrase the second strategy under Objective 3 'Economic Development and Employment' to read: *'Provide appropriate industrial area interface treatments within Colac's new urban areas to ensure the operations of existing industries are not compromised'*.
  - e) Insert under the heading of 'Further Strategic Work', 'Urban Growth, Accommodation and Housing', two additional actions:
    - *'Review the extent of the Development Plan Overlay Schedule 2 for the area north of the Pound Road and west of Main Street to refine the mapped boundary to exclude small lots which have been developed, where appropriate.'*
    - *'The development of a Precinct Plan for the Marriner Street precinct and area south of Flaxmill Road'*
3. Amend the Framework Plan mapping to:
  - a) Split the Framework Plan content into two Framework Plan Maps as generally identified in Council's Part A Submission Panel version Maps and amended to include the Panel's mapping recommendations in section 9.2 of this Report.

- b) Amend the designation of the Rossmoyne Road industrial area to ***'Rezone to Industrial 3'***.
- c) Replace ***'Buffer to Industrial Uses to be protected by Development Plan Overlay'*** with ***'Manage industry interface and buffers'*** designation.
- d) Replace the separate buffers for the water treatment plant, abattoir and sawmill with a single ***'Significant industry and infrastructure buffer area'***.
- e) Identify the Rossmoyne Road residential investigation area as a ***'Medium term residential/low density investigation area'***.
- f) Identify the land west of Rifle Butts Road as a ***'Medium term residential/low density investigation area'***.
- g) Identify the Deans Creek Growth Area Corridor (south of Princes Highway to Pound Road) as a ***'Residential investigation area'***.
- h) Identify the Deans Creek Growth Area Corridor (south of Pound Road) as ***'Rezone to residential'***.
- i) Identify the Elliminyt Growth Area (west of the Wyuna Estate) as ***'Rezone to residential in the short to medium term'***.
- j) Identify the Colac-Lavers Hill Road, Friends Road/Florence Road and Forest Street South as ***'Rezone to Rural Living or Low Density'***.
- k) Identify the land east of Forest Street, Colac as ***'Rural Living investigation area'*** and the land east of Woodrowvale Road remaining ***'Rural Living'***.
- l) Delete the identification of the area south of Flaxmill Road and in the Marriner Street precinct as a ***'Rural Living or Low Density subject to Development Plan'*** and replace it with a ***'Precinct Plan review area'*** designation.

# 1 Introduction

## 1.1 The Amendment

### (i) Amendment description

The purpose of the Amendment is to introduce key land-use planning directions of the draft Growth Plan into the Colac Otway Planning Scheme.

Specifically, the Amendment proposes to:

- Amend Clause 21.01 (Municipal Profile) to update population estimates based on 2016 Census results.
- Amend Clause 21.02 (Vision) to update the vision for Colac consistent with the Growth Plan.
- Amend Clause 21.03 (Settlement) to incorporate the key objectives, strategies, and implementation for the Growth Plan including an updated Colac 2050 Framework Plan (Framework Plan).
- Amend Clause 21.06 (General Implementation) to remove references to the application of zones and overlays in Colac and remove actions relating to Colac under the headings '*Undertaking further strategic work*' and '*Undertaking other actions*'.
- Amend Clause 21.07 (Reference Documents) to remove reference to the *Colac Structure Plan 2007*, and include reference to both the Growth Plan and the *Colac Stormwater Development Strategy 2018*.

### (ii) The subject land

The Amendment applies to land within the urban boundary of Colac and land immediately adjoining that boundary, as shown in Figures 1 and 2.

## 1.2 Background

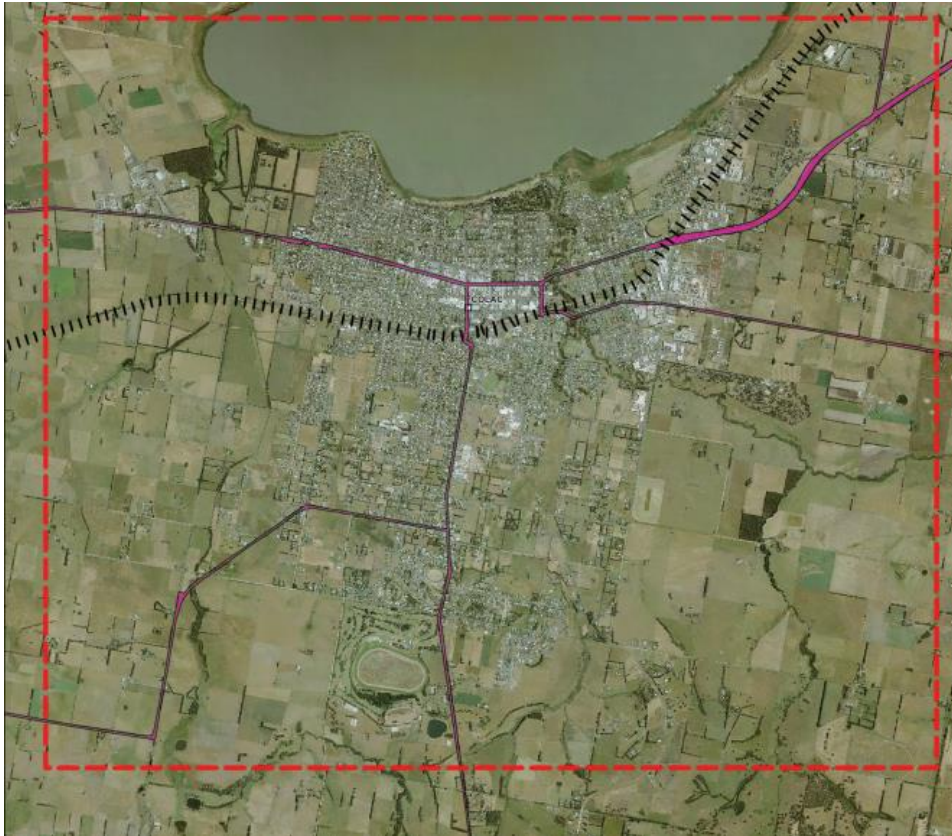
About 21,000 people live in the Colac Otway Shire, which includes the Otway Ranges, coastal areas along the Great Ocean Road including the town of Apollo Bay and land used for agriculture and forestry purposes. Colac is the key industrial, commercial and service centre for the Colac Otway Shire and surrounding region with a population of 12,000.

Colac is located on the southern banks of Lake Colac, approximately 80 kilometres west of Geelong. The landscape comprises flatter areas south of the lake with flooding and drainage constraints along Deans Creek and Barongarook Creek. More elevated areas are located to the southern and eastern edges of the town offering extensive views over the lake and surrounding hinterland. Significant industrial areas are located to the eastern edge of the town including meat, timber and dairy processing and manufacturing.

The Shire is currently experiencing a modest growth rate, however Council has set a more ambitious target for population growth. The Amendment represents the culmination of strategic work to prepare Colac for growth into the future. Its purpose is to implement policies identified in the Colac 2050 Growth Plan into the Colac Otway Planning Scheme (planning scheme) to provide a strategic framework for that growth.



Figure 1 Study area for Colac 2050 Growth Plan



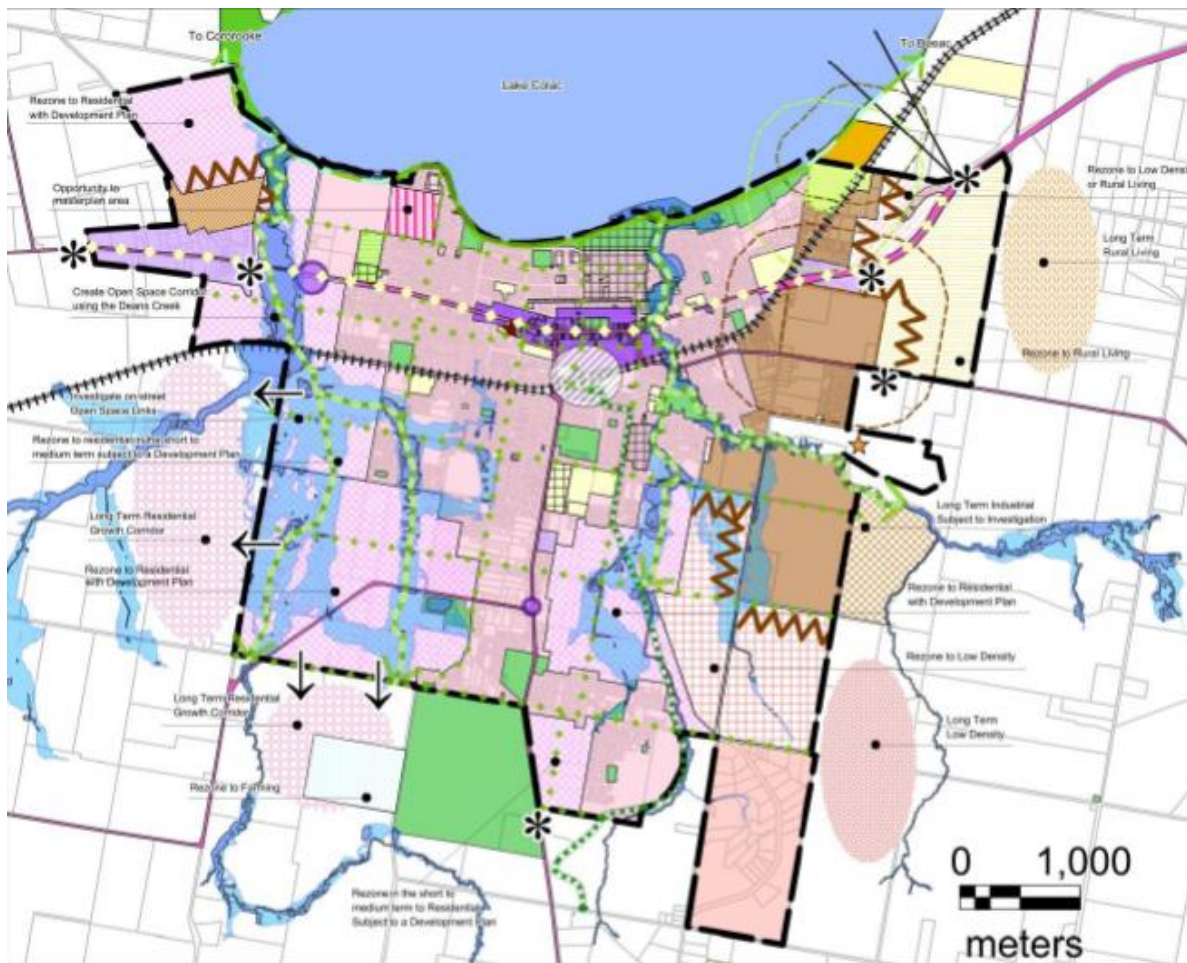
Source: Colac 2050 Growth Plan (Exhibited), Map 2, p8

The impetus for the development of a new Growth Plan for Colac was the G21 Regional Growth Plan. Completed in 2013, it identified Colac as an attractive target for population growth in the region, laying out an aspirational increase in population to 20,000. Council endorsed an exhibition version of the Growth Plan in July 2018 as a basis for developing the Amendment. The Growth Plan was informed by an extensive community engagement process including a Citizen's Jury, and by the following background reports:

- *Deans Creek and Barongarook Creek Flora and Fauna Assessment, Ecology and Heritage Partners, 2016*
- *Colac Community Infrastructure Plan, ASR, 2016*
- *Colac 2050 – Colac Heritage Precinct Built Form Character Review, The Planning Connection, 2015*
- *Colac Residential Housing Land Assessment, Rod Bright and Associates, 2016*
- *Colac Housing Needs Assessment, Southern Cross Town Planning, 2016*
- *Colac Infrastructure Services Assessment, St Quentin Consultants, 2016*
- *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy, Essential Economics, 2017.*



Figure 2 Exhibited Colac 2050 Framework Plan



Council adopted the *Colac Stormwater Development Strategy, Engeny Water Management, March 2019 (Stormwater Strategy)* in March 2019 following 6 weeks of community consultation. The Stormwater Strategy was developed to:

- identify areas in Colac that experience stormwater management challenges and require mitigation to improve the overall drainage system
- facilitate the development of land in Colac as part of the implementation of the draft Growth Plan.

The Growth Plan and Stormwater Strategy are discussed in more detail in Chapter 3.

### 1.3 Summary of issues raised in submissions

Council received 39 submissions to the Amendment (including late submissions) with 13 submissions supporting the Amendment.

Four submissions were received from public authorities and utilities including DELWP, Environment Protection Authority (EPA) and Barwon Water which provided commentary or sought changes. The submission from SP Ausnet offered no objection.

The 26 submissions opposing the Amendment or seeking changes identified the following issues:

- management of land uses within industrial buffers
- application of the Development Plan Overlay 2
- housing renewal
- zoning directions for:
  - Pound Road, Cants Road, Sinclair Street South and Neale Street area
  - land bordered by Colac-Lavers Hill Road, Friends Road and Forest Street
  - Rossmoyne Road area
  - Mariner Street area
  - Colac East industrial areas
- other issues:
  - infrastructure
  - Colac by-pass
  - environmental protection
  - gateways
  - creek corridors
  - public notice.

### **Post-exhibition changes**

Council's resolution of the 20 March 2019 proposed a number of post-exhibition changes to the Amendment documents including Clause 21.03-2 and the proposed Framework Plan (post-exhibition version) and reference document (Growth Plan) in response to issues raised in submissions.

The proposed changes included an extension to the town boundary to include land south of Harris Road and west of Forest Street adjacent to the Wyuna Estate and to respond to issues raised by the EPA regarding industry buffers. The changes were identified in Council's Part A submission (Document 3) with annotated comments and tracked changes.

Two additional changes to the Framework Plan and Growth Plan were included in Council's resolution but not shown on the post-exhibition version documents provided to the Panel:

- inclusion of the land bordered by Colac-Lavers Hill Road, Friends Road/Florence Road and Forest Street within the urban boundary as Low Density Residential Zone (LDRZ) or Rural Living Zone (RLZ)
- identifying the land bordered by Pound Road, Cants Road, Sinclair Street South and Neale Street as LDRZ.

Given the nature of the proposed changes, Council provided additional notice to landowners in those two areas. Two further submissions were received relating to those changes (Submissions 36 and 37).

At the Directions Hearing the Panel clarified that, although those changes were the subject of a Council resolution, they had not yet taken effect and that the only point at which Council is able to make changes to the Amendment is at the adoption stage. The Panel advised that it would be considering the Amendment as exhibited and make recommendations in relation to the exhibited Amendment, taking into account the proposed post-exhibition changes.

## 1.4 Procedural issues

### Declarations

At the time of the Directions Hearing, Ms Barker (representing Council) was a sessional member of Planning Panels Victoria. Senior Panel member Ms Carlisle (originally appointed as Chair) and Mr Hellsten (subsequently appointed Chair) declared that they had some professional association with Ms Barker at professional development days, but neither Ms Carlisle or Mr Hellsten had sat with Ms Barker on any matter. By the time of the Hearing however, Ms Barker was no longer a sessional member of Planning Panels Victoria.

Mr Hellsten also declared that he was previously employed by the City of Greater Geelong and the G21 Regional Alliance in 2012 as Project Manager of the G21 Regional Growth Plan. No parties identified any concerns with these declarations.

### Confidential submission

At the Directions Hearing, Whey Solutions Pty Ltd (Submission 12) sought to present its submission to the Panel 'in camera' for commercial-in-confidence reasons. The Panel accepted the request after considering a submission from Ms Stanley for Whey Solutions, noting Council's support and the lack of submissions from nearby land owners.

### Late submissions

Council received two late submissions from R. Grimmer (Submission 38 and Document 2) and R. and M. Krall (Submission 39 and Document 4) after the Directions Hearing. Council advised the Panel that it had accepted these submissions and referred them to it for consideration. Both parties made submissions to the Panel.

### Parties unable to attend Hearing

Two submitters, T and L Fletcher (Submission 36) and N and S Weedon (Submission 37) intended to present to the Panel but were ultimately unable to attend. The Panel enabled these parties to provide further written submissions. These were received before the Hearing (Documents 1 and 5) and provided to all parties and considered by the Panel.

### Content and format of Amendment

At the Directions Hearing the Panel requested that Council provide revised mapping for Clause 21.03 to separate the content of the proposed Framework Plan into two maps to enhance legibility, one showing key land use directions (Map 1 Land Use – Panel Version) and one showing open space related directions (Map 2 Proposed Open Space – Panel Version). Both maps were included in Council's Part A submission and contain the same content mapped in the post-exhibition version of the Framework Plan. The Panel's recommendations were informed by these maps.

At the Directions Hearing the Panel was invited by Council to provide comments and recommendations on the drafting of Clause 21.03 including mapping. This was in part a recognition that Council is in discussions with the Department of Environment, Land, Water and Planning (DELWP) regarding the migration of the planning scheme's Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) into the new Planning Policy Framework (PPF) format introduced through Amendment VC148. The Hearing timetable

included a ‘without prejudice’ workshop session with Council on the drafting of the Amendment. On both Hearing Days, the Panel reinforced that this session could be attended and observed by submitters. The Panel limited its focus to ensuring that the meaning and expression of the proposed Amendment were clear.

The Panel identifies related recommendations in Chapter 9 in addition to recommendations concerning changes identified by Council in its Part A and B submissions and submitter input.

Council provided some additional Framework Plan maps (Document 15) on 1 July 2019 in response to discussion items raised at the workshop session which clarified the extent of growth areas, staging and included a legend and mapping format discussions. While some of these elements have been used in this Report, the Panel’s recommendations are based on the Framework Plan maps provided in Council’s post-exhibition and Part A submissions.

## **1.5 The Panel’s approach**

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the planning scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions and other material presented to it during the Hearing. It has reviewed a large volume of material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- Strategic context
- Industrial areas and buffers
- Existing residential areas
- Residential growth
- Low Density Residential, Rural Living and Long-term Investigation Areas
- Other issues
- Form and content of the Amendment.

## 2 Planning context

### 2.1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the PPF which the Panel has summarised below.

#### **Victorian planning objectives**

Council identified that the Amendment will assist in implementing State policy objectives set out in section 4 of the Act by providing for the fair, orderly and sustainable development of land in Colac where environmental, social and economic effects are recognised.

#### **Clause 11.01-1S (Settlement)**

The objective of this Clause is:

To promote sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Relevant strategies include:

- Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.
- Support sustainable development of the regional [centre] of ... Colac.
- Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.
- Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.
- Create and reinforce settlement boundaries.
- Provide for growth in population and development of facilities and services across a regional or sub-regional network.
- Encourage a form and density of settlements that supports sustainable transport to reduce greenhouse gas emissions.
- Limit urban sprawl and direct growth into existing settlements.
- Promote and capitalise on opportunities for urban renewal and infill redevelopment.
- Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.
- Ensure retail, office-based employment, community facilities and services are concentrated in central locations.
- Ensure land that may be required for future urban expansion is not compromised.

Council identified that the Amendment achieves these objectives through the development of a Growth Plan for the identified regional centre of Colac consistent with the G21 Regional Growth Plan.

#### **Clause 11.01-1R (Geelong G21)**

Relevant strategy includes:

- Plan for Colac and Winchelsea as new targeted growth nodes.

Council submitted that the Amendment satisfies this strategy by consolidating the role of Colac as a targeted growth node through the implementation of the Growth Plan, consistent with the G21 Regional Growth Plan.

**Clause 11.02-1S (Supply of urban land)**

The objective is:

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Relevant strategies include:

- Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.
- Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.
- Monitor development trends and land supply and demand for housing and industry.
- Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.
- Restrict rural residential development that would compromise future development at higher densities.

Council identified that the Amendment achieves these objectives through the development of a 30 year strategy to accommodate planned and targeted population and housing growth by identifying opportunities for urban consolidation and short to medium and longer term growth in a diversity of conventional, low density and rural living formats. The Growth Plan also provides for the protection of existing and future industrial areas from the impact of sensitive uses.

**Clause 11.02-2S (Structure planning)**

The objective is:

To facilitate the orderly development of urban areas.

Relevant strategies include:

- Ensure effective planning and management of the land use and development of an area through the preparation of relevant plans.
- Undertake comprehensive planning for new areas as sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation.
- Facilitate the preparation of a hierarchy of structure plans or precinct structure plans that:
  - Take into account the strategic and physical context of the location.
  - Provide the broad planning framework for an area as well as the more detailed planning requirements for neighbourhoods and precincts, where appropriate.
  - Provide for the development of sustainable and liveable urban areas in an integrated manner.
- Assist the development of walkable neighbourhoods.
- Facilitate the logical and efficient provision of infrastructure.
- Facilitate the use of existing infrastructure and services.

Council identified that the Amendment achieves these objectives through the development of the Growth Plan, mindful of land capability and servicing limitations, creating sustainable and liveable urban areas with walkable neighbourhoods.



**Clause 11.02-3S (Sequencing of development)**

The objective is:

To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

Relevant strategies include:

- Define preferred development sequences in areas of growth to better coordinate infrastructure planning and funding.
- Ensure that new land is released in areas of growth in a timely fashion to facilitate coordinated and cost-efficient provision of local and regional infrastructure.
- Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads.
- Ensure that planning for water supply, sewerage and drainage works receives high priority in early planning for areas of growth.

Council identified that the Amendment achieves these objectives by identifying growth areas and land supply timing based on utilisation of existing infrastructure and allowing for logical extensions where provided in a coordinated and cost-effective manner. The Amendment introduces policy directions relating to existing Development Plan Overlays (DPOs) and infrastructure contributions planning.

**Clause 12.03-1S (River corridors, waterways, lakes and wetlands)**

The objective is:

To protect and enhance river corridors, waterways, lakes and wetlands.

**Clause 14.02-1S (Catchment planning and management)**

The objective is:

To assist the protection and restoration of catchments, water bodies, groundwater, and the marine environment.

**Clause 14.02-2S (Water quality)**

The objective is:

To protect water quality.

Council submitted that the Amendment supports Clauses 12.03-1S, 14.02-1S and 14.02-2S by ensuring growth directions are informed by the Stormwater Strategy and the *Towards a 'Botanic Colac', Colac Integrated Water Cycle Management Plan, July 2014* and support the enhancement of creek corridor environments and water quality.

**Clause 13.02-1S (Bushfire planning)**

The objective is:

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Council submitted that the Growth Plan was informed by a bushfire risk assessment, with only a small portion of land within Colac previously used for a timber plantation near Lake Colac located within a Bushfire Management Overlay (BMO). Council identified that much of Colac and surrounds is included in Bushfire Prone Area mapped areas as a result of potential ember

attack from the forested uplands. Council submitted that the Growth Plan provides recommendations to identify ways that ensure all new buildings meet the construction standard of Bushfire Attack Level 12.5.

#### **Clause 13.03-1S (Floodplain management)**

The objective is to assist the protection of:

- Life, property and community infrastructure from flood hazard.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river health.

Relevant strategies include:

- Identify land affected by flooding, including land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority in planning schemes.
- Avoid intensifying the impact of flooding through inappropriately located use and development.

Council identified that the Amendment was informed by existing flood mapping, the Stormwater Strategy and the identification of mitigation works.

#### **Clause 16.01-1S (Integrated housing)**

The objective is:

To promote a housing market that meets community needs.

Relevant strategies include:

- Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.
- Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.
- Facilitate the delivery of high quality social housing.

#### **Clause 16.01-2S (Location of residential development)**

The objective is:

To locate new housing in designated locations that offer good access to jobs, services and transport.

#### **Clause 16.01-3S (Housing diversity)**

The objective is:

To provide for a range of housing types to meet diverse needs.

#### **Clause 16.01-4S (Housing affordability)**

The objective is:

To deliver more affordable housing closer to jobs, transport and services.

Council submitted that the Amendment supports Clauses 16.01-1S, 16.01-2S, 16.01-3S and 16.01-4S by providing for housing supply, diversity of residential options and housing close to jobs, transport and services.

#### **Clause 16.01-5S (Rural residential development)**

The objective is:

To identify land suitable for rural residential development.

Council submitted that the Amendment and Growth Plan reinforces the identification of Colac as the preferred location of rural residential activity as identified in the *Colac Otway Rural Living Strategy (2011)*.

#### **Clause 19.02 (Community infrastructure)**

The sub clauses of Clause 19.02 identify objectives relating to planning for open space, health and cultural facilities, social facilities and emergency services. Council identified that the Amendment and Growth Plan were informed by the Colac Community Infrastructure Plan (2016) and provides appropriate direction for the future provision of open space and community infrastructure.

#### **Clause 19.03 (Development infrastructure)**

The sub clauses of Clause 19.03 identify objectives relating to the planning for integrated water management, telecommunications, infrastructure contributions and waste management. Council submitted that the Growth Plan was informed by discussions with service authorities including Barwon Water and that the Amendment includes policy direction around development contributions.

### **Municipal Strategic Statement**

#### **Clause 21.03 (Settlement)**

While the Amendment replaces significant content within Clause 21.03-2 (Colac) it is consistent with the existing strategies of that clause which support the development of Colac as the regional centre of the Shire. The clause supports the provision of serviced residential land to meet future population needs and reinforces the role of Colac as the focus of rural living, commercial and industrial activity.

#### **Clause 21.04 (Environment)**

The Amendment and Growth Plan have been informed by appropriate background work to ensure the policy directions proposed are consistent with the objectives and strategies in Clause 21.04 for catchment management, flooding, water, vegetation and cultural heritage.

#### **Clause 21.05 (Economic development)**

The Amendment and Growth Plan are consistent with objectives and strategies aimed at limiting the further fragmentation of productive rural land and agricultural areas, supporting the retention and growth of timber processing and other agricultural-based manufacturing operations in Colac. These include AKD Softwoods, Bulla Dairy Food and the Australian Lamb Company.

## 2.2 Other relevant planning strategies and policies

### (i) G21 Regional Growth Plan

The G21 Regional Growth Plan provides broad direction for land use and development across the G21 region.

Council submitted that the Amendment supports the G21 Regional Growth Plan because it provides for the targeted growth of Colac to 20,000 residents.

## 2.3 Planning scheme provisions

The Amendment does not make any changes to existing zones or overlays.

## 2.4 Amendments VC148 and VC154

VC148 was gazetted on 31 July 2018, after the Amendment was exhibited. VC148 made substantial changes to the structure and content of the planning policy framework, as well as other provisions in the planning scheme including the use of reference documents (now background documents – Clause 72.08), the ‘application of zones and overlays’ (Clause 74.01) and ‘further strategic work’ (Clause 74.02).

As identified in Chapter 1, Council is at an early stage of working with DELWP on the migration of its planning scheme to the new PPF format. As a result, Council has not prepared the Amendment documentation using updated content for Clauses 72.08, 74.01 and 74.02 or utilised the new PPF format for the proposed policy changes. The Panel is comfortable that Council has taken this approach based on advice from DELWP and that the necessary format changes can be made post-adoption without any impact on content.

Amendment VC154 was gazetted on 26 October 2018 after authorisation of the Amendment. VC154 introduced an integrated water cycle management policy at Clause 19.03-3S. Council submitted that the Stormwater Strategy and the *Towards a ‘Botanic Colac’, Colac Integrated Water Cycle Management Plan, July 2014* which underpin the Growth Plan’s approach to management of stormwater and inundation embed the principles of integrated water management. Council acknowledged that further work might be required to better align the related policy directions to avoid duplication, probably as part of the upcoming planning scheme migration process.

The Panel is comfortable that Council has taken this approach based on advice from DELWP and that the necessary format changes can be made as part of the planning scheme migration amendment process.

## 2.5 Ministerial Directions and Practice Notes

### Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of *Ministerial Direction 11 (Strategic Assessment of Amendments)*.

Council sought the advice of EPA in the development of the Amendment in relation to industry emissions and buffer issues consistent with *Ministerial Direction 19 (Preparation of and*

*Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health).*

### **Planning Practice Notes**

The Amendment has been prepared consistently with *Planning Practice Note 46: Strategic Assessment Guidelines for preparing and evaluating planning scheme amendments*. The Amendment and Growth Plan directions are generally consistent with *Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays* and *Planning Practice Note 42: Applying the Rural Zones*. The implications of *Planning Practice Note: Local planning for bushfire protection* through Clause 13.02-1S on future residential areas is discussed in Chapter 6.

## **2.6 Discussion and conclusion**

For the reasons set out in this Report, the Panel concludes that the Amendment is supported by, and implements, the relevant sections of the PPF and MSS, and is consistent with relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and should proceed subject to addressing more specific issues raised in submissions as discussed in the following chapters.

## 3 Strategic context

### 3.1 Existing reference documents

#### (i) Economic Development Strategy

The *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy, Essential Economics, 2017* (Economic Development Strategy) was commissioned by Council as part of the preparation of the Growth Plan. It provides guidance on economic development strategies in Colac, as well as providing a planning framework for industrial land.

The Strategy was presented in two parts, with Part A containing the Colac Township Economic Development Strategy. This provides a vision for economic development in Colac, objectives and an Action Plan. Objectives include:

To retain and further develop existing businesses that meet existing and new market opportunities in retail, commerce and industry.

To attract new investment to Colac with a focus on developing new and sustainable businesses and local jobs.

To attract a skilled and experienced labour force to Colac by promoting the town as a desirable place to live and where career opportunities can be pursued.

To provide training and skills development opportunities for the local labour force.

Part B of the Strategy contains the Colac Commercial and Industrial Land Strategy, which identified the following objectives in relation to industrial land including:

To recognise the important role played by existing businesses located in industrial areas in Colac.

To investigate and promote opportunities for longer-term industrial land development and the attraction of new industries, their investments and jobs.

#### (ii) Colac Otway Rural Living Strategy

The *Colac Otway Rural Living Strategy, 2011* prepared by CPG Australia was developed in response to increasing pressure for rural living and rural settlement lifestyle opportunities within the Shire, as highlighted in the findings of the *Rural Land Strategy 2007*. Objectives of the Strategy include to:

- protect productive agricultural land from urban encroachment;
- minimise conflict between agricultural activities and lifestyle housing;
- recognise and consolidate existing settlements; and
- direct rural living opportunities to existing settlements that have the necessary infrastructure and services to support additional population growth.

The Strategy identifies that:

Theoretically, there is sufficient land available to meet the demand for rural residential development within the Shire for approximately 33.3 years. However, the large majority of this supply is heavily constrained by environmental and infrastructure issues and unlikely to be developable. Further, the supply of land available for rural living opportunities is not necessarily located in the higher demand areas along the coast or near the Otways. The majority of vacant undeveloped land available for rural living and township development is located on the outskirts of existing built-up areas where, at the



very least, a basic level of community infrastructure is available within adjoining townships.

The Strategy identifies Colac and, to a lesser extent, Apollo Bay as 'growth areas' as these two townships are the principal places for residential development and currently offer the necessary infrastructure and services to support further population growth. The area between Colac and Elliminyt is identified as containing the majority of land available for rural residential development within the Shire (with over 30 years supply). Based on the range of life style opportunities, access to public transport and services and utilities, the Strategy recommends that:

Colac and Elliminyt continue to provide the majority supply of land for residential, low density and rural living development opportunities for the Shire.

## 3.2 Proposed reference documents

### (i) Colac 2050 Growth Plan

The purposes of the Growth Plan are to:

- Set out a vision for Colac.
- Establish principles, directions, and recommendations for growth.
- Identify the key strategic planning issues facing the city, including community aspirations and needs.
- Describe the preferred future directions and the location of an urban boundary in a framework plan which identifies the medium and long term growth.
- Identify the appropriate planning controls to manage growth.
- Set out an implementation plan with recommendations priorities, actions and processes required to make the plan happen.

The Growth Plan is divided into two parts; Part A and Part B. Part A contains the content of the Growth Plan and includes the *Colac 2050 Framework Plan*, which provides a spatial overview of the Growth Plan directions. The Plan is set out under five themes:

- Urban Growth
- Housing and accommodation
- Economic development and employment
- A cultural landscape, sustainability, and healthy environment
- Infrastructure.

Each of these themes is analysed with reference to particular areas and opportunities within Colac. A set of principles and directions are presented for each theme.

Council's Part A submission highlighted the features of the Framework Plan in identifying the following key elements of the Growth Plan:

- A variety of residential options including:
  - General residential living
  - Low density living, and
  - Rural living.
- An urban structure which incorporates the vision for the City identified by the Jury and Colac Integrated Water Cycle Management Strategy, to utilise Colac's waterways (its Creeks and Lake) as key features to enhance liveability, place making, and environmental outcomes

- A staged approach to future development for the next 15 years and beyond that sequences development close to the existing urban area and services, and identifies long term growth areas to 2050. This will avoid 'out-of-sequence' development and consequential increased land servicing costs.
- In relation to specific areas, the Plan identifies a revised urban boundary, including:
  - A new area for Rural Living land to the east of Colac, up to Drapers Road
  - A new Low Density Residential area to the south east of Colac
  - Conversion of Rural Living land in Elliminyt (east and west of Colac Lavers Hill Road) to General Residential
  - Conversion of Rural Living zoned land east of Woodrowvale Road and west of Forest Road to Low Density Residential with larger lots closer to sensitive industrial interfaces
  - Rezoning the area west of the Wyuna Estate up to Colac Lavers Hill Road for residential purposes (i.e. land between racecourse/golf club and Wyuna Estate)
  - A long term residential growth corridor to the west and south of Colac
  - An area for long term industrial uses subject to further investigation, east of the J Barrys Road land, as a potential extension of existing undeveloped, but industrially zoned land
  - The conversion of Rural Activity Zone land near Marriners Street to Rural Living or possibly Low Density Residential with larger sized blocks
  - A new residential area to the west of Colac along the Deans Creek to transform land subject to inundation to a vibrant community with a new open space corridor that features constructed wetlands and walkways
  - A new residential growth area north of Princes Highway off Rossmoyne Road adjacent to Lake Colac, to be connected to existing open space along the lake foreshore area
  - The potential for the Civic and Rail Precinct in central Colac as an urban infill area
  - The potential for two local commercial centres to support convenience shopping needs in Elliminyt and Colac west as growth occurs in those areas (but not competing with the primary retail role of Murray Street)
  - The potential for Gateway and Boulevard treatments along the Princes Highway and main entrances corridors into Colac
  - The provision of an open space network which utilises the creek corridors, Lake, Beechy Rail line, and on-street green links
  - The long term potential for the extension of open space corridors around the Lake to link Cororooke and Beeac, subject to further investigation.

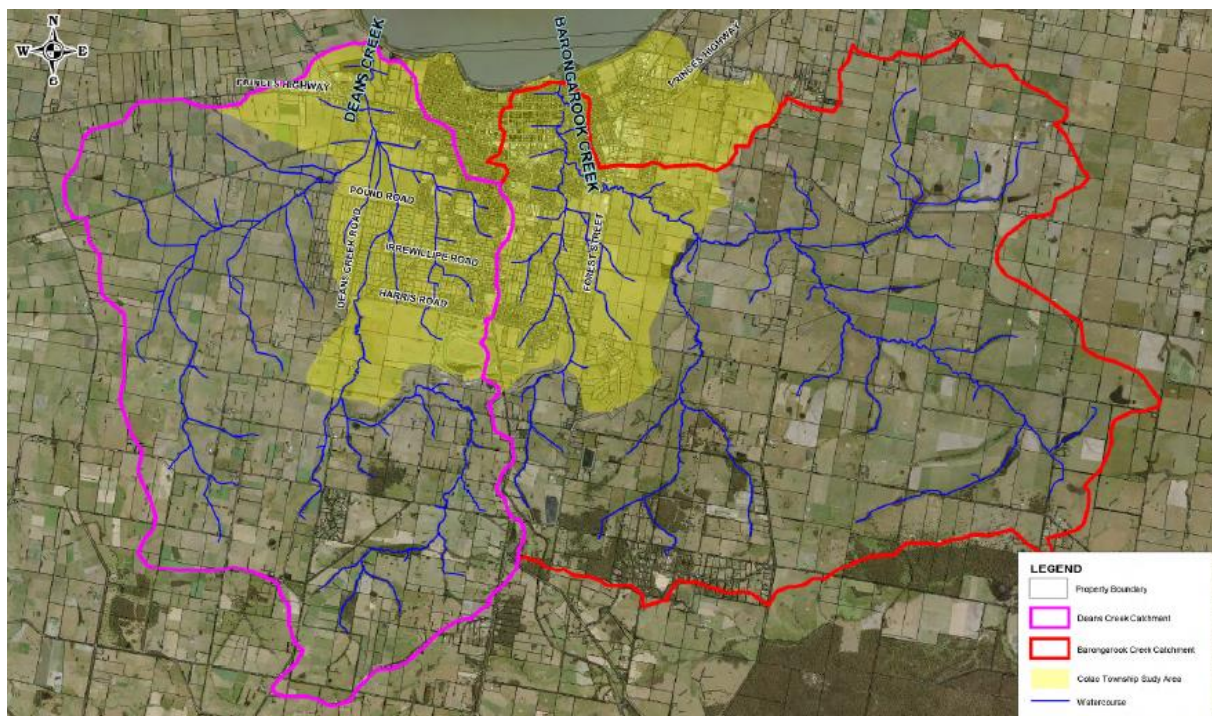
Part B of the Growth Plan contains the implementation program for the Growth Plan. It sets out 63 specific actions to be undertaken to fulfil the objectives of the plan, grouped into short, medium and long-term priorities. As a reference document in the planning scheme, Council identified that the Growth Plan will guide the application of planning controls and identify and prioritise further strategic work that may need to be undertaken including a review of the Plan itself. Council's Part A submission (paragraphs 5 to 82) provided an extensive overview of the process undertaken to prepare and develop the Growth Plan including background research, community engagement involving workshops and a Citizens' Jury process, scenario development and testing.

## (ii) Colac Stormwater Development Strategy

Council commissioned Engeny Water Management to produce the Stormwater Strategy to model development scenarios in flood prone areas and advise on how to manage or mitigate development in those areas. The Strategy underpins the Growth Plan and associated Framework Plan directions for housing. Figure 3 shows the stormwater catchments for the key waterways of Deans Creek and Barongarook Creek. Specifically, the Strategy:

- identifies areas of poor drainage performance through hydraulic modelling of the Council's drainage network
- identifies surface water requirements for future growth
- considers the effects of climate change into the future to assist with adaptation strategies
- models major flooding events
- summarises structural mitigation options available to Council to mitigate flooding in the most prone areas, including costs and staging of that work
- assesses structural mitigation options available to Council to mitigate the effects of climate change, including costs and staging of that
- recommends stormwater drainage and treatment works to enable future development.

**Figure 3 Stormwater Strategy - Catchment map**



The Strategy identifies the following recommendations:

- Consider the use of Special Building Overlays (SBO) across the catchment to manage future infill development in existing urban areas and to reduce the flood risk for new buildings. The use of SBOs is recommended as they do not have any capital cost and will result in an effective measure across the study area.
- Structural mitigation works should be considered to be constructed to reduce the impacts of flooding in existing development areas.

- Make provision for waterway corridors through the proposed development areas to cost effectively contain flood flows within the waterways, to improve waterway health, to allow for more development and to provide environmental and open space corridors.
- Make provision for stormwater wetlands within the proposed development areas to treat stormwater to remove pollutants, thus meeting planning scheme requirements. The wetlands will also provide valuable habitat, green space and public amenity as well as peak flow attenuation.

### 3.3 Growth Plan support documents

#### (i) Colac Residential Housing Land Supply Assessment

The *Residential Housing Land Supply Assessment, Rob Bright and Associates Pty Ltd, May 2016* contains a stocktake of residential land supply in Colac and Elliminyt. It found four major constraints to residential subdivision:

- Extensive areas subject to inundation
- Extent of current sewer district
- Availability and viability of storm-water infrastructure and limitations caused by flat land gradients which also impacts provision of sewer infrastructure; and
- Historic ad-hoc development patterns necessitating strategic planning directions to achieve successful subdivision design outcomes.

The Assessment report found:

- Unconstrained lot supply opportunities in the GRZ1 are likely to respond to current demand in the short term (approximately 2 years to 2018).
- In the medium term (from 3-10 years (to 2026)) there is likely to be 413 lots (GRZ1) available for housing (averaging 51.6 lots per annum over 8 years). Housing demand may exceed supply during this period based on current supply conditions. Housing demand is likely to exceed land supply during this period if the higher Colac 2050 growth target of 86 dwellings per year is achieved.
- Land supply for housing beyond 2026 is currently uncertain. Supply within current residential zones will require resolution of major constraints as noted above.
- Even if the above major constraints are resolved, based on the higher growth target, from 2026- 2050 there will be a shortage of supply of 903 lots, requiring additional 75 ha of land supply at a lot yield rate of 12/hectare, or 60ha at 15/ha. If the above constraints are not resolved, additional land will be required.
- Excluding the Belverdere Drive Estate, land supply in the LDRZ and RLZ relies solely on small-lot infill subdivision or sale of vacant lots by individual landholders.

#### (ii) Colac Housing Needs Assessment

Key findings from the *Colac Housing Needs Assessment, Southern Cross Town Planning Pty Ltd, May 2016*, were:

... between 60 – 111 new dwellings per year will be required to meet the housing needs of Colac up until 2031. If Council seeks to reach the aspirational year 2050 target of 20,000 persons, then 86 new dwellings are required per annum till 2050. Growth is likely to concentrate on Elliminyt and, to a lesser extent, Colac West and Colac East. It is forecast that on current growth rates, Colac Central will have limited population growth.

Considering residential land supply in Colac and Elliminyt, the Colac Housing Land Supply Assessment 2016 found that on current trends, from 2018 the estimated



residential land supply will not keep up with forecast demand. The Assessment notes that significant tracts of residential land in Colac are constrained by a combination of lack of access to a sewerage network, flooding and poor drainage and land fragmentation. Further infrastructure upgrades can partially address this shortfall. Infill development will provide some opportunity for increased land supply. It is noted that if the higher levels of demand are assumed, as noted in G21 data, then future residential land supply falls well short of forecast demand.

### **(iii) Deans Creek and Barongarook Creek Flora and Fauna Assessment**

*Deans Creek and Barongarook Creek Flora and Fauna Assessment, Ecology and Heritage Partners, 2016* found that in order to protect ecological values during any future development:

- Opportunities should be investigated to protect remnant vegetation patches of higher conservation value through planning controls (e.g. Environmental Significance Overlays/Vegetation Protection Overlays).
- Opportunities should also be investigated to enhance waterways, including degraded areas, through planning controls relating to future development. For example through a Development Plan Overlay requiring a masterplan upon applications for a subdivision, which considers retention and enhancement of biodiversity values, and a rehabilitation plan, requiring revegetation within degraded riparian environments. Through these controls, future development has the opportunity to increase connectivity throughout the broader environment and increase biodiversity values within the study area.
- Detailed ecological assessments will be required within the Special Investigation Areas to further inform the implications of future development in regards to the Guidelines (DEPI 2013).
- Detailed habitat assessments and/or targeted surveys are recommended to further inform the likelihood of the species being present and implication under the EPBC Act prior to any works within the vicinity of the creeks or artificial waterbodies which are likely to have a significant impact on Yarra Pygmy Perch, Dwarf Galaxias or Growling Grass Frog.

## **3.4 Discussion**

The Panel considers that the Amendment is consistent with existing reference documents, particularly the Economic Development Strategy and Colac Otway Rural Living Strategy. The proposed reference documents are considered sufficiently robust and informed by an extensive background analysis. The housing directions in the Growth Plan and Amendment are informed by an understanding of housing supply and demand factors, the Stormwater Strategy and the Deans Creek and Barongarook Creek Flora and Fauna Assessment.

## 4 Industrial areas and buffers

### 4.1 The issues

The issues are:

- Are the industrial areas appropriate?
- Does the Amendment provide adequate buffer protection around industrial areas?

### 4.2 Are the industrial areas appropriate?

#### (i) What is proposed

Proposed Clause 21.03-1 includes a strategy to identify a long-term industrial investigation area next to the exiting Colac East industrial area, to rezone the Industrial 1 Zone land in Colac West to Industrial 3 and to “provide a buffer with less intensive industrial uses next to planned residential land to its north”. The Framework Plan identifies existing industrial areas and a long-term industrial area east of Forest Street and a direction to rezone the Rossmoyne Road industrial area to a ‘Buffer Industrial Zone’.

#### (ii) Submissions

Submission 29 sought the identification of the north-east industrial area (comprising the water treatment plant and abattoir) as a long-term residential area. The submission acknowledged the extent of capital investment in establishing this infrastructure but considered it a more appropriate long-term vision for Colac.

Council considered that identifying residential development near major industrial facilities was poor planning practice and would potentially undermine the operations of and considerable investment in the abattoir and treatment plant. Council submitted that any relocation of these facilities was unlikely.

Submission 12 (Whey Solutions) identified concerns with the proposed designation of the Rossmoyne Road industrial area to the Industrial 3 Zone (INZ3) from the Industrial 1 Zone (INZ1) to provide a buffered transition to a “Medium term residential investigation area” to the north. Whey Solutions is seeking to develop a site in this area for a manufacturing plant utilising dairy products and dairy waste and anticipate the need for extensive buffers. They submitted that the site’s current zoning, existing site conditions, access to three phase power, proximity to key transport routes and the lack of nearby sensitive uses made it a desirable site for the proposed operation. The submission identified that the application of the INZ3 and designation of land to the north for future residential would render the proposal a potentially prohibited use (or at least significantly reduce its operations because of buffer requirements). It identified that this zone change risked significant potential investment and would make it difficult to establish a manufacturing cluster at the site. Ms Stanley, for Whey Solutions, identified that they had not found suitable sites in the Colac East industrial area that met their needs. The submission recommended the retention of the existing INZ1 and the application of the INZ3 to land to the north (identified for future residential growth) and including additional land beyond the urban boundary as an alternative future residential growth area.



Council identified that while it welcomed the proposed investment by Whey Solutions, there was no current permit application before it to consider. Council submitted that any rezoning of the industrial area was at least 5 years away and that any rezoning of the future residential area was a medium to long term proposition. This, it said would allow a proposal to be submitted by Whey Solutions and considered by Council. It identified that the future growth area would need to provide for suitable buffer treatments. Council submitted that its focus for industrial growth was to the east and that further industrial land was not required or strategically justified. Council identified that its proposed post-exhibition version amended the Framework Plan legend from *'Rezone the land to buffer industrial'* to *'Rezone as Industrial 3 Zone or equivalent'* in response to the submission from the EPA (Submission 23). However, Council at the Hearing that this should be further amended to read *'Rezone to Industrial 3 Zone or Commercial 2 Zone'*.

### **(iii) Discussion and conclusions**

The Economic Development Strategy provides a strong and coherent basis for identifying future industrial land supply needs. It reinforces the importance of providing larger industrial allotments and that future industrial growth should occur in Colac East, adjacent to existing industries and support infrastructure. This Strategy formed the basis of recent additional land zoning in the J Barrys Road area through Amendment C86 (Colac Otway PSA C86 [2018] PPV).

The Panel considers that there is no medium-term strategic need or basis to identify further industrial land within the Colac urban boundary including the land north of the Rossmoyne Road industrial area. The Panel does support however, the logic of designating a future longer-term industrial investigation area to the east of the existing industrial node in Colac East in recognition of the important employment and economic role played by industry and in supporting a future population of 20,000 residents and providing for a diverse and sustainable economy.

The Panel agrees with Council that it is both unlikely and a significant economic cost to relocate established industrial uses and the water treatment plant to allow future residential development as proposed by Submission 29. Importantly there is no strategic basis within the Growth Plan to support the Panel making such a recommendation. The Growth Plan and Framework Plan provide for additional short to medium term residential land adjacent to the Lake. The Panel notes that the Amendment retains the existing policy elements of Clause 21.03-2 which seek to *"Discourage any new or new development adjacent to Lake Colac on land which is not zoned industrial."* This is considered necessary to maintain important views to the Lake and its predominantly rural setting.

The Rossmoyne Road industrial area while providing for modest industrial or service business related activities, is predominantly occupied, and is part of the overall industrial land supply for Colac. Further, it is part of a larger industrial and commercial precinct at the western entrance to the town. This modest sized precinct provides an alternative employment node to that provided by the Colac CBD and the Colac East industrial area. As growth occurs in the Deans Creek Growth Area corridor it is likely to play a more important role in providing services and employment opportunities close to homes.

The INZ3 includes as its purpose:

...

- To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.
- To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community.
- To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations.
- To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.

Given the nature of existing uses and that the primary industrial precinct is identified as Colac East, the application of the INZ3 is considered appropriate if further residential development is to be supported to the north. The INZ3 allows a range of commercial uses that will support the existing Commercial 2 zoned activities along the Princes Highway.

In relation to the Whey Solution submission, Council seems to be open to considering a future proposal under the current INZ1 provisions although it seeks to apply the INZ3 to support further growth to the north and defer consideration of buffers as part of a later strategic planning process.

The Panel considers that Whey Solution's proposed concept is likely to require substantial buffers that could significantly impact on the prospect of achieving housing outcomes in a large portion of the identified future growth area to the north. Ultimately there is no approved permit in place for the Whey Solutions proposal. Council's identified priorities through the Amendment and Hearing were aligned to the Growth Plan's designation of the future residential growth area (linked to the future residential area off Rifle Butts Road) and managing the industrial interface through zoning and buffer treatments.

The status of the Amendment (adopted or approved) at the time of any application by Whey Solutions will also inform any decision Council might make. Council should be mindful however, that this direction within the Amendment as framed will potentially discourage investment in manufacturing or processing industrial operations on the larger sites within this industrial area, particularly where the necessary buffers cannot be accommodated on-site or where future residential activities may impact on future operations.

The direction for the Rossmoyne Road future residential area is discussed in section 6.1 of this Report.

The Panel supports Council's intent to clarify what is meant by the term '*Rezone the land to buffer industrial*' in the exhibited Framework Plan. However, it considers that the post-exhibition version's proposal to use the alternative term '*Rezone as Industrial 3 Zone or equivalent*' remains unclear. There is no equivalent zone to the INZ3. Council's Part B submission suggestion that this be clarified by replacing '*equivalent*' with '*Commercial 2 Zone*' does provide greater direction and certainty however, the strategic basis for further commercial zoning has not been identified. The Economic Development Strategy suggests that additional retail floor space is not required. Without further strategic work the Panel considers that the Framework Plan should limit the direction to '*Rezone to Industrial 3*'. This phrase is consistent with the exhibited content of Clause 21.03-2.

Given it is not Council's intention to rezone this area within the next 5 years, an appropriately reworded strategy could provide a mechanism for looking at a range of zone options supported by an appropriate level of analysis. As identified above, the INZ3 does allow a limited range of commercial uses which could meet short to medium term commercial floor space to support the Deans Creek Growth Area.

The Panel concludes that:

- The strategy to apply the INZ3 to the Rossmoyne Road industrial area is appropriate to provide for an appropriate transition to the future residential growth area.
- The Amendment's directions for future industrial land are appropriate.

#### **(iv) Recommendation**

The Panel recommends that:

**The Framework Plan mapping be amended to:**

- **Amend the designation of the Rossmoyne Road industrial area to 'Rezone to Industrial 3'.**

### **4.3 Does the Amendment provide adequate buffer protection around industrial areas?**

#### **(i) What is proposed?**

Proposed Clause 21.03-1 includes an objective to recognise the important economic contribution of Colac's industrial businesses and their protection from the encroachment of sensitive uses. Strategies proposed include, providing for open space or landscaped buffers between industrial areas and new urban areas; and requiring the use of the DPO to support residential, LDRZ and RLZ rezoning applications to avoid locating sensitive uses within buffer areas. The Framework Plan identifies existing threshold buffers for the abattoir (ALC), sawmill (AKD Softwoods) and water treatment plant as well as notional buffer treatment areas to future LDRZ and RLZ growth areas to the south and east of industrial areas in Colac East, and the future residential area north of the Rossmoyne Road industrial area.

#### **(ii) Submissions**

The EPA submission:

- supported the identification of separation distances between industrial and residential uses but noted these distances varied relative to industry types
- recommended localised assessment of appropriate buffer distances
- identified the importance of planning controls to manage the health and amenity of sensitive uses, referencing Ministerial Direction 19, sections 4(1)(c) and 12(2)(b) of the *Planning and Environment Act 1987* (Act) relating to the objectives of planning and consideration of environment effects of an amendment, Clauses 11 and 13 of the PPF and the industrial buffer provisions of Clause 53.10 (Uses with Adverse Amenity Potential).

The EPA submission identified that the threshold buffer distances based on Clause 53.10 with referral-based triggers account primarily for environmental impacts associated with industry

including noise and odour. It submitted these needed to be considered alongside residual emissions for dust and odour as identified in EPA publication 1518 *Separation Distances for Industrial Residual Air Emissions* (2013). As a result, the EPA submitted that caution should be used in applying uniform buffers as they might not capture all risks.

The EPA submission identified concern associated with future residential use in proximity to industrial areas without adequate consideration of separation distances including the:

- RLZ area east of Woodrowvale Road and west of Forest Street and the Farming Zoned land east of Forest Street and north of Woodrowvale Road identified for LDR
- residential growth areas adjacent to the Rossmoyne Road industrial area.

The submission supported the use of the Framework Plan to identify that a buffer between industrial and residential uses may be required. It also supported the use of a DPO to require an assessment of appropriate separation distances and to provide guidance within and outside the buffer. The EPA proposed an additional strategy under '*Urban Growth, Accommodation and Housing*' to:

Ensure protection of the amenity of sensitive uses by avoiding sensitive use development within recommended separation distances for industrial activities.

Council's Part C submission supported the EPA's proposed additional strategy. In its Part A submission, Council also identified other minor wording changes to Clause 21.03-2 to respond to the EPA's submission.

Submission 15 identified concerns associated with the application of the 500 metre buffer around the AKD Softwoods sawmill which extended onto the owner's farming zoned property.

Council submitted that it was appropriate to identify industry buffers on the Framework Plan based on Clause 53.10 to identify "*constrained areas*" and that the level of detail was appropriate to a high-level policy tool. It identified that the notional buffer areas between existing industry and future residential areas were intended to guide subsequent planning processes. Council submitted that the DPO process would enable nuanced site responses to manage amenity impacts such as mounding, building envelopes, lot size and vegetation treatments, provide for a more consolidated urban area, offset the loss of existing Rural Living land supply to accommodate conventional housing and to avoid the "*the sterilisation*" of these areas.

In relation to the Rural Activity Zone area south of Flaxmill Road and adjacent to Marriner Street, the EPA submission explained that using the land for non-sensitive uses and applying a Commercial 2 Zone rather than the RLZ or LDRZ was preferred given the difficulty in establishing site specific industry buffers. The submission identified that the threshold separation distance under Clause 53.10 of 500 metres for the sawmill at 45 Drapers Road, was not identified on the Framework Plan and impacted the northern section of the land to the west of Drapers Road identified for RLZ.

### **(iii) Discussion and conclusions**

The Economic Development Strategy identifies the important role played by existing businesses located in Colac's industrial areas with the major industries (Bulla Dairy, AKD Softwoods and the Australian Lamb Company) employing 1,000 people. It identifies supporting and expanding industries (including food and fibre processing associated with

dairy, lamb and sawmilling) as a key objective. The Strategy identifies the limited number of large holdings and the “*lack of appropriate threshold distances from residential uses*” as a constraint to new industrial entrants. A key action of the Strategy is to:

5.1 Support the retention of existing businesses by protecting existing industrial land precincts for residential encroachment and minimising the amenity impacts on residential properties.

The importance of protecting these significant industrial operations is further reinforced by existing strategies in Clause 21.03-2 which discourage the subdivision of residential land near the abattoir, discourage the subdivision of industrial land in Colac East below 5 hectares and support new industrial opportunities in Colac’s eastern industrial areas.

The Panel considers that the Growth Plan and existing policy provide a strong strategic basis for ensuring that existing industry is able to operate without the threat of potential amenity impacts of encroaching sensitive uses curtailing operations. The Growth Plan endeavours to balance the provision of additional conventional housing, providing housing choice with larger lot options and displaced RLZ on the urban edge, while protecting existing industry from the potential detrimental impacts of sensitive use incursion.

The Panel considers that the Amendment generally strikes the right balance however, considers that the protection of Colac’s major water treatment infrastructure and the eastern industrial areas have a higher strategic policy imperative than accommodating additional RLZ land. This is particularly so in areas adjacent to industrial operations which have significant separation distance requirements. Applying the ‘*agent of change*’ principle, Council needs to be confident that identifying RLZ in these areas without more detailed buffer analysis will not compromise the future economic sustainability of this important industrial and employment area. The Panel considers a more cautious approach is required in relation to identifying land use outcomes for these areas. Chapters 6 and 7 discuss the impacts of this approach in relation to the directions for future housing areas.

The Panel supports the intent behind Council’s designation of current Clause 53.10 separation distances and notional buffers for future residential, LDRZ and RLZ on the Framework Plan and the proposed additional strategy elements endeavouring to protect industry buffer areas. However, the Panel considers that the mapping designations in the Framework Plans and the strategies require further refinement.

In relation to the identified threshold separation distances for the sawmill, abattoir and water treatment plant, the Panel considers that their identification on the Framework Plan provides an important awareness signal and establishes a link with the relevant strategy directions. The Panel is of the view that they could be simplified (both on the related Map and legend) to identify a single ‘*Significant industry and infrastructure buffer area*’. Related mapping technique recommendations are identified in section 9.2 of this Report.

For similar reasons, the Panel supports the Framework Plan identifying sensitive industry interfaces for new housing areas adjacent to existing industrial zones. The identification of these areas regardless of their current zoning and future designation is considered appropriate. The Panel considers that the mapping of these areas is better represented as ‘*Manage industry interface and buffers*’ (without referring to the DPO) with the strategy element of the Clause providing greater direction as to how this might be achieved. The Panel

notes that there are many ways in which these interface areas might be managed but that this should be determined through detailed assessment and considered land use planning. The use for example, to the provision of “*open space or landscaped buffers*” is only one way this might be achieved. In the first instance, the key objective is to ensure that the operations of existing industrial uses are not compromised.

The Panel generally supports Council’s proposed post-exhibition changes and those identified in Council’s Part A and B submissions relating to minor wording changes in response to the EPA’s submission. This includes clarifying that wastewater buffer related to the ‘*treatment plant*’ and including the EPA’s proposed additional strategy. However, the two strategies should be reworded and reordered to clarify what is being protected and secondly, the tool to be used. This will avoid strategy content duplication and enable a wider application of the strategies as intended.

Council should review the final wording of all proposed strategies relating to industrial area interfaces in the context of the policy wording and mapping change recommendations identified in sections 9.1 and 9.2 of this Report.

The Panel concludes:

- That the Amendment provides adequate identification of buffer protection around industrial areas however, the Framework Plan mapping and strategies of Clause 21.03-2 should be further revised to enhance interpretation.

#### (iv) Recommendations

The Panel recommends:

- **That Clause 21.03-2 be amended to:**
  - include under Objective 1 ‘Urban Growth, Accommodation and Housing’, an additional strategy: *‘Protect the amenity of sensitive uses by avoiding their location within recommended separation distances for industrial activities’*
  - reorder the third strategy under Objective 1 ‘Urban Growth, Accommodation and Housing’ as the fourth strategy and reword it to read: *‘Support the rezoning of land to accommodate new housing areas where identified in the Colac Framework Plan and supported by a Development Plan Overlay. A Development Plan Overlay should identify the requirements for the orderly staging and development of the land including coordination of infrastructure, a shared infrastructure plan and the management of interface areas, including industry interfaces and buffers.’*
  - rephrase the second strategy under Objective 3 ‘Economic Development and Employment’ to read: *‘Provide appropriate industrial area interface treatments within Colac’s new urban areas to ensure the operations of existing industries are not compromised’.*
- **Amend the Framework Plan mapping to:**
  - replace ‘Buffer to Industrial Uses to be protected by Development Plan Overlay’ with *‘Manage industry interface and buffers’*
  - replace the separate buffers for the water treatment plant, abattoir and sawmill with a single *‘Significant industry and infrastructure buffer area’* designation.



## 5 Existing residential areas

### 5.1 Development Plan Overlay Schedule 2

#### (i) What is proposed?

The existing residential areas are included in Development Plan Overlay Schedule 2 - Future Residential Areas (DPO2). The Growth Plan identifies that DPO2 should be amended. The Amendment does not propose to remove or amend the overlay however submissions sought that it be removed.

#### (ii) The issue

The issue is:

- Whether the DPO2 should be deleted or amended as part of this Amendment.

#### (iii) Submissions

Three submissions (9, 18 and 24) were received in response to the existing DPO2 that applies to land south of the railway line and west of Main Street.

Submitter 9 submitted that the overlay should be removed and that they have no intention of subdividing their property that is a size that suits their lifestyle.

Submitter 18 also opposed the presence of the overlay over land that has already been subdivided and submitted that the prospect of preparing a Development Plan with some many landowners was unlikely. It observed that the abandonment of a previous Development Plan preparation process in 2014 was because of owners not wanting to subdivide their land and concerns with privacy and safety of land associated with open space. It resisted the statement in the Growth Plan that the process had been abandoned because of compensation for land used for shared infrastructure.

Submission 24 opposed the presence of the overlay and submitted that the owners had not been informed of the proposal to apply the DPO.

Submission 29 submitted that the reason that land in the DPO2 area had not been developed was because of the absence of infrastructure plans. It submitted that these were necessary to *“unlock the development potential of these areas”*.

Council advised the Panel that the DPO2 was approved as part of Amendment C55 (Colac Otway PSA C55 [2009]) which implemented the Colac Structure Plan 2007. Since that time, two Development Plans have been prepared and a third was abandoned.

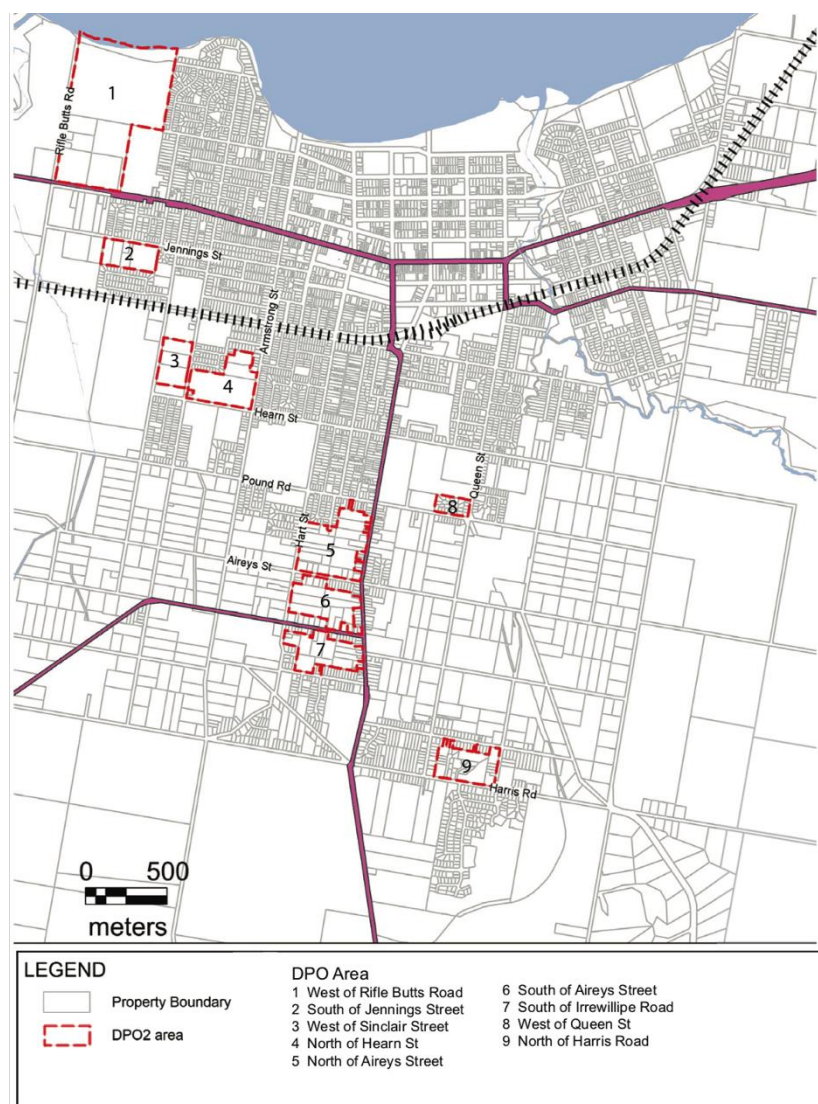
Council submitted that it is not possible to remove the overlay as it would be a transformation of the Amendment. It submitted that it remains relevant to facilitate future orderly subdivision. Council advised the Panel that it did not propose to undertake a development planning process in the short term because it was only recently abandoned due to lack of landowner support or agreement. It observed that it might be appropriate to review the boundary of the area as part of a future strategic process.

Council submitted that page 29 of the Growth Plan should be updated to note the need to review the overlay boundary in the area north of Aireys Street and west of Main Street to consider the extent of the DPO2 mapping. It also submitted that Clause 21.03-2 should be amended to include a new line to review the extent of mapping for the DPO2 area north of Aireys Street, west of Main Street to consider, in particular, small lots which have been developed, where appropriate.

#### (iv) Discussion and conclusions

The 2007 Colac Structure Plan identified several areas for residential development. Amendment C55 implemented the Structure Plan and applied DPO2 to various precincts that are shown in Figure 4.

**Figure 4 Existing Development Plan Overlay, Schedule 2 areas**



Source: Growth Plan

The Growth Plan notes that the purpose of the DPO is to coordinate use and development of the land across different landowners to facilitate the orderly planning of the area. It notes that DPO2 had been problematic effectiveness because it allows the consideration of

subdivision applications prior to the approval of a Development Plan and it does not require any consideration of shared infrastructure. The preparation of a Development Plan is also seen as a constraint by landowners who do not have the capacity or capability to coordinate a Development Plan.

The Growth Plan notes the following in relation to the various precincts:

- Area 8 has been developed and DPO2 should be removed
- Council has taken a lead role and prepared and approved Development Plans for Areas 6 and 7
- a Development Plan was prepared for Area 5 but was abandoned
- two Development Plans are currently being prepared for Areas 1 and 4
- there are no approved Development Plans for Areas 2, 3 and 9.

The Growth Plan notes that Schedule 2 should be amended to require preparation of an infrastructure plan or similar to provide guidance and clarity in relation to the delivery of shared infrastructure for an area. It states that it will also be necessary to amend the Schedule to require that a Development Plan is approved prior to the subdivision of land for residential purposes. The document emphasises the need for Council to continue to take a lead role in the preparation of Development Plans in the remaining DPO2 areas to unlock their development potential.

The Panel notes that the exemption from preparing a Development Plan prior to development of a single dwelling or subdivision (provided that any permit does not compromise the orderly planning and development of the area) came from a recommendation from the Panel in Amendment C55 to address landowners' concerns that the application of the DPO would be an impediment to development. The Panel also notes that at the time C55 was being considered, Council had forecast very low levels of growth. The C55 Panel did not accept those figures and ultimately recommended that Council undertake a more realistic estimate of the land supply in Colac. Council has subsequently undertaken further assessment of housing needs and land supply in the context of the G21 Regional Growth Plan.

Therefore, this Panel agrees with Council that further consideration is warranted as to whether to amend the Schedule to remove this exemption and the exemption relating to the construction of a dwelling.

However, the Panel acknowledges that the removal and amendment of the Schedule does not form part of this Amendment and is not in a position to make a recommendation in relation to these matters.

That said, in the context of this Amendment, the Panel acknowledges the constraints in Area 5 due to land fragmentation and extent of development of dwellings and agrees with Council that it would be appropriate to review the boundary of this Area. The Panel agrees with Council's post-exhibition change to update the text of the Growth Plan and Clause 21.03-2 to review the extent of mapping for Area 5.

The Panel concludes:

- That Clause 21.03-2 and the Framework Plan should be updated to identify that the mapping of DPO2 to Area 5 will be reviewed.

**(v) Recommendation**

The Panel recommends:

- **Clause 21.03-2 be amended to:**
  - **Insert under the heading of ‘Further strategic work’, ‘Urban Growth, Accommodation and Housing’, an additional action: ‘Review the extent of the Development Plan Overlay Schedule 2 for the area north of the Pound Road and west of Main Street to refine the mapped boundary to exclude small lots which have been developed, where appropriate.’**

**5.2 Moore Street Housing Renewal Area****(i) What is proposed?**

The exhibited Framework Plan shows land in the west end of Moore Street (coloured dark pink hatching in Figure 5) as ‘Opportunity to Master Plan’.

**Figure 5 Moore Street Master Plan Area**



Source: Growth Plan

**(ii) The issue**

The issue is:

- What is the appropriate level of future planning for the west end of Moore Street?

**(iii) Submissions**

Submission 29 identified that a “transition plan” should be adopted to promote the area as “high-end residential”. This, it submitted, would facilitate in excess of 600 dwellings along the lake to Deans Creek. It also submitted that the existing public housing area could transition to another area within the urban boundary.

Mr Barrett (Submission 31 and Document 11) observed the existing social problems that exist in the area. He explained the on-going cost if no action was taken to address the social problems and submitted that there is a necessity for commitment to change. Mr Barrett submitted that a neighbourhood should be planned around a sports oval with a community and commercial centre and that housing should be built around it. He submitted that there should be 25% social housing managed by a non-government provider.

Council submitted that the Growth Plan nominates the area (which has a high level of social disadvantage, and a high proportion of ageing public housing stock) for master planning in collaboration with residents and the Department of Health and Human Services.

Council submitted that the master planning process could explore housing options to improve amenity, street connections and reconfigure public open space. It also observed that Council is currently in the process of acquiring the former Colac High School site from the state government, which will become a significant area of open space and accommodate community facilities to benefit residents of the immediate context and beyond.

**(iv) Discussion and conclusions**

The Growth Plan observes that the area has a high proportion of public housing dating from the 1960s and 1970s and that the street patterns and provision of open space are typical of that era with poor passive surveillance. The Growth Plan identifies the opportunity to engage with the Department of Housing and Human Services to collaborate on a Master Plan to *“explore opportunities to modernise and diversify housing options in the area with improved connectivity and provision of public open space.”*

The Panel accepts Mr Barrett’s and Council’s submissions in relation to the social problems and poor planning. The Panel also observed on its site inspection the state of housing and the appearance of dwellings to the street. The Panel agrees with the merit of Council instigating change, engaging with the state government and preparing a Master Plan. The Panel notes the value of undertaking strategic planning to guide critical infrastructure investment, land use direction and identify urban regeneration opportunities through a partnership approach with key stakeholders. The *Corio Norlane Structure Plan, City of Greater Geelong and Department of Planning and Community Development, July 2012* is considered to be an exemplar of such an approach in a similar socio-economic context.

The Panel concludes that:

- The Directions of the Growth Plan and Clause 21.03-2 relating to the future planning for the west end of Moore Street, Colac are appropriate.

The Panel considers that the terminology used in the Framework Plan relating to the future planning for the west end of Moore Street, Colac could be simplified. This is identified in the recommendations included in section 9.2 of this Report.



## 6 Residential growth

### 6.1 Rossmoyne Road Area

#### (i) What is proposed?

The exhibited Framework Plan shows land in the Rossmoyne Road area (coloured pink in Figure 6) as land to be rezoned to 'Residential subject to Development Plan'. Part of the land is also affected by a 'Buffer to industrial Areas' adjacent the existing industrial area.

Figure 6 Residential land subject to a Development Plan for the Rossmoyne Road Area



Source: Growth Plan

#### (ii) The issue

The issue is:

- Whether it is appropriate to extend the urban boundary to the north-west of the town and zone the land residential.

#### (iii) Submissions

The submissions that addressed the industrial buffer to this area are discussed at section 4.2 of this Report.

Submission 29 submitted that this area is "isolated and disconnected from the town" and that it should be identified as a "long-term investigation area" rather than a "possibility to rezone". It submitted that this designation was contrary to the intention expressed in the Growth Plan that "all development should integrate with the existing township rather than separate areas".

Council submitted that the development of the land to the north of the industrial land is a long-term prospect (15 plus years) given the need to extend services to this area. It submitted there is merit in identifying this area as an investigation area to resolve any need for buffers prior to its formal designation as an area for rezoning, but to retain it in the town boundary. Council submitted that if Whey Solutions was granted approval on the industrial land, then



the rezoning of land to the north for residential purposes would need to be considered in light of any approved use and buffer requirements, but that this could be done as part of a future process when there is greater certainty about future use and development in this area.

Council submitted that the Framework Plan should be amended to identify this area as a *“medium term residential development investigation area”*.

#### **(iv) Discussion and conclusions**

The Growth Plan explains that this land has an area of 83 hectares and that whilst it is remote from the urban areas of Colac, there is an opportunity to connect it into town through an extended open space corridor along the lake. It notes that it could provide a high amenity area subject to good design.

The Growth Plan suggests that this area should be the last area to develop in terms of staging to focus investment in the areas which are closest to services and to ensure that there is no oversupply of residential land. The designated rezoning is linked to the proposal to rezone the existing industrially zoned land to INZ3.

As discussed in section 4.2 of this Report, the rezoning of the industrial land to INZ3 is appropriate if Council is committed to allowing residential land to its north. However, it may well do so at the expense of significant economic investment by industry. The Panel observes that the existing Industrial 1 Zone land in this location contributed to the overall land supply considered by the Panel in Amendment C86.

The Panel observes that whilst the land has opportunities through its topography and location on the lake and that it is not subject to flooding or inundation, it is remote and removed from other residential land and is encumbered by its interface with industrial land.

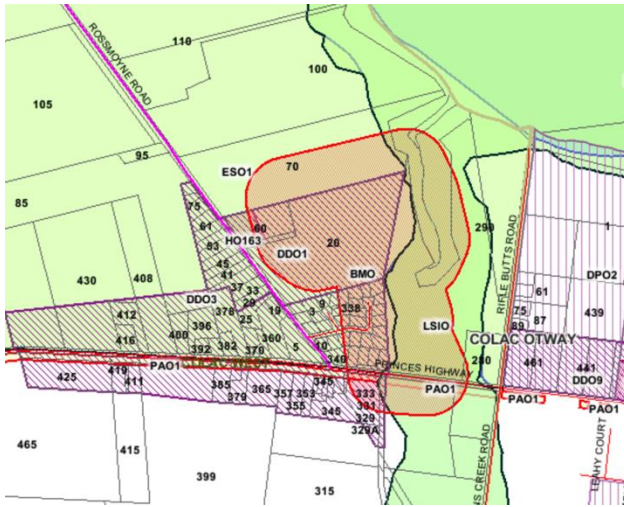
The Panel also observes that the southern part of the land is also included in a Bushfire Management Overlay (BMO) as seen in Figure 7. The Growth Plan observes that this BMO is in place because of *“a timber plantation and significant tree planting within the creek corridor”*.

Council addressed the issue of bushfire risk in its Part A submission, noting that the bushfire risk assessment report prepared to inform the Growth Plan identified that much of the land on the Framework Plan was not included in the BMO apart from a small area of land to the north-west of the town near Lake Colac. Council’s Part A submission noted that the CFA response *“does not specifically raise any issues per se with areas identified for growth”*.

In its closing, Council advised the Panel that the timber plantation had been felled and therefore the BMO should no longer cover this land.

Nevertheless, it does exist and as such the Panel does not agree that the land is therefore suitable for residential development. To allow the rezoning of land to facilitate residential development would be contrary to the provisions of Clause 13.02-1S of the planning scheme.

**Figure 7**      **Extent of Bushfire Management Overlay**



Source: Planning Scheme maps

Noting Council's submissions that this would be the last precinct to be considered for residential development, the Panel is of the view that several caveats exist prior to its consideration and designation. The Panel observes that there are unresolved issues around the use of the industrial land and the BMO that require further consideration before it can be considered appropriate to designate the land for residential development and use. At best, this area could potentially be identified as a 'medium term residential investigation area'.

Given the uncertainty around the future of the area, the Panel considers that the exhibited Framework Plan should be amended to replace the annotation 'Rezone to Residential with Development Plan' and related Map legend with 'Medium term residential/low density investigation area'.

However, if the adjoining land to the south land remains in the Industrial 1 Zone, the Panel considers that it is more appropriate for the subject land to be rezoned to low density, as is the approach adopted at the interface of other industrial areas within the town boundary.

The Panel concludes that:

- The Framework Plan should be amended to replace its identification as 'Rezone to Residential with Development Plan' to a 'Medium term residential/low density investigation area'.

#### (v) Recommendation

The Panel recommends:

- **That the Framework Plan be amended to:**
  - **Identify the Rossmoyne Road residential investigation area as a 'Medium term residential/low density investigation area'.**

## 6.2 Deans Creek Corridor – North of Princes Highway

### (i) What is proposed?

The exhibited Framework Plan shows land in the Deans Creek Corridor, north of Princes Highway (coloured pink in Figure 8) as land to be rezoned to 'Residential subject to Development Plan' and as 'Potential Open Space Corridor using Creek and Drainage lines' (green dashed line in Figure 8). There is also a 'Buffer to Industrial areas' shown to the part of the western edge of the land as it abuts the existing industrial area (brown zig-zag line on Figure 8).

**Figure 8** Residential land subject to a Development Plan within the Deans Creek Corridor – North of Princes Highway



Source: Growth Plan

Following receipt of submission 25, Council resolved to adopt a post-exhibition change that would include reference in the Growth Plan to investigate Colac West on Deans Creek as having potential for a focal point with constructed wetland and Aboriginal focus.

### (ii) The issue

The issue is:

- Whether there is strategic support to extend the General Residential Zone.

The creek corridors are discussed in section 8.5 of this Report.

### (iii) Submissions

Submission 25 addressed the green corridors (Creek corridors) and the significance of the area to Aboriginal people. It did not address the proposed designation of the land for residential.

Council submitted that the Growth Plan should be amended in response to this submission in accordance with the post-exhibition resolution. Council noted that the area is identified as an area of cultural heritage sensitivity and acknowledged the registered Aboriginal sites in this

location. It also noted that parts of the land are subject to inundation. Part of the land is public land managed by DELWP and the balance is freehold.

The EPA submission identified that the existing Rifle Club, west of Rifle Butts Road could be potentially contaminated and if it remains will require appropriate separation distances from sensitive uses.

Council noted that the area is highly significant to Aboriginal people and submitted that the creation of a wetland or lake and focal point could be explored through detailed planning for the area in conjunction with relevant stakeholders.

#### **(iv) Discussion and conclusions**

The Growth Plan identifies that this land has an area of approximately 32 hectares and there is an opportunity to develop it for residential and open space purposes. The Growth Plan acknowledges the importance of the area to the local Aboriginal community and that Council should investigate alternate suitable locations to accommodate the relocated rifle club from this area. It also identifies opportunities to investigate future creek crossing points and the future extension of Moore Street. The Growth Plan acknowledges the interface with the Rossmoyne Road industrial area to the west.

The same observations made above in Section 6.1 as it relates to the future role of the industrial land in Rossmoyne Road and the BMO in relation to the north-west corner of this precinct. This land is also subject to inundation and flooding, but has greater separation from the industrial land by the creek and is more closely connected to the balance of the residential land within the town boundary.

The Panel observes that this land will be subject to various considerations as part of the Development Plan process and that prior to any rezoning proposal that the interface issues and bushfire risk would need to be adequately addressed. In light of this, the Panel also considers it appropriate to update the Framework Plan to include an annotation in relation to this land that it is identified as a 'medium term residential investigation area'. This process will also enable an appropriate response to any potential contamination or need for separation buffers associated with the Rifle Club.

This Panel's approach to issues of cultural and environmental significance is discussed in section 8.5 of this Report.

The Panel concludes that:

- The Framework Plan should be amended as it relates to land west of Rifle Butts Road to replace its identification for '*Rezone to Residential Subject to Development Plan*' to a '*Medium term residential/low density investigation area*'.
- The proposed objectives and strategies of Clause 21.03-2 provide sufficient direction regarding the protection and management of areas of environmental and cultural heritage significance without further addition.

**(v) Recommendation**

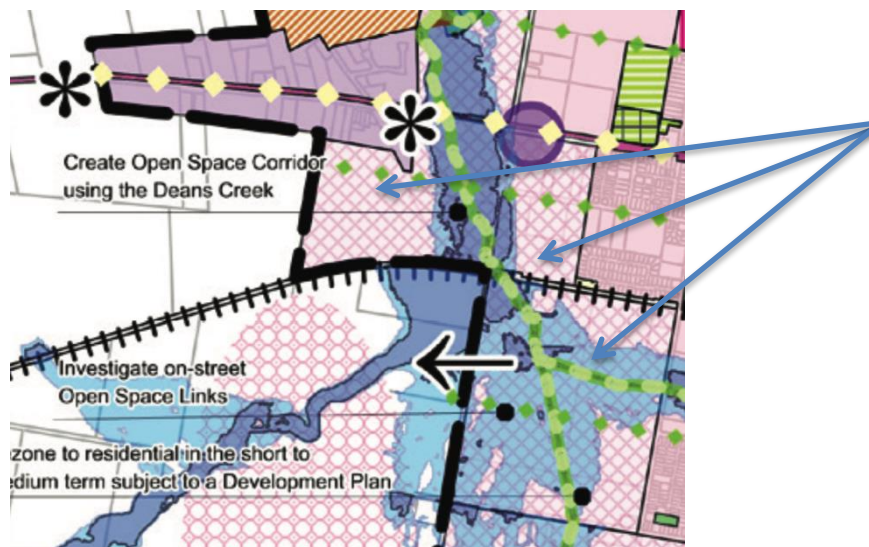
The Panel recommends:

- **That the Framework Plan be amended to:**
  - **Identify the land west of Rifle Butts Road as a ‘Medium term residential/low density investigation area’.**

**6.3 Deans Creek Corridor – South of Princes Highway to Pound Road****(i) What is proposed?**

The exhibited Framework Plan shows land in the Deans Creek Corridor, to the south of Princes Highway to Pound Road (coloured pink in Figure 9) as land to be rezoned to ‘Residential subject to Development Plan’. There is also a ‘Potential Local or Neighbourhood Commercial Centre’ (purple circle on Figure 9).

**Figure 9 Residential land subject to a Development Plan within the Deans Creek Corridor – South of Princes Highway to Pound Road**



Source: Growth Plan

**(ii) The issue**

The issue is:

- Whether there is strategic support to extend the General Residential Zone.

**(iii) Submissions**

Submission 8A was prepared on behalf of an owner of land in Cants Road, Princes Highway, Deans Creek Road and Pound Road. The submitter was supportive of the proposed designation for residential but was concerned as to the extent of land being shown as subject to flooding and inundation (shown in light and dark blue in Figure 9 above).

The submission noted that the Growth Plan is a high-level document but requested that “appropriate safeguards are put in place within the approved report under Amendment C97 to allow for future investigations to take place on the land to enable a reduction in the areas



*shown for flooding/inundation and wetlands.”* The submission concluded that this would maximise the developable area while addressing the flooding issues.

Council submitted that the extent of flood or inundation prone land shown on the exhibited Framework Plan reflects existing conditions. Council noted that the key aims of preparing the Growth Plan and the Colac Stormwater Development Strategy concurrently were to consider the feasibility of developing parts of the land subject to inundation for residential purposes having regard to the shallow depth of inundation in some sections. The Growth Plan acknowledges the ability of the owner’s land to be developed, subject to further assessment and implementation of stormwater management measures.

#### **(iv) Discussion and conclusions**

The Growth Plan identifies that the Colac-West Deans Creek corridor provides an opportunity to accommodate residential expansion, which was recognised in the 2007 Colac Structure Plan and as being subject to resolution of inundation constraints.

The Growth Plan notes that some sections of the creek are significantly flood prone with significant flood depths. Also, some parts of the creek have relatively intact riparian environs, whilst other sections are heavily modified. These issues are addressed at section 8.3 of this Report.

The Growth Plan identifies the first stage of the Deans Creek corridor is the land to the south of the railway line (bound by Deans Creek Road, Pound Road, Cairns Road and the railway line). This land has an area of approximately 78 hectares and is highly modified pastoral land that is very flat. The Growth Plan identifies that development of this land should be prioritised because of its strategic location, consolidated land ownership.

The Growth Plan identifies that the land to the south of Princes Highway has an area of approximately 67 hectares. It has frontage to the Highway and has the potential to accommodate a neighbourhood centre to serve the needs of the new population in Colac west.

The proposed activity centre and part of the land identified for residential appears to be affected by the BMO.

The Panel is supportive of development of land beyond the BMO for residential purposes but for the reasons provided above cannot endorse expansion of the residential zone within the BMO. The Panel concludes that this issue needs to be addressed prior to consideration of a rezoning application.

The Panel concludes that:

- The Framework Plan should be amended as it relates to this precinct to identify it as a *‘Residential investigation area’*.

#### **(v) Recommendation**

The Panel recommends:

- **That the Framework Plan be amended to:**
  - **Identify the Deans Creek Growth Area Corridor (south of Princes Highway to Pound Road) as a *‘Residential investigation area’*.**



## 6.4 Deans Creek Corridor – south of Pound Road, east of Deans Creek Road and north of Harris Road

### (i) What is proposed?

The exhibited Framework Plan shows land in the Deans Creek Corridor, to the south of Pound Road, east of Deans Creek Road and north of Harris Road (coloured pink in Figure 10) as land to be rezoned to 'Residential subject to Development Plan'.

**Figure 10** Residential land subject to a Development Plan within the Deans Creek Corridor – South of Pound Road, east of Deans Creek Road and north of Harris Road



Source: Growth Plan

Following receipt of six submissions (submissions 19, 20, 22, 28, 32 and 33) Council resolved to propose a post-exhibition change to part of this precinct to be designated for Low Density Residential. This post-exhibition change affects land bound by Pound Road, Cants Road, Sinclair Street South and Neal Street.

### (ii) The issue

The issue is:

- Whether there is strategic support to extend the General Residential Zone. If so, is it appropriate to set aside a centrally located part of the precinct for LDRZ?

### (iii) Submissions

Council submitted that this area is one of two areas of the first stages of development.

In terms of the post-exhibition change, Council submitted that the area is largely developed with one acre lots and used for low density purposes. It noted that a LDRZ in "a discrete location would broadly reflect the existing lot pattern with some additional subdivision permitted" and would allow lots of 2,000 square metres.

Ms Bright made submissions at the Hearing (Document 9) on behalf of the owners of land in Cants Road, Elliminyt who oppose the designation of the land (Submission 25). Ms Bright advised the Panel that the current controls allow for the land to be subdivided into three lots

of 1.2 hectares. Her clients would like to subdivide their land into eight lots of 4,500 square metres or into smaller lots of 2,000 square metres. Their preference is to retain larger allotments to *“reflect the surrounding pattern of development, density and established neighbourhood character, which the Calders and surrounding residents have indicated is their preferred long term expectation for the area.”*

Ms Bright submitted that the Panel for Amendment C55 concluded that the LDRZ is a more appropriate zone to be applied to the south-east and south-west of Colac with a schedule setting the minimum lot size of 1.2 hectares. She advised that the Panel had stated that the application of the LDRZ should not be regarded as an opportunity to subdivide all of the existing 1.2 hectare lots into lots of 1,500 to 2,000 square metres.

Ms Bright submitted that investigations had not been undertaken until the preparation of the current Growth Plan and that it applied a *“blanket approach to all land in the area, whether or not constrained by inundation and absence of drainage, and have no regard to the particular circumstances of this site.”*

Ms Bright submitted that her clients were concerned that resolution of matters identified in the Growth Plan including fragmented ownership and the need for council to take a lead role to co-ordinate development plans will require significant time and resources that will take many years. Further, that ultimately it will result in development that is inconsistent with the established pattern of development in neighbourhood character and in the short term will render land vacant when there are no impediments to development except for lot size.

Ms Bright requested the Panel to acknowledge the different characteristics of her clients' land from the *“wider constrained land”* and sought direction regarding the appropriate short-term outcomes for the land.

Mr Calder also made submissions to the Panel. He provided background to the proposals to subdivide the land since 2003. He submitted that the land is not required for residential in the short to medium term and that a more appropriate outcome would be to allow larger lots that are consistent with existing allotments that accommodate substantial houses.

#### **(iv) Discussion and conclusions**

The Growth Plan identifies that land east and west of Main Street in Elliminyt currently comprises approximately 152 hectares and 231 hectares respectively. Historically the land has been constrained for urban development because it is subject to flooding due to its flat topography. The Growth Plan notes that the land is not connected to the existing sewer network but is proximate to key infrastructure and services in town.

The Growth Plan identifies that, subject to appropriate stormwater management and extensive of the sewer network, the land should be rezoned to General Residential. It notes that given the land fragmentation, Council will need to take a lead role to co-ordinate Development Plans. Given the land fragmentation there is an expectation that the redevelopment of these areas will take *“considerable time, resources and effort”* and should not be relied on as Colac's only residential land supply.

Having reviewed the Panel report for Amendment C55, it appears to this Panel that observations in response to submissions put on behalf of Mr Calder in relation to the

investigations for a LDRZ were based on land supply, forecasts and Council's position in relation to flooding, inundation and sewer connection. This Panel does not deduce from a review of that report that the Panel for Amendment C55 concluded that the land was suitable for LDRZ based on its prevailing lot character or neighbourhood character.

The Amendment C55 Panel observed that Council's strategic objectives needed to be more clearly specified, but that they appeared to include:

- The areas subject to inundation should not become available for more intensive subdivision and development due to possible contamination of groundwater and threats to homes.
- The release of a large number of rural lifestyle lots could undermine the urban consolidation objectives.
- Colac should protect its long term urban growth options by retaining land in larger lots rather than becoming ringed by smaller lots that are very difficult to convert to urban design lots and development.

The Panel agrees with the exhibited version of the Framework Plan and does not support the post-exhibition change to exclude part of the land to be rezoned to Low Density Residential. Although Council proposed to resolve the submissions this way, the submissions remain before the Panel for its recommendation. The Panel is of the view that this post-exhibition change would undermine and compromise the broader strategic objectives of the Growth Plan.

The Panel accepts that the timeframe for realising the development potential of this land may not coincide with landowners' expectations; however, it is important to maintain the vision for the town.

The Panel concludes that:

- The Framework Plan should not be amended as per the post-exhibition change in relation to land south of Pound Road and that the precinct should be identified in the Framework Plan as *'Rezone to residential'*.

## **(v) Recommendation**

The Panel recommends:

- **That the Framework Plan be amended to:**
  - **Identify the Deans Creek Growth Area Corridor (south of Pound Road) as *'Rezone to residential'*.**

Chapter 9 makes further recommendations relating to removing the reference to *'Subject to Development Plan'* against rezoning annotation and Map legend elements of the exhibited Framework Plan.

## **6.5 Elliminyt Growth Area**

### **(i) What is proposed?**

The exhibited Framework Plan shows the Elliminyt Growth Area – Wyuna Estate expansion (coloured pink in Figure 11) as land to be rezoned to *'Residential subject to Development Plan'* in the short to medium term.

**Figure 11 Residential land subject to a Development Plan within the Elliminyt Growth Area**



Source: Growth Plan

**(ii) The issue**

The issue is:

- Whether there is strategic support for the extension of the General Residential Zone to this area and whether it is appropriate to bring forward rezoning of land within the precinct.

**(iii) Submissions**

Council submitted the proposal was to ultimately rezone the land to General Residential and that potentially this land could include land to its south as open space to integrate with the Beechy Rail Trail. Council submitted that this area is one of two areas for the first stages of development.

Three submissions were received in relation to this land (Submissions 11, 13 and 16) and all were supportive of the Amendment and the proposal to rezone the land to General Residential.

Ms Curtis (submitter 13) submitted that her land was surrounded by residentially zoned land and had numerous attributes that made it suitable for a residential zone, including that reticulated water, gas and sewerage are available at the property boundary and that it is well located in terms of community facilities and services. Ms Curtis also referred to the Panel's observations in relation to her land in its consideration of Amendment C55 in 2008 which recommended "*council consider inclusion of the land to the south and west of the Scanlan land for rezoning to Residential 1 Zone subject to the completion of a Precinct Plan that demonstrates the integration development of all the land.*" Ms Curtis submitted that the land should be rezoned now to avoid further delays.

Council submitted in its Part B submission that the Amendment did not include the rezoning of any land and reiterated in its closing that immediate rezoning would be a transformation of the Amendment and that no rezoning would be undertaken prior to the preparation of a Development Plan Overlay for infrastructure. It submitted that there needs to be a proper and orderly process to avoid fragmented development and that there needs to be a clear mechanism.

**(iv) Discussion**

The Growth Plan identifies that the land to the west of the Wyuna Estate is approximately 35 hectares in area and is well located for residential development. It noted the opportunity to expand the Wyuna Estate to the west and improve the connectivity in this area to provide additional street connections and that there is an opportunity to extend and connect the open space areas by using the Beechy Rail Trail and connecting this with the golf course and race course.

The Panel considers that it may be logical to extend the residential zone to “fill in a gap” between the Wyuna Estate, residentially zoned land to the north and Colac-Lavers Hill Road that forms a natural boundary. Rezoning would also be consistent with the Panel’s recommendations in Amendment C55. The Panel also notes Council’s submission that this area will likely be in the first stages of in-fill development.

However, in terms of process and timing, the Panel agrees with Council’s submissions that work relating to infrastructure needs to be undertaken prior to rezoning. The Panel observes that it is necessary to put in place appropriate mechanisms to achieve the orderly planning of an area and not allow ad-hoc development. The Panel also agrees that rezoning of land at this stage would constitute a transformation of the Amendment.

The Panel concludes that:

- The Framework Plan should identify this as *‘Rezone to residential in the short to medium term’*.

**(v) Recommendation**

The Panel recommends:

- **That the Framework Plan be amended to:**
  - **Identify the Elliminyt Growth Area (west of the Wyuna Estate) as *‘Rezone to residential in the short to medium term’*.**



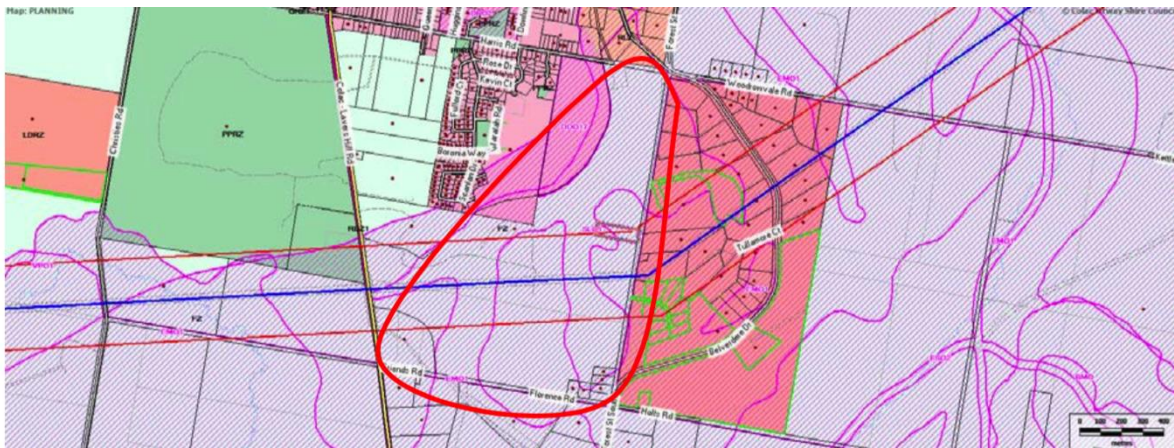
## 7 Low Density Residential, Rural Living and Long-term Investigation areas

### 7.1 Colac-Lavers Hill Road, Friends Road/Florence Road and Forest Street South

#### (i) What is proposed?

Council resolved as a post-exhibition change to the Amendment to rezone land to the east of the Wyuna estate and the Beechy Rail Trail, west of Forest Street South, and north of Friends Road/Florence Road (shown in Figure 12) from Farming Zone to 'rural living or low density with a Development Plan'.

Figure 12 Council's post-exhibition change to rezone land to 'rural living or low density'



Source: Council's Part B submission

#### (ii) The issue

The issue is:

- Whether there is strategic support for the post-exhibition change to extend the residential designation to land further south to Friends Road/Florence Road.

#### (iii) Submissions

In response to submitter 30 (who owns all of the land subject to the post-exhibition change), Council officers resolved to extend the low-density designation to include part of their land to effectively square off the residential land with the southern boundary of the Wyuna Estate. Subject to further submissions at the council meeting, Council resolved to extend the boundary to include all of the land (extending the southern boundary to Friends/Florence Road).

In relation to the post-exhibition inclusion of additional land in this area (known as the Scanlan land), Council submitted Friends Road/Florence Road forms a natural urban boundary and that it is likely that, given the topography, the area would at some stage be developed for rural residential purposes.



Following Council's resolution in relation to the land identified for post-exhibition changes and subsequent notice of affected properties, three late submissions were received. Submitters 36 and 37 opposed the change to extend the urban boundary and submitter 39 sought to have their land rezoned to enable a dwelling to be built.

Submitter 37 submitted that there was no identified need for additional rural living land in Colac and that this type of dwelling was not consistent with the demographics of the municipality. It also submitted that further detailed analysis including land servicing, geotechnical stability and bushfire risk needed to be undertaken and that government policy supports the retention of farmland.

Submitter 36 opposed the inclusion of the land within the urban boundary and that submitter 30 should not have offered the potential for parts of the Beechy Rail Trail for public open space because it is on land owned by submitter 36. Submitter 36 considered that the land was unsuitable for residential land because it was subject to erosion, was steep, power lines traverse it and there is an oversupply of low-density land. In closing, submitter 36 submitted that *"we feel that the original plan of the Citizens jury and the C-O planners provided for potential growth whilst protecting the rural aspect of the town without impacting the environment to any large extent."*

Ms Krall (submitter 39) supported the post-exhibition change and requested that a rezoning occur *"sooner rather than later"*. She submitted that due to the size of her land (3 acres) that she is unable to build a dwelling on the land, which was gifted to her by her parents in 1974. The land has road access and is serviced and *"perfect"* for rural living.

In closing, given the proposed revised designation on the framework plan, Council submitted that it was supportive of the statutory planning department issuing a planning permit for a dwelling.

Mr Scanlan (submitter 30) presented to the Panel (Document 12). He submitted that redevelopment of the land was a real, long-term prospect and one that could more readily be realised by a family with development experience than by other land owners on land that has also being designated as suitable for low-density living. He also submitted that it appeared *"to make sense"* that this land would be considered before other land identified for potential long-term low density to the east of Woodrowvale Road or the Rural Living Investigation Area to the east of Drapers Road. He observed that *"there are no sawmills, yoghurt factories or abattoirs surrounding our property"*. He submitted that the land is not suitable for farming and that it is presently used for agistment and hay.

Mr Scanlan submitted that the land is undulating and elevated and is not at risk of inundation. He submitted that, for the most part, the Beechy Rail Trail is on their property and that the family is supportive of extending the rail trail and setting aside part of their land for public open space. He submitted that the transmission lines will not prevent development and highlighted that other development has been recently approved in proximity to the lines.

#### **(iv) Discussion**

The Panel accepts Council's submissions that the extension of the rural living or low density area and the urban boundary further south to Florence Road is appropriate. The designation

is a logical extension and will provide an effective “closing in” between land presently zoned and developed for residential purposes.

Apart from the transmission lines traversing the land, it appears relatively unconstrained. Having said that, it is clear that development is occurring on other land that is also affected by the transmission line and that this is not an impediment to development. The Panel is of the view that this land is more suited to low density than land further north that is constrained by its proximity and interface to industrial development.

The Panel considers that the alignment of the open space corridor can be resolved through detailed analysis.

The Panel notes Council’s submissions in relation to Ms Krall’s land but does not make any recommendations in this regard.

The Panel supports the post-exhibition change to include land to the east of the Wyuna estate and the Beechy Rail Trail, west of Forest Street South and north of Friends Road/Florence Road from Farming Zone to *‘rural living or low density.’*

The Panel concludes:

- That there is strategic support for the post-exhibition change to extend the residential designation to land further south to Friends Road/Florence Road.

#### **(v) Recommendation**

The Panel recommends:

- **That the Framework Plan be amended to:**
  - **Identify the Colac-Lavers Hill Road, Friends Road/Florence Road and Forest Street South as *‘Rezone to Rural Living or Low Density’.***

## **7.2 East of Woodrowvale Road and Forest Street**

### **(i) What is proposed?**

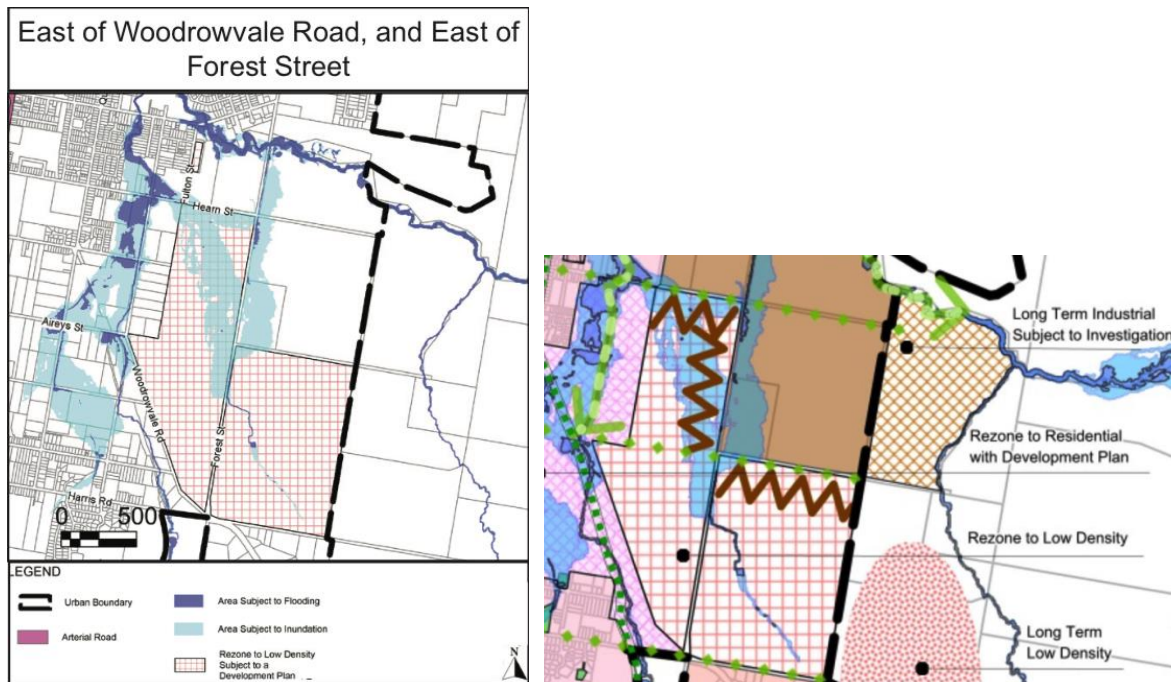
The exhibited Framework Plan proposes to rezone land from RLZ and Farming Zone to Low Density and has nominated a *‘buffer to industrial uses’* as identified in Figure 13.

### **(ii) The issue**

The issue is:

- Whether there is strategic support for the proposed designation of land for residential purposes.

The land is next to INZ1 land. It is to the south of the Bulla factory in Hearn Street and south of vacant industrial land. The issue of industrial buffers is addressed in section 4.3 of this Report.

**Figure 13** Rezone land east of Woodrowvale Road and Forest Street to Low Density Residential

Source: Growth Plan

### (iii) Submissions

Council submitted that a key strategic direction of the Growth Plan and in turn the Amendment is to achieve urban consolidation in Colac by transitioning existing rural living areas in Elliminyt to a GRZ. In turn, it is necessary to identify additional land supply for RLZ. It submitted that the *Colac Otway Rural Living Strategy 2011* identified and designated suitable locations for rural living, which do not take up high quality agricultural land and where an adequate level of service can be provided.

Council submitted that its approach to designating land as RLZ or LDRZ adjacent to industrially zoned land was appropriate and is an approach adopted by the City of Greater Geelong for Heales Road, Lara.

Council submitted that the land west of Forest Street is currently zoned Rural Living and is developed with housing at relatively low densities. In support of the proposed zoning, Council submitted:

Low Density has been chosen in this area given the industrial land rezoned as part of C86 is vacant, and there is no defined buffer distance. The land is also proximate to existing services and facilities in town, but cannot transition to General Residential given its proximity to industrial land. It is considered there is some opportunity for infill, albeit as low density residential, and that this area could function as a transition area between industry and GRZ land.

Two submissions (submissions 2 and 3) were received in relation to this land. Both submitters were supportive of the proposed designation. Submitter 2 noted that the land was well located and serviced to accommodate growth of the town.

**(iv) Discussion and conclusions**

The Growth Plan notes that the land in this area has not been identified for residential purposes because of its interface with INZ1 land. Land to the east of Woodrowvale Road includes the industrial buffer. Land to the east of Forest Street and north of Woodrowvale Road is largely cleared pastoral land and adjoins industrial land that was rezoned in 2017. To the south is the Belverdere Estate, which is in the LDRZ. The Growth Plan notes that the land is prominent in Colac and forms part of the rural backdrop to the town with the rising foothills of the Otways.

The precinct comprises an area of approximately 179 hectares. The Growth Plan concludes that both parts of the precinct are suitable for low density. It notes that the land is not suitable for conventional residential development because of its proximity to industrial land.

The Panel observes that the provision of land for rural living and low density is of importance in the municipality and that the Growth Plan identifies that there is demand for properties which are larger than conventional lots and that whilst Colac has a supply of rural living zoned land, this will transition over time to the GRZ. The Growth Plan states that there should be no net loss of the existing provision of rural living and low density lots. However, as discussed in section 4.3 of this Report, the Panel cautions the Council that it would need to first be confident that bringing forward a higher order residential zone adjacent to an important industry was fully considered. The Panel in Amendment C55 offered similar observations, which this Panel observes came before Amendment C86 and the rezoning of additional industrial land. The Panel in Amendment C55 observed:

... the designation of the land to the south-east of Woodrowvale Road and Forest Street ... for rural living or low density residential development appears at this time to be premature. Its use for residential development needs to be carefully considered as the land is higher than the nearby land proposed for future industrial development, and dwellings will overlook the future industrial area and create a sensitive interface that needs to be examined in more detail. The suitability of the subject land needs to be assessed against other candidate areas for this type of development and the release of land driven by clear strategic directions for the Colac housing market and realistic forecasts of likely demand and take up rates.

If residential rezoning was found to be appropriate, given the interface, including elevated position, the Panel considers that a more appropriate designation would be for rural living in this location subject to further consideration of interface and buffer issues. It seems that the additional land that is now proposed for inclusion in the urban boundary (the Scanlan land) is more suited to low density residential given its existing abutments to land to the east, north and west for residential purposes.

The Panel concludes that:

- The Framework Plan as it relates to this precinct (east of Forest Street) should read '*Rural Living investigation area*' with the remainder remaining Rural Living.

**(v) Recommendation**

The Panel recommends:

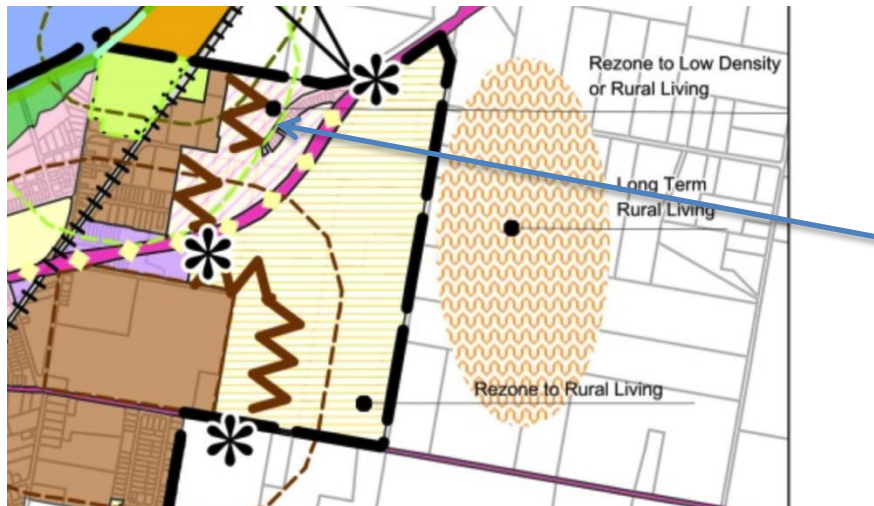
- **That the Framework Plan be amended to:**
  - **Identify the land east of Forest Street, Colac as '*Rural Living investigation area*' and the land east of Woodrowvale Road remaining '*Rural Living*'.**

### 7.3 South of Flaxmill Road and Marriner Street precinct

#### (i) What is proposed?

The exhibited Framework Plan nominates land currently in the Rural Activity Zone to be included in the LDRZ or RLZ and there is a 'buffer to industrial areas' adjacent the western edge of the precinct as it abuts existing industrial land, including the abattoir.

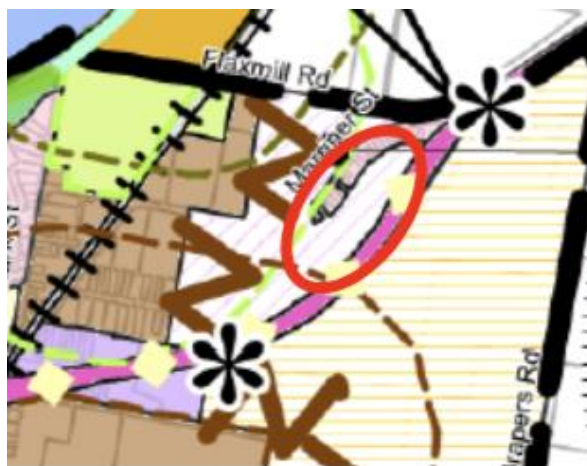
**Figure 14** Rezone land south of the Flaxmill Road and in the Marriner Street precinct to Low Density Residential or Rural Living



Source: Explanatory Report

In its Part B submission, Council referred to submission 38 and advised the Panel that whilst a formal Council position had not been formed, officers were supportive of land to the south of Marriner Street being included in the GRZ (Figure 15).

**Figure 15** Rezone land south of Marriner Street to General Residential Zone



Source: Council's Part B submission

#### (ii) The issue

The issue is:

- Whether the proposed change to the Rural Activity Zone is appropriate.



**(iii) Submissions**

Council conceded that the *“area is challenging to plan for”*. The Rural Activity Zone has a minimum lot size of 40 hectares and sits beyond the existing town boundary. Council submitted that the zoning has *“effectively sterilised this area from development, despite its proximity to Colac”*. It submitted that the whilst the area has inherent amenity advantages with views over the lake, intrinsic constraints are its proximity to the abattoir and wastewater treatment plant, which result in odour issues.

Council observed that most of the land sits within either the abattoir and wastewater treatment plant (as coloured in green and brown dashed lines in Figure 15 above). Council advised the Panel that it considered that the land should be located within the urban boundary because it is an infill area *“wedged between two existing parts of Colac”* and it considered that Flaxmill Road forms a logical boundary.

Having considered various options for the land, Council formed the view that the land was not suitable to be included in the GRZ or the INZ3 because of existing residential land in Marriner Street. It also concluded the land was not suitable for the Commercial 2 Zone because there is insufficient land supply, which was confirmed by Amendment C86.

Council submitted that the land had been identified for both the LDRZ and the RLZ, with the expectation that larger lots in the RLZ could be provided within the industrial buffers and that the LDRZ could be applied to land beyond the buffer areas. Council submitted that a planning process could determine where the zone boundary should be.

In relation to the Marriner Street precinct, Council submitted that the land is not constrained by the industrial buffers and reticulated sewerage could be provided. Council observed that given the land’s abuttal to a General Residential Zone, it could be characterised as an *“urban infill area”*.

Ms Bright represented submitter 38 at the hearing. Ms Bright submitted that the land coloured blue in Figure 16 also possessed attributes including an elevation position and views across the lake for it to also be considered appropriate for inclusion in the GRZ.

Ms Bright advised the Panel that the subdivision of land currently in the GRZ occurred during the 1980s and the planning permit was approved to develop a larger parcel that was in the one ownership that extended across Princes Highway to Drapers Road. At that time Marriner Street was the main thoroughfare into town, but that it ultimately became disconnected from the town by the upgrade of Princes Highway and subsequent closure of Marriner Street into Dalton Street and with the expansion of the abattoir.

Ms Bright advised the Panel that the land had been rezoned from Farming Zone to Rural Activity Zone as part of Amendment C55 in 2008. In that Amendment, she submitted that the Panel considered applying the new zone as an improvement to the Farming Zone, but noted that it was *“far from ideal”*. She submitted that the Panel had recommended *“a precinct plan be prepared as a matter of high priority to guide the long term zoning use and development of the area, including the land adjacent to Marriner Street”*. She identified that the panel had detailed a list of items that it recommended be included in precinct plan.



**Figure 16** Rezone land at 82 Marriner Street to General Residential Zone

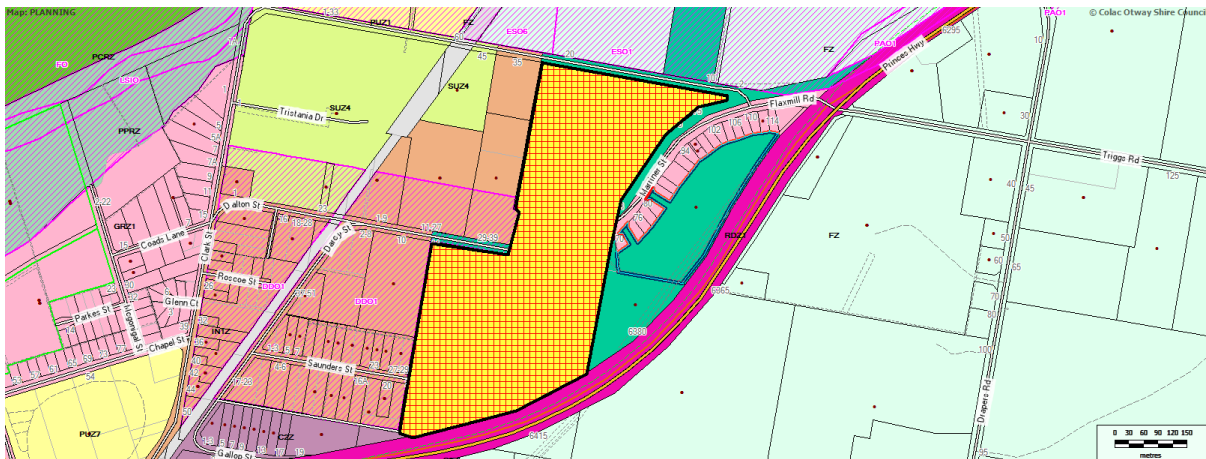
Source: Ms Bright's submission for 82 Marriner Street, Colac East

Ms Bright submitted that intensifying development within the area by virtue of the GRZ would provide the impetus for community infrastructure including walking and cycling links into town; installation of vegetation buffers to reduce noise from the highway; options of public open space linked with stormwater treatment; and the provision of housing for abattoir staff.

In its Part C submission, Council submitted that it did not support Ms Bright's submission that the GRZ could extend to the north-west of Marriner Street (to 10/75 Marriner Street) because the land fronts Flaxmill Road which is a major truck route for the abattoir. It submitted that the Australian Lamb Company has worked extensively to mitigate impacts to their western residential interface by relocating their major access point via Flaxmill Road. It submitted that it did not support further residential uses on this road that could compromise access by the abattoir. It submitted that there might be an opportunity for land at 6380 Princes Highway to be used for residential purposes, although it observed that part of the land fell within the industrial buffers. It sought the Panel's guidance in relation to whether land beyond the buffer would be suitable for residential use.

Also in its Part C submission, Council accepted the EPA's submission that the land was not appropriate for sensitive uses and submitted that a more suitable zone for the balance of the precinct shown in yellow hatching in Figure 17 would allow for warehousing, storage and the like, such as the INZ3. It submitted that this zone would require policy to discourage industrial uses in this area because of the residential uses to the east.

Council did not agree with the EPA that a Commercial 2 Zone was preferable, and it considered that it would potentially undermine Council's retail strategy and intention for Commercial 2 zoned land. It submitted that other preferred options include a Special Use Zone or Comprehensive Development Zone to tailor a control to exclude industry and prohibit dwellings.

**Figure 17 Potential rezoning of land at 10/75 Marriner Street to Industrial 3 Zone**

Source: Council's Part C submission

#### (iv) Discussion and conclusion

The Panel agrees with Council's submission that this part of town generates particular planning challenges. It is clear that development of dwellings in proximity to important industrial uses represents a planning anomaly and risk, as does the land fragmentation. Despite the proximity to the town centre, the Panel does not accept submissions that an expansion of the General Residential Zone in this area is appropriate.

The Panel notes Council's amended position in relation to the precinct and concludes that the possibility that various zones could be considered demonstrates that a more thorough and considered approach is required to better plan for this precinct.

The Panel observes Ms Bright's summary of the panel's recommendations in Amendment C55 in relation to this precinct and this Panel concurs. This Panel agrees that there should be a detailed Precinct Plan prepared that would enable consideration of a range of possible uses that will not compromise the operations of existing industry or adversely affect the amenity of the existing residential dwellings.

The Panel for Amendment C55 observed that the purpose of the Rural Activity Zone as it applies to Colac is:

The use of the Rural Activity Zone will allow for existing uses to be recognised and allow minimal further development which, through subdivision in accordance with minimum lot sizes will provide the opportunity for renewal of the medium density units and the creation of a small number of additional lots on the land between Marriner Street and the highway to enhance this entrance to Colac. The rezoning will also reflect that this area contains a mix of land uses and future development must be compatible with the surrounding Farming Zone and Industrial 1 Zone.

This Panel did not observe, nor was it identified through submissions, that the context had altered significantly since that time or that the imperatives to ensure compatibility with farming and industrial land had diminished.

Indeed, since Amendment C55, Amendment C86 has been adopted which consolidated the industrial land to the east of Colac. The Amendment implemented the Economic Development Strategy, which highlighted the importance of the industrial sector in Colac. The

Panel notes that the buffer for the abattoir extends to the majority of the precinct. The Panel is of the view that the criterion adopted by the Panel in Amendment C55 to inform a Precinct Plan remains appropriate and agrees that if one is to be undertaken it should include:

- Appropriate buffers or separation of sensitive uses from the sawmill, abattoir and waste treatment plant.
- Preferred land uses.
- The treatment of Mariner Street and its use by heavy vehicles accessing the industrial areas.
- Proposals to improve accessibility between the precinct and centre of Colac.
- The treatment of the interface between the established industrial uses and the new uses.
- The scale and quality of the built form particularly to preserve views of Lake Colac from the Princes Highway.
- Landscaping themes, particularly adjacent to the Princes Highway and Lake Colac.
- Proposals to minimise the flow of sediments and urban runoff into Lake Colac.
- The proximity of development to the railway line.
- Appropriate access to the Princes Highway.

This Panel agrees with the Panel for Amendment C55, that this is the appropriate tool to guide the long-term planning for the precinct.

The Panel concludes:

- That the exhibited *'Rural Living or Low Density subject to Development Plan'* should be deleted from the Framework Plan and that the area should be subject to a Precinct Plan review.

#### **(v) Recommendations**

The Panel recommends:

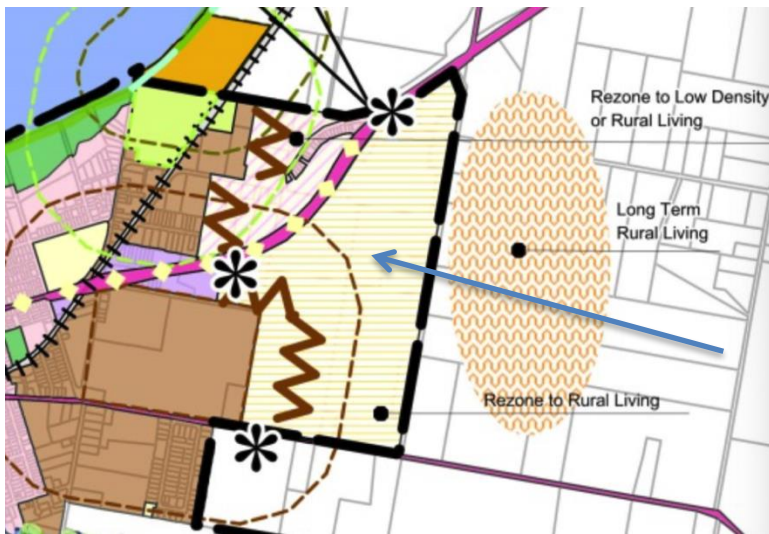
- **That the Framework Plan and Clause 21.03-2 be amended to:**
  - **Delete the identification of the area south of Flaxmill Road and in the Marriner Street precinct as a 'Rural Living or Low Density subject to Development Plan' and replace it with a 'Precinct Plan review area' designation**
  - **Include the development of a Precinct Plan for the Marriner Street precinct and area south of Flaxmill Road as a 'Further Strategic Work' action.**

## **7.4 West of Drapers Road**

### **(i) What is proposed?**

The land is presently in the Farming Zone. The exhibited Framework Plan includes the land in an area to be *'rezoned to rural living'*. It also includes a buffer to industrial uses to its western interface with existing industrially zoned land as shown in Figure 18.

Figure 18 Rezone to Low Density



Source: Explanatory Report

### (ii) The issue

The land is to the south of Princes Highway, north of Colac-Forest Road and east of the AKD sawmill. The issue is:

- Whether there is strategic support for the proposed designation of land for rural living.

The issue of industrial buffers is addressed in section 4.3 of this Report.

### (iii) Submissions

Council relied on its position in relation to designating land as being suitable for low-density living adjacent to industrially zoned land. In relation to this land Council submitted that despite its current zoning, it is *“heavily fragmented, and largely used for rural living purposes, as well as rural industries”*.

Council submitted that due to the topography of the land, off-site amenity impacts associated with the sawmill could be mitigated. It noted that the buffer is shown as an *“area as the crow flies on a map, however the topography of the land should be considered when planning for the area next to the sawmill”*.

Council referenced the Citizens’ Jury’s recommendations in relation to the land, noting that it considered the land to be unsuitable for residential purposes because *“it is effectively disconnected from the rest of the town due to road connections, land tenure and land use. It would therefore prove difficult to ensure good walkability and broader urban connectivity.”*

### (iv) Discussion and conclusions

The Growth Plan notes that this land has a relatively fragmented land ownership with various property sizes that are well below the 40 hectare minimum that is typical of farming areas. Land use ranges from accommodation to rural industries. The land abuts industrial land and is within the buffer of the sawmill.

Despite its constraints in terms of adjacency to the industrial land, the Growth Plan notes that the precinct is large and picturesque and that it could provide sufficient supply for rural living development in the long term. It notes that development will need to manage its interface with industry.

On the basis that the interface issues can be successfully managed, the Panel agrees that the land appears suitable for its rural living designation. As identified in section 8.2 of this Report future planning for this area could include consideration of industry buffers, the former service station and application of the Environmental Audit Overlay (EAO).

The Panel concludes:

- That the exhibited 'Rural Living' designation on the Framework Plan is appropriate with the removal of the reference to 'subject to Development Plan' as identified in section 9.2 of this Report.

## 7.5 Long-term investigation areas

### (i) What is proposed?

On the exhibited Framework Plan there are four long-term investigation areas that sit outside the proposed urban boundary. These are shown in Figures 19 to 21 and include long-term Rural Living to the north-east of the town, long-term Low Density to the south east and long-term residential growth to the west and south of the town. All identified long-term investigation areas are in the Farming Zone, other than an area of LDRZ land in Christies Road which is identified in the Framework Plan and Clause 21.03-2 to be rezoned Farming to "protect its long term use as general residential land."

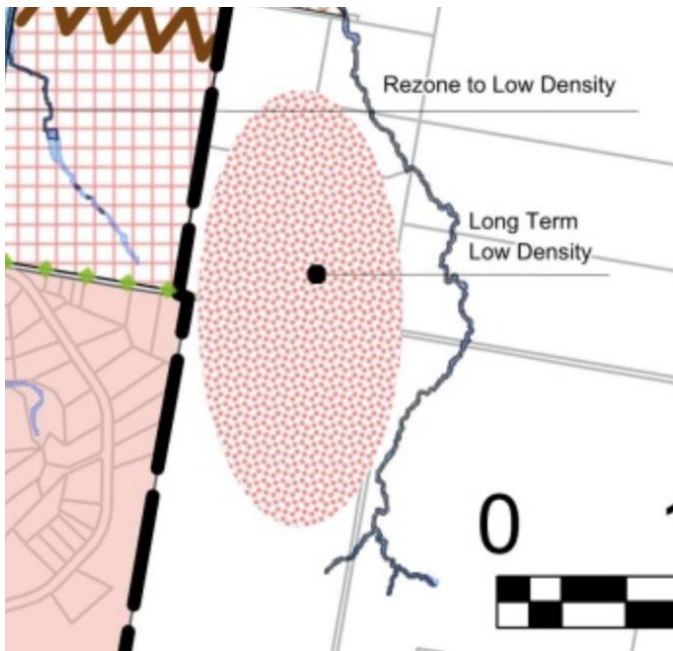
Figure 19 Rural Living Investigation area



Source: Framework Plan

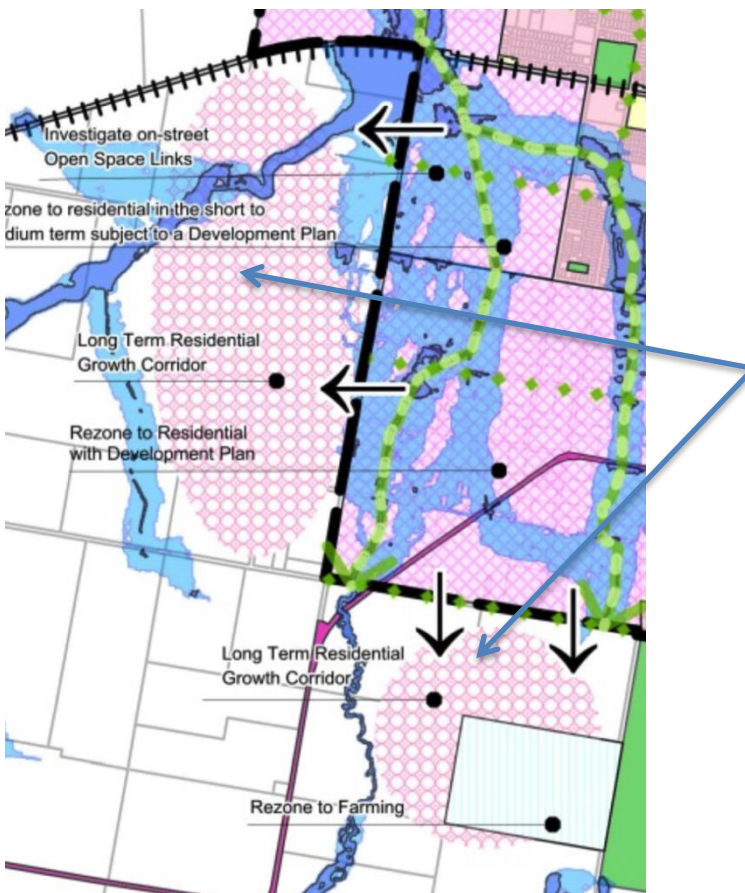


Figure 20 Long-term Low Density Residential area



Source: Framework Plan

Figure 21 Long-term residential growth corridor



Source: Explanatory Report



**(ii) The issues**

The issues are:

- Whether there is a need to identify long-term growth areas given the forecast period of growth to 2050.
- Whether the designation of land at Christies Road to be rezoned to Farming is appropriate.

**(iii) Submissions**

Council submitted that the exhibited Framework Plan was refined from the maps developed by the Citizens' Jury as it is of the view that it should not identify an oversupply of land. In terms of the long-term residential growth areas, it is Council's position that these should not be considered before the adjoining land in the south-west corner of the urban boundary is largely developed. In relation to these areas, Council submitted that the Growth Plan states:

The land could provide high amenity residential land in the future. It could also provide an opportunity to extend the Deans Creek open space corridor further south. To preserve this opportunity, it is recommended to rezone the land currently zoned Low Density to Farming. The area should remain outside the urban boundary for the medium to long term. However, it should be noted that the land could be suitable for residential purposes in the very long term, subject to further investigation. This should only occur after the majority of land identified in this Growth Plan has been developed.

In relation to the long-term Low Density area, the Growth Plan states:

... it is considered that the land to the east of the Belvedere Estate could provide an opportunity for low density development in the very long term future, subject to further investigation. It should remain outside the urban boundary. However, should be noted as an investigation area for low density development in the long term.

In relation to the long-term Rural Living areas, the Growth Plan states:

In the long-term future, however, this area could provide a natural extension to rural living uses as Colac grows, subject to further investigation. It should therefore be identified as a long-term investigation area for Rural Living uses.

Council submitted that to provide certainty around the timeframe for land supply Clause 21.03 should include the following strategy as part of Objective 1:

Commence the investigation of an area identified in the Colac 2050 Framework Plan located outside the urban boundary only when a land supply analysis can demonstrate that most of the land identified in the same zone within the urban boundary has been developed.

Submitter 14 submitted that the proposal to rezone the land to Rural Living should occur within a short timeframe and not be deferred to a long-term prospect. They noted that the land is not suitable for traditional farming and observed that land in Princes Highway, Collins Road, Triggs Road and Drapers Road comprises approximately 17 titles held by 15 owners.

Submission 21 was lodged on behalf of the owners of land that is shown on the exhibited Framework Plan as "*rezone to Farming*" and also within the "*long term residential growth corridor*". The submission notes that the family has owned the land since 1981. At the time of purchase the land was in the Rural 4 Zone that allowed for subdivision into 0.75 hectare lots with an average of 2 hectares. When the VPPs were introduced the land was included in the LDRZ. The land has consistently been used for farming.

Submission 21 notes the opportunities the land provides for redevelopment including its topography, views of the town and lake and to the west and its proximity to the racecourse, recreation reserve and golf club. An application for subdivision of the land into 69 lots was lodged with and refused by Council in 2009. Also in 2009, the owner of adjoining land lodged an application for subdivision of the land into 19 lots. Council refused the application and the Victorian Civil and Administrative Tribunal (VCAT) upheld its decision. In reaching its decision, VCAT found that there was no policy support for subdivision; that there was more than a 10 year supply of residential land within the area; and that the land was isolated from other residentially zoned land.

Submitter 21 submitted that there was no need to “back zone” the land to Farming Zone as VCAT’s decision provides a clear view as to the strategic direction for the land under the existing policy and zoning framework. The submitter supports the designation of long-term residential.

Council submitted that the exhibited Framework Plan clearly articulated the future intent for the land owned by submitter 21’s client and that the Farming Zone appropriately reflects the current and intermediate use. Acknowledging the VCAT decision, Council submitted “*this does not mean that an application for less intense development with fewer lots would not be supported given the existing zoning. The potential for this will be further exacerbated as the residential front encroaches over time with the development of land for residential purposes north of Harris Road.*” It also submitted “*rezoning land for residential development is complicated when land is highly fragmented. It is considered important to preserve the large parcels to facilitate their long-term development potential.*”

#### **(iv) Discussion and conclusions**

The Growth Plan describes the land to the east of Drapers Road as visually prominent from the Highway and whilst clear from buffer areas from the industrial uses it is remote from the urbanised areas of Colac. It also observes that there are some rural industries in Triggs Road that should be recognised. It notes that the land is suitable to identify as a long-term investigation area for rural living.

The Growth Plan notes that land to the east of the Belvedere Estate could provide an opportunity to low density development in the very long-term future, subject to further investigation. It observes that this area should be shown as an investigation area for low density development in the long term.

The Panel does not take issue with the designation of the two proposed investigation areas, noting that they are long-term propositions and will be informed by the ultimate take up of land inside the urban boundary.

In terms of the long-term residential investigation areas, the Growth Plan notes that land to the south of Harris Road, west of the race course and golf course is elevated, undulating land with views of Lake Colac. It also forms part of the upper catchment of Deans Creek. The land is currently partly zoned Farming and Low Density. The Growth Plan notes that whilst it is presently remote from the residential areas of town, with the development of the land to the north, it will at some stage be proximate to urban areas.

The Growth Plan recommends that the land should be rezoned to Farming and that it should remain outside the urban boundary for the medium to long term, but that it could be suitable for residential subject to further investigation.

The Growth Plan makes similar observations in relation to the land to the west of the urban boundary. It notes that it is partially subject to inundation; however, there is an opportunity to extend the Deans Creek open space corridor further west. It identifies that this land could be suitable for residential purposes in the very long term and investigation should only occur after most of the land in the Growth Plan has been developed.

Given the remoteness of all of this land identified for investigation and the extent of land within the proposed urban boundary that can accommodate growth, the Panel does not agree that it is appropriate to bring forward investigations or rezoning of these precincts.

The Panel also agrees with Council's submission that it is appropriate to rezone the land that is currently in the LDRZ to Farming Zone. Whilst the Panel accepts that this is effectively "*back zoning*" the land, it is a step that is necessary to rectify a zoning anomaly and to ensure that the logical extension of the town occurs without potential for land fragmentation.

The Panel broadly supports the intent of Council's proposed additional strategy relating to investigation timing, noting that the term '*urban boundary*' is not used for other Framework Plans in Clause 21.03 (which use the terms '*settlement boundary*') and the reference to '*2050*' should be removed as it is unnecessary. The Panel notes that all proposed longer term investigation areas are located outside the identified urban boundary. This is considered appropriate given the likely long time frames for these areas. The proposed additional strategy is broadly consistent with the intent of the Growth Plan however, it needs further refinement to add clarity. The Panel does not support the use of vague terms such as "*most of the land*" and considers that a more definitive term be used for the future planning of these areas. The Panel considers that supply of around 15 years of a particular zone supply type is an appropriate measure. The Panel accepts that Council may wish to use another benchmark.

The Panel concludes that:

- The exhibited '*investigation designations*' and the '*rezone to farming*' designation on the Framework Plan and in Clause 21.03-2 are appropriate, noting terminology recommendations identified in Chapter 9 of this Report.

#### (v) Recommendation

The Panel recommends:

- **That Clause 21.03-2 be amended to:**
  - **Include as an Objective 1 strategy under '*Urban Growth, Accommodation and Housing*', '*Support the future planning of investigation areas outside the settlement boundary and as identified in the Colac Framework Plan, where land supply analysis can demonstrate that less than 15 years supply of land in the same zone, within the urban boundary remains developed*'.**

## 8 Other issues

### 8.1 Colac Bypass

#### (i) Submissions

Submission 27 considered that the Growth Plan should reserve land for a future bypass of Colac.

Council submitted that Regional Roads Victoria (formerly VicRoads) as manager of the arterial road network had been involved in the development of the Growth Plan. Council advised that Regional Roads Victoria that the planning of a Colac bypass was not currently a priority and that future planning of a route if required would respond to Council's growth area planning. Council proposed no changes to the Amendment in response to the submission.

#### (ii) Discussions and conclusions

The Panel considers that the principal focus of the Amendment is on accommodating future housing growth in Colac and not in the planning of the transport network. On the basis that the need for a bypass or its potential impacts have not been established in the Growth Plan, it is not possible for that document or this Amendment to identify a potential route.

The Panel concludes that no changes are required in response to this submission.

### 8.2 Town gateways

#### (i) What is proposed

The exhibited Framework Plan includes a symbol '*Enhance town gateways with built form and landscaping*'. The symbol is identified at six locations, two at the eastern and western ends of the Princes Highway, and one at each of the southern and eastern urban boundary entries on the Colac-Lavers Hill Road and Colac-Forest Road respectively.

#### (ii) Submissions

Submission 15 identified a concern that the gateway symbol was located on their Colac-Forest Road property, potentially impacting on site development. Council's submission identified that the symbols were derived from the existing Colac Framework Plan and should be aligned to the arterial road. Council identified that the post exhibition version of the Framework Plan and the Panel version of 'Map 2 Proposed Open Space' adjusted the gateway symbol closer to the alignment of Colac-Forest Road.

Council's submission invited comment from the Panel regarding the merits of an alternative Council motion (which was not carried) that sought to include specific direction relating to the derelict service station sites at the eastern and western ends of the Princes Highway within the urban boundary. The alternative motion proposed:

- moving the urban boundary westwards along the Princes Highway to Lake Corangamite Road to accommodate a caravan park and disused service station (land currently within a Rural Zone and Rural Activity Zone)

- identifying the land on the Princes Highway west of Drapers Road as an area for future non-core commercial and retail uses.

Council submitted that the Growth Plan identified the eastern disused service station as being in a prominent location and part of an important but untidy entrance. Council submitted that the Growth Plan identifies an opportunity for the appearance of the site and contamination issues to be considered as part of a rezoning. The Growth Plan and Framework Plan identify the site as part of a future Rural Living area.

The EPA submission identified that the Growth Plan proposed to investigate the application of an EAO over the former service station west of Drapers Road, noting that such sites have high potential for contamination.

### **(iii) Discussions and conclusions**

The Panel considers that all the gateway symbols should align as close as possible to the arterial road alignments to which they relate. It concludes that the Framework Map 2 should be amended accordingly. This is discussed in more detail in section 9.2 of this Report.

The Panel considers that the former service stations on the eastern and western Princes Highway gateways to Colac are visually prominent and compromise the sense of entry to Colac. Consequently, there is some value in developing appropriate strategic directions for these sites, whether that be by providing for an alternative use or incorporating them into the urban boundary or applying a different zone.

The service station site west of Drapers Road is within an area designated for future Rural Living which would provide for a future planning exercise that considers the role of the site. This would include an examination of the application of EAO to the site, particularly if sensitive uses are contemplated. The Panel considers there is no strategic support in the Growth Plan to encourage commercial uses on this site. Accordingly, the Panel considers that to do so would represent a potential transformation of the Amendment.

The identified Princes Highway sites east of Lake Corangamite Road comprise isolated commercial activity (caravan park and disused service station) and a dwelling located over 600 metres from other commercial activities further east along Princes Highway. Inclusion of these sites within the urban boundary at this time without considering the broader landscape or entry objectives for the town or whether the prospect of further extending the Commercial 2 Zone strip along the Princes Highway, is not appropriate. Without the Growth Plan identifying a strategic basis for inclusion of the sites such a change would be premature. In the interim, the current Rural Activity Zone provides for some tourism related use and its inclusion in the urban boundary for this purpose is not necessary.

The Panel concludes that at this point in time there is no strategic basis to support changes to the Framework Plan relating to the former Princes Highway Service station sites.

However, should Council wish to further explore the role and future use of the former service station sites this would be best identified as a 'Further strategic work' action. The Panel makes no recommendations in this regard but would not oppose its identification as "*Further strategic work*" if Council chose to explore such a change.

## **8.3 Infrastructure**

### **(i) What is proposed**

Proposed Clause 21.02-3 introduces Objective 2 under the heading 'Infrastructure'. Objective 2 provides seeks:

To ensure physical and community infrastructure is adequately provided to service population growth and meet the needs of the local and surrounding population to promote well-being.

Strategies for achieving this objective include infrastructure funding mechanisms including requiring shared infrastructure plans.

### **(ii) Submissions**

Submission 29 identified sewerage infrastructure as a major constraint to growth and questioned why Barwon Water had not extended the reticulated sewer network to support growth in Colac West as identified in the Colac Structure Plan. It also questioned how the Amendment will trigger any change. The submission identified the costs of development in Colac relative to sales prices and the impact costs of finding effective engineering solutions to drainage constraints. The submission supported the need to introduce shared infrastructure plans, including to DPO2 areas, to unlock development potential.

Submission 1 raised a number of concerns about the high servicing costs of development in areas subject to inundation and the timing and responsibility in delivering those works.

In relation to reticulated sewerage and water provision, Council submitted that it had worked closely with Barwon Water in developing the Growth Plan. Council indicated that Barwon Water had advised that they had systems in place to support the rollout of required water and sewerage infrastructure to support identified growth, through joint funding or developer funded contributions at development stage. Barwon Water's submission supported the Amendment and identified that sewerage and water could be provided to respond to the Growth Plan directions.

In relation to drainage, Council submitted that details of drainage works and future construction were matters for more detailed planning processes and not for this Amendment to determine. It relied on the findings of the Stormwater Strategy and Colac Community Infrastructure Plan to establish Growth Plan infrastructure directions. Council submitted that the Stormwater Strategy established the feasibility of managing shallow inundation through engineering works and further detailed assessment. It submitted that the Stormwater Strategy would inform future shared infrastructure plans or Infrastructure Contribution Plans, with any Council contribution to be explored.

### **(iii) Discussions and conclusion**

The Panel agrees with Council that it is not the role of the Growth Plan or the Amendment to resolve more detailed infrastructure provision challenges. Barwon Water has advised that it is able to deliver the infrastructure necessary to support the growth directions articulated in the Growth Plan. There was no evidence put to the Panel or in submissions that identified that the findings or recommendations of the Stormwater Strategy could not be achieved or



presented a significant future risk. It is the next level of detailed planning which will appropriately determine how the growth areas can be developed to manage any site constraints.

Council has identified the development of shared infrastructure plans as a section 173 Agreement requirement at rezoning stage (including application of the DPO) as a method of managing future infrastructure provision.

While the Panel notes that the preparation of Development Contributions Plans or Infrastructure Contributions Plans may also be appropriate, the shared infrastructure plan approach seems to be preferred by Council based on historically slow growth rates. Regardless of the methodology adopted, Council will have a key role to play in supporting or facilitating as appropriate, the development of these plans particularly where growth areas have fragmented ownership and to ensure an affordable and equitable funding regime that does not hinder the achievement of Council's strategic housing priorities. To this end, the Panel notes that Council flagged the preparation of Outline Development Plans for the two Creek growth areas corridors over the next two years to guide the use of DPOs, zones and infrastructure contributions. This approach is strongly supported by the Panel.

The Panel concludes that no changes are required to the Amendment (including to the proposed reference documents) to address the identified infrastructure issues.

## **8.4 Environment**

### **(i) Submission**

The submission from DELWP (Submission 10) proposed that the Amendment adopt a number of environmental measures including vegetated waterway buffers, use of native vegetation in riparian zones, use of sediment basins and wetlands for stormwater management and water quality, further flora and fauna assessments and inclusion of recommendations from VC154.

Council submitted that it had not proposed any change to the Amendment to address the DELWP submission to avoid duplication of strategies already contained in the PPF and MSS.

### **(ii) Discussion and conclusion**

The Panel supports the position of Council in ensuring that the duplication of planning policy is minimised. This is one of the key objectives of VC148 and the transition of planning schemes to the PPF format.

## **8.5 Creek corridors**

### **(i) What is proposed**

The Growth Plan and Framework Plan provides for two growth areas along the Deans Creek and Barongarook Creek corridors. A key feature of these corridors is to establish a 'Botanic Link' with Lake Colac through open space, drainage and waterway treatments. Proposed Clause 21.03-2 supports new paths and open spaces being provided as part of the development of the Creek corridors.

**(ii) Submissions**

Submission 8 raised issues associated with the designation of floodway and inundation mapping and open space corridor designation along the Deans Creek corridor over 130-154 Sinclair Street (which is the subject of a subdivision permit application) and land west of Cants Road, Colac. The submission sought removal of the open space corridor designation on the Framework Plan and to identify that the Stormwater Strategy flooding and mapping extent are indicative only.

In response to submission 8, Council indicated that the open space link network was an important element of the Growth Plan and that the designation was only indicative and its form was not prescribed. Council did not support the removal of the designation on this site as it would remove the opportunity to connect two sections of the corridor. Council submitted that the areas of inundation and flooding reflect existing conditions and were based on 2015 DELWP flood mapping and identified in Colac Otway Planning Scheme Amendment C90 (currently at submissions consideration stage). It submitted that with the mitigation measures identified in the Stormwater Strategy, areas subject to shallow levels of inundation could be developed. Council in its post-exhibition version of the Framework Plan proposed to include the following Note:

Note: The extent of inundation shown on the Framework Plan reflects the extent of existing conditions, and may be subject to further refinement as part of future planning processes which consider stormwater measures.

Submission 25 identified opportunities for low lying parts of land west of Rifle Butts Road adjacent to Deans Creek to be used as a waterway or Lake and to protect areas of cultural heritage significance. Council submitted that there are several registered Aboriginal sites in this location. Council supported the sentiments of this submission and have proposed a change to the exhibited Growth Plan to include reference to investigate the *“potential for a focal point with constructed wetland and Aboriginal focus”* and following consultation with the Aboriginal community. Council identified that for cultural sensitivity reasons, the site response should be determined by subsequent planning processes which would include a Cultural Heritage Management Plan rather than a Framework Plan designation.

**(iii) Discussions and conclusions**

The Panel considers that the proposed open space corridors are an important element of the Growth Plan and a key opportunity to be achieved through future development. It supports the designation of the open space corridor designation on the Framework Plan (or proposed Framework Plan Map 2). The Panel makes further comment about related mapping and policy wording in Chapter 9.

Framework Plans at the municipal or town level provide a high-level visual depiction of the directions identified in the supporting policy framework, usually with the introductory words *“consistent with”* or *“generally in accordance with”* the particular framework plan. They cannot always be read at the individual lot level. This is the case for the proposed Framework Plan which includes an indicative open space corridor along with the current mapped flooding and inundation extent. The next level of detailed planning, whether that be part of a Council-led Outline Development Plan or a developer-led DPO for a particular growth area, will need to be supported by more detailed analysis to determine the appropriate open space pathway

and waterway treatment to provide for connections and mitigate existing flooding and inundation conditions. It is not unusual for drainage mitigation works when completed in growth areas to be followed by an amendment to reduce the extent of flooding or inundation mapping based on the new 'as built' conditions.

While the Panel does not disagree with Council's proposal to include a notation regarding flooding and inundation mapping on the amended Framework Plan (Map 2), it does not consider it necessary. The proposed Framework Plan (Map 2) identifies areas "*subject to flooding and inundation*" (Panel's emphasis). This designation has not changed the land use designation on the Framework Plan (proposed Map 1), rather it is a pointer to a constraint that needs to be managed. It is reasonable to conclude that growth is supported accordingly where flooding and inundation can be appropriately managed. The Framework Plan does not need a note to identify this.

If Amendment C90 progresses and changes the extent of mapping identified in this Amendment, Council should consider updating the relevant Framework Plan Map at that time. The Panel notes however, that the introductory wording to the Framework Plan Maps could be improved to provide greater clarity and this is discussed further in section 9.2 of this Report.

The Panel supports the Council's response to submission 25. The Panel considers that the proposed objectives and strategies of Clause 21.03-2 provide sufficient direction regarding the protection and management of areas of environmental and cultural heritage significance without further addition. The Panel considers that there are adequate tools in place to ensure that development of the Deans Creek corridor identifies and appropriately responds to areas of environmental and cultural heritage significance including detailed assessments and preparation of a Cultural Heritage Management Plan. While not a recommendation, the Panel supports Council's proposed amendments to the Growth Plan regarding the investigation of the potential for a focal point with constructed wetland and Aboriginal focus in the Rifle Butts Road area of Deans Creek.

## **8.6 Public notice**

### **(i) Submission**

Submission 18 raised concerns with notice of the Amendment being addressed to the owner/occupier rather than being individually addressed.

Council advised that it had notified over 12,000 residents of the Amendment by mail using the owner/occupier address type and that this exceeded the statutory requirements of the Act.

### **(ii) Conclusion**

The Panel concludes that an appropriate level of notification had been undertaken for an amendment of this town-wide scale in a manner consistent with the requirements of the Act.

## 9 Form and content of the Amendment

The Panel was invited by Council to provide comments and recommendations regarding its proposed post-exhibition changes and on the form and content of the Amendment. This opportunity was explored in part through a ‘without prejudice’ session with Council that was open to other parties, following the conclusion of Day 2 of the Hearing. This Chapter focuses on opportunities for Council to make further changes to the Amendment which enhance its legibility without changing the exhibited directions, objectives or strategies. The recommendations are based on the post-exhibition Panel version of the Amendment and the two Framework Plan Maps (Maps 1 and 2 included in Council’s Part A submission).

The time permitted the Panel to complete its report has not allowed a major rewrite of Clause 21.03-2. The Panel acknowledges that Council’s response to recommended changes will be influenced by the current PPF migration and further discussions with DELWP in the next phase of the Amendment. These recommendations are therefore not comprehensive but ‘pointers’ to Council to enhance the Amendment’s intent. They should be read in context with other recommendations included in this Report related to managing industry buffers and housing directions in Chapters 4, 5, 6 and 7. Council is strongly encouraged to refer to the following documents when reviewing the final version of the Amendment for adoption:

- the *Ministerial Direction on The Form and Content of Planning Schemes*, which includes a requirement to draft in plain English
- *Planning Practice Note 8: Writing a Local Planning Policy, June 2015* which explains the ways in which a Local Planning Policy can give guidance on how a responsible authority will exercise discretion or what its expectations are
- *Using Victoria’s planning system*, Chapter 9 – Plain English, which provides specific guidance on drafting for planning schemes as well as more general plain English advice
- *A Practitioner’s Guide to Victorian Planning Schemes, Version 1.1, October 2018*.

The Panel notes that Council may wish to translate any recommended mapping changes introduced into the Framework Plans or recommended policy changes into the Growth Plan. The Panel considers that the recommended changes in this chapter of the Report do not change the directions of the Growth Plan and an exact language terminology or mapping relationship between the two documents is not necessary, particularly as the Growth Plan is only proposed to be a Reference or Background document.

### 9.1 Policy

The exhibition and post-exhibition versions of the Clause 21.03-2 contain elements that are unclear, use inconsistent or inappropriate terminology. The following changes are recommended by the Panel:

- remove unnecessary strategy heading capitalisation. The Panel notes that while the MSS has adopted a style of capitalising each word of each strategy, it is not the correct style (for example as applied in the PPF)
- where the word ‘*facilitate*’ is used it should identify how this will be done, alternatively use words such as ‘*support*’ instead

- avoid using the word *'discourage'* for strategies unless necessary. For example, replace *'Discourage the development of an out of town neighbourhood centre unless...'* with *'Support additional neighbourhood activity centres where ...'*. The Panel assumes these centres are those identified in the Framework Plan (Map 1). If so, similar descriptive terminology should be used. A reference to those sites *'as identified in the Framework Plan'* could also be used in the strategy wording. Council should check that the strategy is consistent with the wording of the strategy to *'Designate in Elliminyt and Colac West for a future commercial node'* to avoid confusion or inconsistency
- replace the words *'require'* from strategies, with more appropriate words that do not imply a mandatory provision
- use defined words where possible. *'Apartment'* is not a defined term and should be replaced by a phrase such as *'higher density housing'*
- break up long sentences. For example, the third *'Further strategic work'* item and the third strategy under *'Urban Growth, Accommodation and Housing'* are lengthy and multi-faceted. Consider breaking them up with dot points or full stops. In the last example replace the words *'only in accordance'* with *'consistent'* or *'identified in'*
- replace phrases that are unclear such as *'space between buildings'* (strategy four, Objective 2, *'Urban Growth, accommodation and Housing'*) with clearer language such as *'separation between buildings'*. Replace *'new population'* (*'Further strategic work'* action four under *'Urban Growth, Accommodation and Housing'* with *'population growth'*
- link strategies to the policy *'Overview'* where appropriate. For example, the second strategy under Objective 1 *'Economic Development and Employment'* encourages industries based on the region's strengths but these are not identified anywhere in Clause 21
- ensure consistency in the use of business names. For example, the Australian Lamb Company is also referred to as *'ALC'* and Bulla Dairy is also referred to as *'Bulla'* (full name is *Bulla Dairy Foods*). Generally, aligning strategies to specific businesses is not encouraged. While the policy context appropriately identifies the strategic importance of the AKD (full name is *AKD Softwoods*), Australian Lamb Company and Bulla Dairy manufacturing businesses, a change in business name or operation could change the intent of the related strategies. An alternative is to refer to these operations at the strategy level as the *'abattoir located at ...'* or *'sawmill located at ...'*
- delete the acronym's such as *'CPTED'* if they are not repeated
- consistent use of growth names, for example the names of growth areas. Policy references to the *'Deans Creek Growth Area'* in some cases do not use the word *'Area'* or replace it with the word *'corridor'*. To be consistent the same reference should be used (ideally *Deans Creek Growth Area*) continuously and supplemented by words such as *'corridor'* where necessary. Generally, references to the strategies for Deans Creek Growth Area should include reference to the Barongarook Creek Growth Area where appropriate. The Panel notes that the neither of the growth areas are identified specifically in the related Framework Plan Map. This should be corrected

so that consistent terminology is used. Consistent mapping treatments will help with this

- reword strategies which cannot be achieved. For example, Objective 3 under *'Economic Development and Employment'* should not seek to *'protect'* the *'ongoing viability'* of businesses. Consider using alternative words such as *'...to support their operations by ...'*
- the further strategic work reference relating to the precinct adjacent to the station, the Colac Otway Performing Arts and Cultural Centre and Colac Area Health does not use the same terminology as the Framework Plan (*'Civic, Rail and Health Precinct'*). This should be corrected, and consistent terminology used. Remove the word *'other'* as it is not necessary
- align the reference to the *'Botanic Link Pathway'* to the Framework Plan Map which does not use this term
- apply a 'plain English' approach to strategies and objectives. For example, the strategy *'Provide for a minimum additional 8 hectare reserve in the Deans Creek corridor...'* could be written as *'Provide for an open space sports reserve of at least 8 hectares in the Deans Creek Growth Area'*. This removes the need to refer to the term *'lower profile sports'*, the meaning of which is unclear, and which is considered unnecessary given Council will determine its usage at the appropriate time
- repositioning strategies that are better located elsewhere in the policy. For example, the strategy to apply site specific controls to key industries is considered better identified as *'Further strategic work'*. Council is encouraged to review all proposed strategies to determine if some better belong under *'Future strategic work'* if they are unlikely to inform decision making on permit applications or Amendments
- providing suitable strategy links to the Framework Plan. The Panel also notes that only one strategy (under Objective 1, *'Urban Growth, Accommodation and Housing'*) references the Colac Framework Plan and ensures that development is consistent with it. The Panel recommends that Council consider further changes to refer to the Colac Framework Plan (comprising Maps 1 and 2) and include references to the Framework Plan where other strategies include directions identified in it (for example *'Economic development and Employment'* in relation to buffers and *'Infrastructure'* in relation to pathways and open space corridors).

The Panel supports the exhibited changes to Clauses 21.01, 21.02 and 21.03-1, 21.06 and 21.07.

## 9.2 Mapping

The Panel supports the separation of the exhibited Framework Plan into two separate maps. It considers this assists in making the strategic directions clearer and distinguishes the key land use directions relating to housing and industry from the landscaping, open space and environmental directions.

The post-exhibition version of the Framework Plan provided by Council and the Panel versions of the Framework Plan maps identified several changes:

- shifting the gateway symbol (discussed in Chapter 8)



- changing the graphics for *'Rezoning to Farming to...'* to identify that the site was part of the southern long term growth corridor, in response to Submission 21
- inclusion of a Note relating to inundation extent, in response to Submission 8 (discussed in Chapter 8).

### (i) Mapping content

The purpose of framework plans is to identify key directions of strategy. To this end the Panel found the level of information trying to be conveyed in the maps and the mapping designations difficult to interpret. Council is encouraged to consider what the key directions of the Growth Plan are and how it informs future decision making and limit the mapping to those elements. The Panel considers these are principally the directions associated with industry and short to medium and longer term residential growth areas.

The Panel considers that there are further mapping elements that should be changed to better link to the policy directions and to further simplify content. The Panel's recommendations include responses to Council's proposed post-exhibition changes where not addressed specifically elsewhere in this Report.

#### Framework Plan Map 1

The following changes to Framework Plan Map 1 are recommended by the Panel:

- correct Framework Plan and Map heading. The Panel notes that the exhibited and post-exhibition version of the Amendment includes a *'Colac Framework Plan'* heading followed by the Framework Plan Map which also has the title *'Colac 2050 Framework Plan'*. This second heading is unnecessary and should be removed so both the Map and policy utilise the words *'Colac Framework Plan'* followed by the words Map 1 (Map name)
- ensure that all Map legend and annotations have a policy link and use consistent terminology
- remove annotations that repeat the content of the legend
- consider using a simpler graphic representation of short to medium and longer term growth areas so that these areas are can be more readily distinguished from existing residential areas, more easily read and reproducible. This could include designating growth areas with a solid line and identification number (and short legend description) as mapped in the Growth Plan and Citizens Jury process and as described in in this Report. This mapping approach would also allow differentiation between short, medium and longer term growth areas and investigation areas
- include an annotation for the Melbourne – Warrnambool Railway Line (and remove its identification from the legend)
- remove the buffer to industrial areas symbol as this duplicates the existing buffers to the sawmill, water treatment plant and abattoir
- remove heritage precincts – these are understood to be in place and in part repeated in the Colac CBD Framework Map
- remove the *'Potential for infill Housing in Civic, Rail and Health Precinct'* designation (including legend reference) and rely on a policy description or use a different

mapping technique to identify it so it does not cover up other Plan content. Alternatively, this precinct could be shown on the existing Colac CBD Framework Plan

- consider using a single wider graduated line that encapsulates the three buffers into a single strategic buffer area
- legend content:
  - use consistent *'boundary'* language. The Panel notes that the term *'Urban boundary'* is used for the Framework Plan, while other Framework Plans in Clause 21.03 use *'Settlement Boundary'*. A consistent term should be used for all Framework Plans.
  - change Arterial Road symbol to a line format rather than box format
  - simply the identification of the abattoir by deleting the words *'Special Use'*
  - more clearly distinguish the site to be rezoned to Farming Zone as it is not clearly visible from the longer-term residential directions. Using the more simplified mapping technique identified above for residential growth areas will assist here
  - remove the words *'Subject to Development Plan'* against the Residential, Low Density and Rural Living rezoning references (the Panel notes that Council's Part B submission identified this as a further proposed change)
  - correct the spelling of Rural Living
  - remove the word *'Future'* from Investigation Area references. The Panel notes that Council's Part B submission identified this as a further proposed change
- change *'Future Low Density Investigation Residential'* to *'Low Density Residential Investigation Area'*
- simplify *'Opportunity to master plan area near west end of Moore Street'* to read *'Future masterplan area'* as the mapping already identifies the area's location
- remove the words *'Subject to Investigation'* relating to *'Potential Local or Neighbourhood Commercial Centre'* as the word *'potential'* infers this and the policy also identifies it as further work. The legend symbol should use a circular rather than rectangular form to match the map
- remove unnecessary capitalisation of words.

## Framework Plan Map 2

The following changes to Framework Plan Map 2 are recommended by the Panel:

- use an alternative Framework Plan Map title. Framework Plan Map 2 should be renamed *'Colac Framework Plan – Map 2 Environment and landscape'* or similar as it identifies more than just proposed open space by identifying gateways, views, flooding and inundation information and linkage opportunities
- ensure that all map directions and terminology have a policy link
- include annotations that identify Deans Creek and Barongarook Creek
- remove unnecessary notations
- align gateway symbols with the centre of identified arterial roads
- Council advised that the mapping of view lines was based on the existing Colac Framework Plan however, the Panel notes that the western view lines of that plan have not been transferred to the new Framework Plan. Council suggested that this may have been an error. An opportunity exists to correct this omission

- legend:
  - simplify town gateways reference by removing the words *'with built form and landscaping'*
  - enhance legibility of from the *'Enhance town gateways'* legend and designation on the map
  - align legend for protecting views with that shown on the map and with the wording of Objective 2 *'Cultural, Heritage, Sustainability and Environment'*
  - align language relating to *'Links'* used in the legend and *'pathway'* terminology used in the policy
  - remove unnecessary capitalisation of words.

### 9.3 Reference documents

The Panel supports the inclusion of the Growth Plan and Stormwater Strategy as reference or background documents. The Panel does not make any recommendations regarding the content of those documents.

### 9.4 Recommendations

The Panel recommends:

- **Redraft Clause 21.03-2 applying a consistent set of drafting principles based on Planning Practice Notes and plain English guidance and the Panel's recommendations in section 9.1 of this Report.**
- **Split the Framework Plan content into two Framework Plan Maps as generally identified in Council's Part A Submission Panel version maps and amended to include the Panel's mapping recommendations in section 9.2 of this Report.**

## Appendix A Submitters to the Amendment

No.	Submitter	No.	Submitter
1	J Rudd	21	E and D Sgro
2	J Evans	22	B and M Stahl
3	J and G Clifford	23	Environment Protection Authority
4	H Paatsch	24	D and G McKenzie
5	T Roache	25	J Madden
6	H Bush	26	K Anderson
7	Barwon Water	27	K Hooke
8	Ablut Pty Ltd	28	D Henry
9	T and M Rodger	29	Bakerland
10	Department of Environment, Land, Water and Planning	30	B and R Scanlan and family
11	D Anderson	31	L Barrett
12	Whey Solutions	32	J and B Wallace
13	J Curtis	33	J and E Calder
14	D Wade	34	R Morrow
15	R Paatsch	35	AusNet Services
16	Rooney Partnership	36	T and L Fletcher
17	L Hawkett	37	N and S Weedon
18	D and W Walsh	38	R Grimmer
19	B Newcombe and R Mitchell	39	R and M Krall
20	L and D Walker		

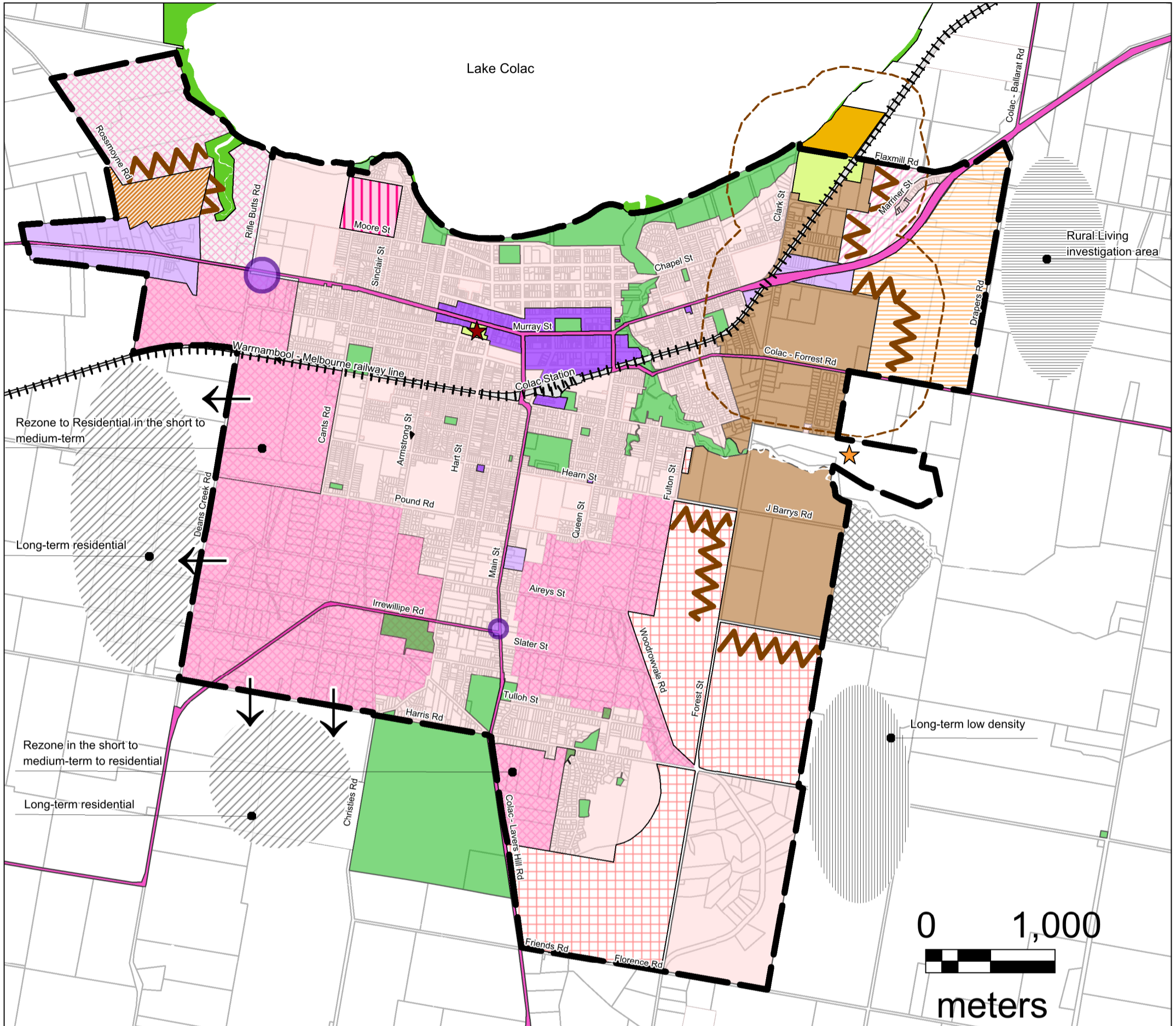
## Appendix B Parties to the Panel Hearing

Submitter	Represented by
Colac Otway Shire Council	Suzanne Barker
EPA Victoria	Carolyn Francis and Hayley Thompson
J and E Calder	Katy Bright of Rod Bright and Associates
R Grimmer	Katy Bright of Rod Bright and Associates
Whey Solutions Pty Ltd	Jane Stanley
L Barrett	Leigh Barrett
Scanlan Family	Shaun Scanlan
J Evans	John Evans
J Curtis	Judith Curtis
R and M Krall	Mary Krall
N and S Weedon	Unable to attend – written submission provided
T and L Fletcher	Unable to attend – written submission provided

## Appendix C Document list

No.	Date	Description	Provided by
<b>Prehearing documents</b>			
1	12/5/2019	Written submission from T and L Fletcher	Mr Fletcher
2	17/5/2019	Late submission from R Grimmer	Mr Grimmer
3	20/5/2019	Council Part A submission	Council
4	22/5/2019	Late submission from R and M Krall	Council
5	22/5/2019	Written submission from N and S Weedon	Ms Prentice
<b>Hearing documents</b>			
6	27/5/2019	Bundle of maps, including location of submitters, Framework Plan, aerial photograph, zoning and overlay maps	Council
7	27/5/2019	Council Part B submission	Council
8	27/5/2019	Submission	EPA
9	27/5/2019	Submission on behalf of Mr and Ms Calder	Ms Bright
10	27/5/2019	Submission on behalf of R Grimmer, M Williamson and G Kerr	Ms Bright
11	28/5/2019	Submission and attachments	Mr Barrett
12	28/5/2019	Submission	Mr Scanlan
13	28/5/2019	Submission	Ms Curtis
14	28/5/2019	Council Part C submission	Council
15	1/7/2019	Additional mapping showing housing development stages and summary post-hearing workshop discussion mapping elements	Council



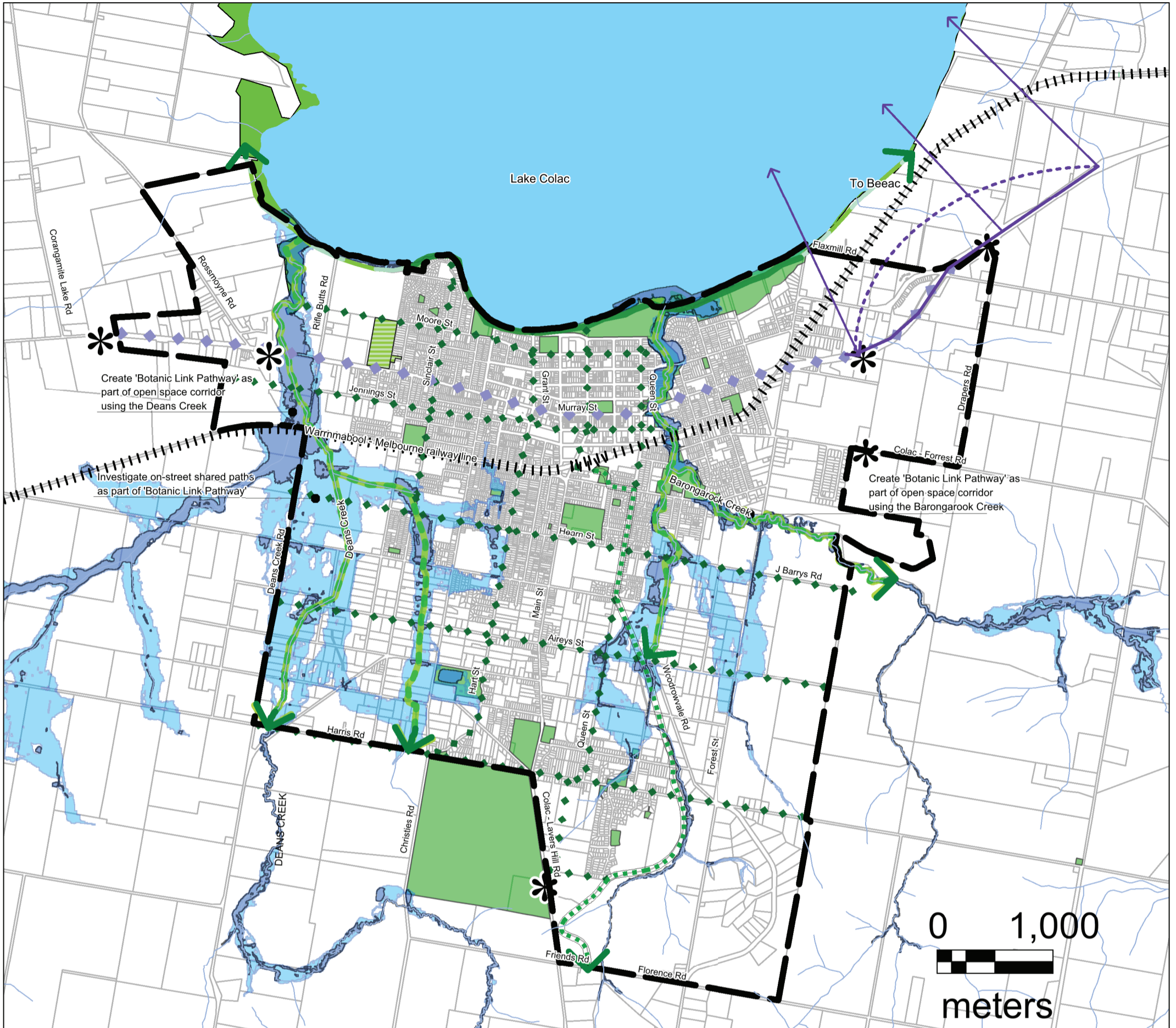


LEGEND

- |  |  |  |                            |  |  |  |   |
|--|--|--|----------------------------|--|--|--|---|
|  | Urban boundary   |  | Existing urban area        |  | Rezone to Residential                                    |  | Significant industry and infrastructure buffer area |
|  | Property boundary  |  | Industrial Area            |  | Rezone to Low Density or Rural Living                    |  | Potential local or neighbourhood commercial centre  |
|  | Manage industry interface and buffers                        |  | Non-core retail area       |  | Rezone to Rural Living                                   |  | Future masterplan area                              |
|  | Direction of long term residential growth                    |  | Retail and commercial area |  | Rezone to Industrial 3                                   |  | Precinct plan review area                           |
|  | Strategically important food production plant                |  | Open space                 |  | Medium term residential / low density investigation area |  | Rural Living investigation area                     |
|  | Preferred future use for employment / community / public use |  | Abattoir                   |  | Residential investigation area                           |  | Long-term low density                               |
|  |  |  | Arterial road              |  | Low Density residential investigation area               |  |   |
|  |  |  | Water treatment plant      |  | Industrial investigation area                            |  |   |



Colac Framework Plan - Map 2 Environment, Landscape & Connectivity (for adoption)



**LEGEND**

	Property boundary		Enhance town gateways and entrances		Investigate on-road shared pathways
	Existing open space		Protect views to and from Lake Colac		Existing Lake Colac foreshore open space corridor
	Area Subject to Flooding		Encourage botanical boulevard treatment for Princes Highway		Potential open space Corridor using creek and drainage lines
	Area Subject to Inundation		Regional open space and community facility opportunity		Investigate open space pathway around the lake to Cororooke and Beeac
			Investigate extending the Old Beechy Rail Trail		

**Amendment C97 – Colac 2050 Growth Plan****Panel Recommendations with Officer Response Table**

The following table identifies the recommendations made by the Panel in their report, and includes an officer response in relation the specific recommendation.

*Table 1 Panel Recommendations and officer response*

Recommendation No	Officer Response	Officer Response
1	Redraft Clause 21.03-2 applying a consistent set of drafting principles based on Planning Practice Notes and plain English guidance and the Panel's recommendations in section 9.1 of this Report.	See Table 2
2	Amend Clause 21.03-2 to:	
2a	Include under Objective 1 'Urban Growth, Accommodation and Housing', an additional strategy: 'Protect the amenity of sensitive uses by avoiding their location within recommended separation distances for industrial activities'.	Agreed.
2b	Re-order the third strategy under Objective 1 'Urban Growth, Accommodation and Housing' as the fourth strategy and reword it to read: 'Support the rezoning of land to accommodate new housing areas where identified in the Colac Framework Plan and supported by a Development Plan Overlay. A Development Plan Overlay should identify the requirements for the orderly staging and development of the land including coordination of infrastructure, a shared infrastructure plan and the management of interface areas, including industry interfaces and buffers'.	Agreed.
2c	Include as an Objective 1 strategy under 'Urban Growth, Accommodation and Housing', 'Support the future planning of investigation areas outside the settlement boundary and as identified in the Colac Framework Plan, where land supply analysis can demonstrate that less than 15 years supply of land in the same zone, within the settlement boundary remains developed'.	Agreed.
2d	Rephrase the second strategy under Objective 3 'Economic Development and Employment' to read: 'Provide appropriate industrial area interface treatments within Colac's new urban areas to ensure the operations of existing industries are not compromised'.	Agreed.

2e	Insert under the heading of 'Further Strategic Work', 'Urban Growth, Accommodation and Housing', two additional actions:	
2e first dot point	'Review the extent of the Development Plan Overlay Schedule 2 for the area north of the Pound Road and west of Main Street to refine the mapped boundary to exclude small lots which have been developed, where appropriate.'	Agreed.
2e second dot point	The development of a Precinct Plan for the Marriner Street precinct and area south of Flaxmill Road'.	Agreed.
3	Amend the Framework Plan mapping to:	
3a	Split the Framework Plan content into two Framework Plan Maps as generally identified in Council's Part A Submission Panel version Maps and amended to include the Panel's mapping recommendations in section 9.2 of this Report.	Agreed.
3b	Amend the designation of the Rossmoyne Road industrial area to 'Rezone to Industrial 3'.	Agreed.
3c	Replace 'Buffer to Industrial Uses to be protected by Development Plan Overlay' with 'Manage industry interface and buffers' designation.	Agreed.
3d	Replace the separate buffers for the water treatment plant, abattoir and sawmill with a single 'Significant industry and infrastructure buffer area'.	Agreed.
3e	Identify the Rossmoyne Road residential investigation area as a 'Medium term residential/low density investigation area'.	Agreed.
3f	Identify the land west of Rifle Butts Road as a 'Medium term residential/low density investigation area'.	Agree.
3g	Identify the Deans Creek Growth Area Corridor (south of Princes Highway to Pound Road) as a 'Residential investigation area'.	<p><b>Disagree. Recommend the Deans Creek Growth Area Corridor (south of Princes Highway to Pound Road) should be identified as 'Rezone to residential in the short to medium term'. Include additional words in relation to managing bushfire risk where appropriate.</b></p> <p><b>Insert under the heading 'Further Strategic Work' 'Urban Growth, Accommodation and Housing',</b></p>

		<b>one additional action: 'to review the extent of the mapped area of the BMO in Colac west'.</b>
3h	Identify the Deans Creek Growth Area Corridor (south of Pound Road) as 'Rezone to residential'.	Agree.
3i	Identify the Elliminyt Growth Area (west of the Wyuna Estate) as 'Rezone to residential in the short to medium term'.	Agree.
3j	Identify the Colac-Lavers Hill Road, Friends Road/Florence Road and Forest Street South as 'Rezone to Rural Living or Low Density'.	Agree.
3k	Identify the land east of Forest Street, Colac as 'Rural Living investigation area' and the land east of Woodrowvale Road remaining 'Rural Living'.	<b>Disagree. Recommend the land east of Forest Street and the land east of Woodrowvale Road as 'Rezone to Rural Living or Low Density'.</b>
3l	Delete the identification of the area south of Flaxmill Road and in the Marriner Street precinct as a 'Rural Living or Low Density subject to Development Plan' and replace it with a 'Precinct Plan review area' designation.	Agree

Recommendation 1 referred to the Panel's recommendations in section 9.1 of their Report. These recommendations are as follows:

*Table 2 Panel Recommendations in Section 9.1 of their Report and Officer Response*

Framework Plan Map 1	Correct Framework Plan and Map heading. The Panel notes that the exhibited and post-exhibition version of the Amendment includes a 'Colac Framework Plan' heading followed by the Framework Plan Map which also has the title 'Colac 2050 Framework Plan'. This second heading is unnecessary and should be removed so both the Map and policy utilise the words 'Colac Framework Plan' followed by the words Map 1 (Map name).	Agreed.
Framework Plan Map 1	Ensure that all Map legend and annotations have a policy link and use consistent terminology.	Agreed.
Framework Plan Map 1	Remove annotations that repeat the content of the legend.	Agreed.
Framework Plan Map 1	Consider using a simpler graphic representation of short to medium and longer term growth areas so that these areas are can be more readily distinguished from existing residential areas, more easily read and reproducible. This could include designating growth areas with a solid line and	Agreed.

	identification number (and short legend description) as mapped in the Growth Plan and Citizens Jury process and as described in in this Report. This mapping approach would also allow differentiation between short, medium and longer term growth areas and investigation areas.	
Framework Plan Map 1	Include an annotation for the Melbourne – Warrnambool Railway Line (and remove its identification from the legend)	Agreed.
Framework Plan Map 1	Remove the buffer to industrial areas symbol as this duplicates the existing buffers to the sawmill, water treatment plant and abattoir	<b>Disagree. Maintain as exhibited</b>
Framework Plan Map 1	Remove heritage precincts – these are understood to be in place and in part repeated in the Colac CBD Framework Map.	Agreed.
Framework Plan Map 1	Remove the ‘Potential for infill Housing in Civic, Rail and Health Precinct’ designation (including legend reference) and rely on a policy description or use a different mapping technique to identify it so it does not cover up other Plan content. Alternatively, this precinct could be shown on the existing Colac CBD Framework Plan.	Agreed.
Framework Plan Map 1	Consider using a single wider graduated line that encapsulates the three buffers into a single strategic buffer area.	Agreed.
Framework Plan Map 1 Legend Content	Use consistent ‘boundary’ language. The Panel notes that the term ‘Urban boundary’ is used for the Framework Plan, while other Framework Plans in Clause 21.03 use ‘Settlement Boundary’. A consistent term should be used for all Framework Plans.	Agreed. Explore opportunity to amend boundary term for other towns to align with ‘urban boundary’ as part of the translation to new Planning Policy Framework
Framework Plan Map 1 Legend Content	Change Arterial Road symbol to a line format rather than box format.	Agreed.
Framework Plan Map 1 Legend Content	Simplify the identification of the abattoir by deleting the words ‘Special Use’.	Agreed.
Framework Plan Map 1 Legend Content	More clearly distinguish the site to be rezoned to Farming Zone as it is not clearly visible from the longer-term residential directions. Using the more simplified mapping technique identified above for residential growth areas will assist here.	Agreed.
Framework Plan Map 1 Legend Content	Remove the words ‘Subject to Development Plan’ against the Residential, Low Density and Rural Living rezoning references (the Panel notes that Council’s Part B submission identified this as a further proposed change).	Agreed.
Framework Plan	Correct the spelling of Rural Living.	Agreed.



Map 1 Legend Content		
Framework Plan Map 1 Legend Content	Remove the word 'Future' from Investigation Area references. The Panel notes that Council's Part B submission identified this as a further proposed change.	Agreed.
Framework Plan Map 1	Change 'Future Low Density Investigation Residential' to 'Low Density Residential Investigation Area'.	Agreed.
Framework Plan Map 1	Simplify 'Opportunity to master plan area near west end of Moore Street' to read 'Future masterplan area' as the mapping already identifies the area's location.	Agreed.
Framework Plan Map 1	Remove the words 'Subject to Investigation' relating to 'Potential Local or Neighbourhood Commercial Centre' as the word 'potential' infers this and the policy also identifies it as further work. The legend symbol should use a circular rather than rectangular form to match the map.	Agreed.
Framework Plan Map 1	Remove unnecessary capitalisation of words.	Agreed.
Framework Plan Map 2	Use an alternative Framework Plan Map title. Framework Plan Map 2 should be renamed 'Colac Framework Plan – Map 2 Environment and landscape' or similar as it identifies more than just proposed open space by identifying gateways, views, flooding and inundation information and linkage opportunities	Agreed.  The title for Map 2 is proposed to be 'Environment, Landscape and Connectivity'
Framework Plan Map 2	Ensure that all map directions and terminology have a policy link	Agreed.
Framework Plan Map 2	Include annotations that identify Deans Creek and Barongarook Creek	Agreed.
Framework Plan Map 2	Remove unnecessary notations	Agreed
Framework Plan Map 2	Align gateway symbols with the centre of identified arterial roads	Agreed.
Framework Plan Map 2	Council advised that the mapping of view lines was based on the existing Colac Framework Plan however, the Panel notes that the western view lines of that plan have not been transferred to the new Framework Plan. Council suggested that this may have been an error. An opportunity exists to correct this omission.	Agreed. Council advised the Panel that the view corridor to the west has since been lost due to vegetation growth and therefore does not need to be included in the new Framework Plan. Council did advise the Panel however that the graphic used to convey the view corridor to the east of the Colac was inadequate and suggested to amend this to more accurately convey the extent of views along a section of the

		Princes Highway, rather than in one location.
Framework Plan Map 2 Legend	Simplify town gateways reference by removing the words 'with built form and landscaping'.	Agreed.
Framework Plan Map 2 Legend	Enhance legibility of the 'Enhance town gateways' legend and designation on the map.	Agreed.
Framework Plan Map 2 Legend	Align legend for protecting views with that shown on the map and with the wording of Objective 2 'Cultural, Heritage, Sustainability and Environment'.	Agreed.
Framework Plan Map 2 Legend	Align language relating to 'Links' used in the legend and 'pathway' terminology used in the policy.	Agreed.
Framework Plan Map 2 Legend	Remove unnecessary capitalisation of words.	Agreed.

## 21.01 MUNICIPAL PROFILE

28/03/2018

VC145

[Proposed C97](#)

### 21.01-1

#### Location

18/06/2009

C55

[Proposed C97](#)

The Colac Otway Shire is located in the south-west of the State, approximately 2 hours drive from Melbourne. The Shire has an area of approximately 3,500 square kilometres and a ~~2006-2016~~ census population of ~~20,294~~20,972. ~~The Department of Planning and Community Development predicts that the Shire will experience a minor population increase to the year 2025 (up to 22,500).~~

### 21.01-2

#### Settlement

18/06/2009

C55

[Proposed C97](#)

The Shire's major urban centre is Colac, which has an estimated ~~2007-2016~~ population of approximately ~~11,600~~12,250. Colac is located approximately 75 kilometres west of Geelong, 140 kilometres south west of Melbourne and 100 kilometres south of Ballarat. Apollo Bay is the Shire's other main centre and had a ~~2006-2016~~ permanent population of approximately ~~1,300~~1,366 people. It lies 75 km south of Colac and is a key settlement along the Great Ocean Road. In addition to these two major towns, there are approximately 22 smaller settlements located throughout the Shire.

### 21.01-3

#### Environment

18/06/2009

C55

The Shire includes some of the most scenic and environmentally sensitive land in Victoria including the Great Otway National Park and 90km of coastline served by the Great Ocean Road. Approximately 43% of the land in the Shire is Crown Land.

### 21.01-4

#### Cultural Heritage

18/06/2009

C55

Colac Otway Shire has a rich and diverse history and includes a number of important Koori heritage areas. Post- European heritage is a microcosm of much of Victoria's history from the days of earliest permanent settlement in the 1830s. The Shire has played an important role in Victoria's growth through pastoral activity; through the dairy industry and farming; through the forest industry, as well through the tourist industry.

### 21.01-5

#### Economic Development

18/06/2009

C55

The Shire provides diverse employment opportunities through a range of primary industries, tourism and commercial and community services. The region is well supplied with existing infrastructure in terms of power and water and is well placed to take advantage of future proposals to extend the natural gas grid, although it is noted that there are some localised infrastructure constraints throughout the Shire.

The Shire is located along three key traffic routes - Princes Highway, Hamilton Highway and the Great Ocean Road. There is a regular railway service between Colac and Melbourne to the east and Warrnambool to the west. The Shire has excellent access to the Melbourne and Avalon Airports. This transport network provides the Shire and its industries excellent access to both domestic and international markets.

### 21.01-6

#### Regional

18/06/2009

C55

The Shire is an active partner in the G21 Regional Alliance together with Greater Geelong, Surf Coast, Golden Plains and Queenscliff and participating local organisations and businesses. The Shire is also an active partner in the Great South Coast municipal group together with Corangamite, Glenelg, Moyne and Southern Grampians Shires and Warrnambool City Council.

The Council is committed to an integrated approach to planning in the Shire through meaningful consultation with its stakeholders. Council is committed to give effect to the

Regional Catchment Strategy; the Victorian Coastal Strategy; the Otway Forest Management Plan; and the Great Ocean Road Region Strategy.

**21.02**

27/02/2014 C72  
(Part 1)  
Proposed C97

**VISION****21.02-1**

27/02/2014  
C72(Part 1)

**Municipal Vision**

The current Council Plan (2009–2013) has the following vision for the municipality:

- “Council will work together with our community to create a sustainable, vibrant future”.

The Plan also identifies commitments and priority actions upon which Council will focus.

**21.02-2**

27/02/2014  
C72(Part 1)  
Proposed C97

**Land Use Vision**

In terms of land use development, Council has a vision around the following key land use themes.

**Townships**

- The Colac ~~Structure Plan (2007)~~ 2050 Growth Plan (2019) includes the following vision for Colac:

~~Colac will be a thriving town with a vibrant town centre that takes pride in its Lakeside location, is responsive to the housing needs of its residents and offers a variety of opportunities for employment and economic development.~~

Colac in 2050 will be a vibrant, safe, healthy, inclusive and technologically advanced regional city. It is the gateway to the Otways and south west Victoria.

It is a city focused on protecting and celebrating its post-settlement and Aboriginal cultural heritage, as well as natural environment. The city draws on the core concepts of sustainability and liveability to create a physically and socially connected place that meets the needs of all ages and abilities. It is a city characterised by its strong local and multi-faceted economy, which provides diverse business investment and employment opportunities. It is a botanic city that is welcoming, engaging and attractive to visitors, and embraces its cultural landscape, creeks and Lake Colac as key features of the town.

- The Colac CBD and Entrances Project (2012) includes the following vision for Colac CBD:

- Become known as the ‘Botanic Garden City’.
- Be a pedestrian-focussed place, accessible for people of all ages and abilities.
- Grow as a thriving rural centre of retail, business and community services.
- Connect to its natural systems of the Lake and creek corridors.
- Proudly express its heritage in the built and natural environment.
- Be renowned for its collection of great buildings from all eras of the City’s development.
- Present an impressive image along the Princes Highway corridor, from the edges of the City to its core.

- The Apollo Bay Structure Plan (2007) includes the following vision for Apollo Bay, Marengo and Skenes Creek:

- Apollo Bay, Marengo and Skenes Creek will remain as distinct coastal settlements, each with a separate identity and local character;

- The natural beauty of the area, with its unspoilt beaches set against a dramatic backdrop of rolling hills, provides the overarching character which unites the settlements, and should be reflected in new development;
  - The seaside fishing village character of Apollo Bay, focused around a robust working harbour, is highly valued and this character should be preserved and strengthened by new development;
  - Change should take place in Apollo Bay, Marengo and Skenes Creek with a demonstrated commitment to healthy lifestyles and ecological sustainability, and be responsive to the natural environment;
  - The settlements should continue to provide for high quality living, offering improved community facilities and services, as well as economic development opportunities, for a self sustaining lifestyle.
- The Kennett River, Wye River and Separation Creek Structure Plans (2008) include the following vision for Kennett River, Wye River and Separation Creek:
    - Kennett River, Wye River and Separation Creek will remain as distinct coastal towns nestled in the foothills of the Otway Ranges.
    - The primary role of the coastal towns will be to provide housing for permanent and part time residents and to provide a diverse range of holiday accommodation.
    - The impact of the coastal towns on the natural environment will be as minimal as possible with coastal hazards, river flooding and water and wastewater being sustainably managed and vegetation acknowledged and valued.
    - The coastal towns have a low growth capacity and all future growth will be contained within existing settlement boundaries.
  - Major urban development will take place in the main, fully serviced centres of Colac and Apollo Bay.
  - Urban development in Colac and Apollo Bay will be contained within settlement boundaries.
  - Apollo Bay will develop to modest heights and scale and will provide a diversity of housing choice.
  - Colac will develop to provide a diversity of housing choice.
  - Major industrial and commercial development will occur in Colac.
  - Less intensive residential and township development will take place in other smaller settlements where identified in the Rural Living Strategy 2011 in a manner that contributes to the economic development of these townships and assists in maintaining existing infrastructure and services within these towns and support tourism growth.

### **Cultural Heritage**

- The Koori culture of the Shire is acknowledged and will be celebrated.
- The Shire's significant cultural heritage resources will be conserved and enhanced.
- Any adaptation or development of heritage places or areas will be in a manner sympathetic to their significance.

### **Rural living**

- Rural living development will occur in accordance with the Rural Living Strategy 2011. Development will occur in areas associated with settlements and established rural residential precincts where there are fewer environmental, social, land use and servicing constraints and impacts on productive farming uses are minimised.



**Agriculture**

- High quality agricultural land will be protected.
- Agricultural diversity and a sustainable forestry and timber industry will be encouraged in the region.
- Grazing and cropping farming practices are the preferred land uses in areas designated as “farmland of strategic significance”.

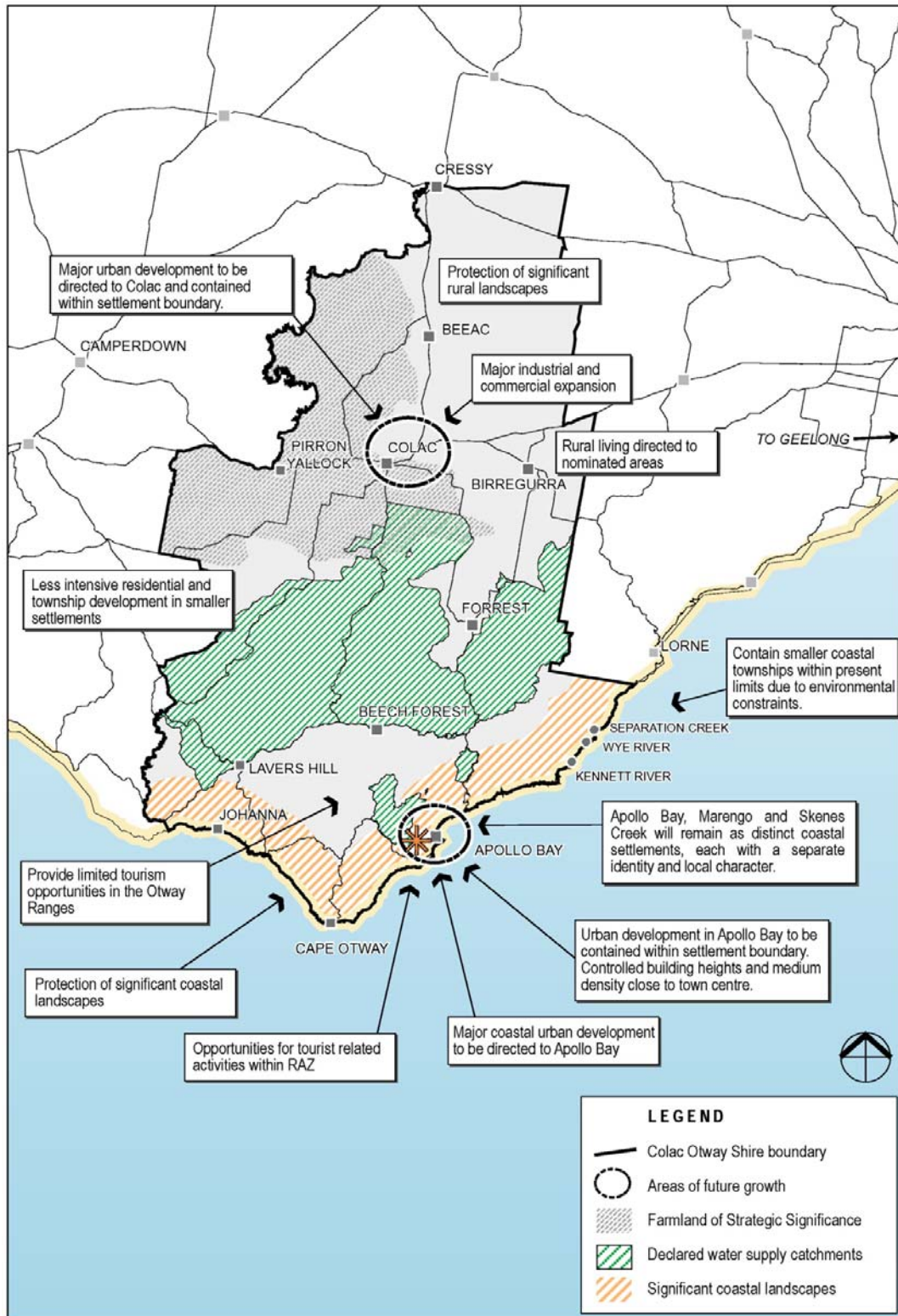
**Tourism**

- Opportunities for tourism are provided to contribute to the growth of the Shire.
- Tourism growth will be managed sustainably and the environmental and landscape assets that attract tourists and new residents alike will be protected.
- Limited opportunities will be provided for tourist related activities in the Apollo Bay hinterland, around the Forrest Township and the Otways.

**Environmental features**

- Significant rural and coastal landscapes will be preserved and protected.
- Key natural assets such as declared water supply catchments, the coast, forested public land, rivers and watercourses, lakes and major geological features will be protected from inappropriate land use and development.
- Development will respond to environmental risks such as bushfire, flooding, landslip, erosion and salinity.
- Those natural, physical and amenity features that contribute to the character of the Otway Ranges and Coast will be protected and enhanced for future generations.

**Colac Otway Strategic Framework Plan**



COLAC OTWAY PLANNING SCHEME  
 POST PANEL VERSION – FOR ADOPTION

## 21.03 SETTLEMENT

26/10/2017  
 C86 Proposed C97

### 21.03-1 General

14/09/2014  
 C75 Proposed C97

#### Overview

- Colac is the major regional centre in the Shire for residential, service and manufacturing industry, retail, office services, recreation and education facilities.
- Apollo Bay is the major coastal urban centre in the Shire. It is experiencing high rates of development for both permanent and short-term (tourist) accommodation. It also provides a range of entertainment and recreational related facilities, including swimming, fishing, golf, cafes and restaurants.
- Colac and the coastal townships are experiencing increased rates of development.
- [Colac is a targeted growth node in the G21 Regional Growth Plan.](#)
- The management of residential, tourism and infrastructure development pressures is required, particularly in coastal areas.
- ~~The development of the major towns in the Shire should take place in accordance with the recently completed Structure Plans for Colac and Apollo Bay.~~
- Smaller coastal settlements occur at Kennett River, Marengo, Separation Creek, Skenes Creek and Wye River, where development is expected to occur within current settlement boundaries due to various environmental constraints to growth.
- Other townships are located at Alvie, Barwon Downs, Beeac, Beech Forest, Birregurra, Carlisle River, Coragulac, Cororooke, Cressy, Forrest, Gellibrand, Lavers Hill, Pirron Yallock, Swan Marsh and Warrion.
- The future development of other townships in the Shire should proceed in a manner that contributes to the economic development of these townships, acknowledges and responds to environmental constraints and protects the broader landscapes within which these townships are located.
- Effluent disposal is a major problem in the smaller settlements, particularly in the peak periods with high tourist numbers.
- Rural residential living provides a desirable lifestyle for a number of residents and if appropriately located can reduce land use conflict in farming areas and contribute toward the economic development of ~~small~~ townships.
- The Rural Living Strategy 2011 ~~has~~ and the [Colac 2050 Growth Plan](#) have identified and designated suitable locations for rural living areas which do not take up high quality agricultural land and where an adequate level of services can be provided.
- The Rural Living Strategy highlights the role of small townships in accessing rural living land.
- A number of settlements have been identified with potentially suitable locations for additional rural living and township development subject to further investigation including Beech Forest, Gellibrand, Forrest, Alvie, Cororooke and Beeac.
- A number of de facto rural living areas have developed over a number of years on old subdivisions within the localities of Barongarook – Bushby’s Road, Barongarook – Robinson Road, Barongarook – Everett Crescent, Barramunga, Bungador, Cororooke – Langdons Lane, Grey River, Irrewarra – Pyles Road, Johanna, Kawarren, Marengo – Alice Court, Petticoat Creek, Warncoort and Weeaprounah.
- A number of largely undeveloped, old and inappropriate subdivisions unsuitable for development are found within the Shire abutting the township boundaries of Cressy and Pirron Yallock and in the localities of Gerangamete and Irrewillipe – Swan Marsh-Irrewillipe Road.

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- There is a need to encourage excellence in the design of new development, including the layout of subdivisions and the recognition of cultural heritage.
- New urban development should be supported by the provision of or upgrade of public open space to meet the needs of the community it is to serve.

#### Objectives

- To facilitate the development of the various settlements in the Shire in accordance with the needs of each local community.
- To facilitate a range of developments in an environmentally sensitive way to provide greater residential choice.
- To direct rural residential and small town development to preferred locations.
- To provide limited opportunities for rural living development where these do not detract from the key environmental qualities of the region and do not cause land use conflict in farming areas.
- To minimise ad hoc development of unserviced old and inappropriate subdivision in the Farming Zone.
- To provide for and improve public open space to meet the needs of the community.

#### Strategies

- [Develop major towns in the Shire in accordance with relevant structure plans.](#)
- Ensure that there is sufficient fully serviced residential land to meet the needs of the existing and future population.
- Encourage future residential development into existing zoned and serviced areas to avoid an oversupply of residential zoned land and to make the most effective use of infrastructure services.
- Provide opportunities for the provision of a wide range of housing choices for residents, short-term holiday residents and tourists.
- ~~Contain development within rural living areas should be contained within land within the existing Rural Living Zone and or as identified in the Colac 2050 Growth Plan, and discourage further subdivision in areas other than Colac/Elliminyt, other than in Elliminyt, should be discouraged.~~
- Restructure existing lots in old and inappropriate subdivisions in Cressy, Gerangamete, Pirron Yallock and Irrewillipe in order to minimise development, retain the land in agriculture, prevent further servicing problems and avoid ad hoc development outside designated settlement boundaries.
- Ensure that development incorporates Environmentally Sustainable Development (ESD) practises.
- Promote a pattern of settlements in the coastal strip that balances between opportunity for growth and retention of environmental and cultural qualities.
- Restrict the expansion of other coastal settlements in accordance with environmental constraints.
- Ensure that development of the Colac and Apollo Bay airfields is not prejudiced by encroaching urban development.
- Ensure the provision of public open space meets the needs of the communities it is to serve by improving access, facilities and presentation.

#### 21.03-2 Colac

26/10/2017  
 C86 Proposed C97

#### Overview

[Colac is the main town in the Colac Otway Shire and is identified as a growth town in the G21 Regional Growth Plan. It is located on the southern banks of scenic Lake Colac and is](#)

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

the largest service centre between Geelong and Warrnambool on the Princes Highway, about an hour travel time by either road or rail.

The town is the major provider of regional services in Colac Otway and also has a thriving manufacturing sector with regionally important companies such as AKD, Bulla Dairy, and the Australian Lamb Company.

It has a strong historical character and sits within an important cultural landscape for Aboriginal people. Before European arrival, Colac was known as “Kolak” or “Kolakgnat” which means ‘belonging to sand’ to the Gulidjan People of the Eastern Maar Nation. Ownership and custodianship of these areas spans thousands of years and is still present today.

Colac is central to a growing tourism industry being located at the gateway to the Otways, Great Southern Coast, and the Volcanic Plains district to the north. It is home to beautiful heritage buildings, tree lined streets, famous Botanic Gardens, and expanding leisure trails including the Beechy Rail Trail. It is planned to develop Colac as a ‘Botanic Garden City’ with themed tree planting throughout the CBD, linking the Botanic Gardens, Beechy Precinct, and Barangarook and Deans Creek corridors.

### Key Issues and Influences

- State and regional policies identify Colac as a population growth node in the Great Ocean Road and G21 regions.
- Colac’s rural landscape setting is important and views of Lake Colac, Red Rock, and the foothills of the Otways are significant features of the town.
- Lake Colac is a significant natural feature in Colac and is an important environmental, cultural heritage, aesthetic, and recreational feature for the community. Its protection is paramount.
- The Deans Creek and Barongarook Creek systems have a propensity to flood in low lying areas putting constraints on development in these areas.
- Current climate forecasts suggest that water will be a key challenge for Colac into the future with higher average temperatures, reduced annual rainfall, and more extreme weather events.
- Colac has an ageing population and high levels of relative socio-economic disadvantage.
- Colac lacks diversity in housing type.
- Colac’s heritage assets and Aboriginal cultural heritage are highly valued by the community.
- The development of Colac as a ‘Botanic Garden City’ is a key priority to improve the amenity and liveability of the town.
- The open space network, including the pathway network, lacks quality, diversity and connectivity.
- Open space in parts of Colac is difficult to access, and is poor in parts of west Colac and Elliminyt.
- Active transport opportunities are a priority for Colac.
- The CBD has capacity for consolidation and the development of upper level accommodation, taking into account heritage constraints, which would increase activity and vibrancy in the area.
- Local commercial centres may be required in Elliminyt and west Colac as these areas grow.
- Colac’s industrial areas are important economic assets for the town.

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

## Urban Growth, Accommodation and Housing

### Objective 1

- To support and manage the growth of Colac consistent with its role as the major urban centre of the Colac Otway Shire and a targeted growth node in the G21 region.

### Strategies

- Ensure that the development of Colac is consistent with the strategic directions shown on the Colac Framework Plan.
- Facilitate a more compact urban form for Colac by directing development inside the urban boundary identified on the Colac Framework Plan and avoiding linear sprawl along the Princes Highway.
- Protect the amenity of sensitive uses by avoiding their location within recommended separation distances for industrial activities.
- Support the rezoning of land to accommodate new housing where identified in the Colac Framework Plan and supported by a Development Plan Overlay. A Development Plan Overlay should identify the requirements for orderly staging and development of the land including coordination of infrastructure, a share infrastructure plan and the management of interfaces, including industry interfaces and buffers.
- Support the future planning of investigation areas outside the urban boundary and as identified in the Colac Framework Plan, where land supply analysis can demonstrate that less than 15 years supply of land in the same zone is available for development within the urban boundary.
- \* Support applications to rezone land to General Residential, Low Density Residential or Rural Living, only in accordance with the Colac Framework Plan and where accompanied by a Development Plan Overlay which sets out requirements for the orderly staging and development of the land, coordination of infrastructure, a shared infrastructure plan, management of adjoining land uses and the need for to avoid locating sensitive uses within existing industrial and wastewater buffer areas buffers and other requirements as appropriate.

Commented [SB1]: Panel recommendation Section 9.1 to ensure policy link with Framework Plan

Commented [SB2]: Panel recommendation 2a

Commented [SB3]: Panel recommendation 2b

Commented [SB4]: Deleted and reworded as per Panel recommendation 2c

### Objective 2

- To ensure future housing and residential subdivision complements the character and population characteristics of Colac, and incorporates principles of sustainability, community health and safety.

### Strategies

- Encourage medium density development in the Colac CBD, within 400 metres of any other activity centre, and around areas of public open space.
- Encourage the provision of apartments in the Colac CBD to facilitate a wider range of accommodation options.
- Ensure new development incorporates sustainability principles including street connectivity, water conservation, stormwater treatment and reuse, energy conservation, and minimising bushfire risk.
- Require new development to consider principles of Crime Prevention Through Environmental Design (CPTED) and Healthy by Design.
- Encourage urban design treatments in new development to reflect the regional character of Colac including space between buildings.
- Ensure new uses and developments enhance Colac's gateways and entrances along key transport corridors.

Commented [SB5]: Panel Recommendation Section 9.1 – ensure map legend has a policy link



COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

## Implementation

### Future strategic work

- Rezone land zoned Low Density Residential in Christies Road to Farming Zone to protect its long term use as general residential land.
- Rezone land zoned Industrial 1 Zone in Colac west to Industrial 3 Zone to facilitate its ongoing use for industrial purposes, and provide a buffer with less intensive industrial uses next to planned residential land to its north.
- Review the extent of the Development Plan Overlay Schedule 2 for the area north of Pound Road and west of Main Street to refine the mapped boundary to exclude small lots which have been developed where appropriate.
- Amend the Development Plan Overlay Schedule 2 in Colac to ensure that it does not allow subdivision prior to the preparation of a development plan, and sets out requirements for the orderly staging and development of the land, coordination of infrastructure, a shared infrastructure plan, management of adjoining land uses and the need to avoid locating sensitive uses within for buffer areas, and other requirements as appropriate.
- Investigate the need for a neighbourhood activity centre to service new population in Colac west.
- Prepare a Precinct Plan for the area south of Flaxmill Road and north of Princes Highway located west of the industrial land to identify appropriate land use and development controls.
- Prepare a Master plan for the area west end of Moore Street to improve urban design outcomes.
- Investigate the appropriate zone for land to the west of Rifle Butts Road and to the east of Rossmoyn Road to facilitate residential or low density residential development in the medium term.
- Review the extent of the Bushfire Management Overlay in Colac west to facilitate residential or low density residential development.
- Investigate the appropriate zone for land identified as either Low Density or Rural Living on the Colac Framework Plan to facilitate housing on larger lots.
- Prepare a precinct plan in collaboration with VicTrack, Colac Area Health, other relevant State Government agencies, and the community for land around the Colac station and Colac Otway Performing Arts and Culture Centre, Colac Area Health facilities for diverse housing, short term accommodation options, and other compatible uses.

**Commented [SB6]:** Proposed insertion in response to Submission 18 and supported by Panel Recommendation 2e

**Commented [SB7]:** In response to Submission S23

**Commented [SB8]:** Panel recommendation 2e

**Commented [SB9]:** Panel recommendation Section 9.1 to ensure policy link with Framework Plan

**Commented [SB10]:** Panel recommendation Section 9.1 to ensure policy link with Framework Plan

**Commented [SB11]:** In response to Panel discussion about the influence of the extent of the BMO on future residential development in Colac west

**Commented [SB12]:** Panel recommendation Section 9.1 to ensure policy link with Framework Plan

### Economic Development and Employment

#### Objective 1

- To encourage investment and foster economic development opportunities in Colac and surrounds.

#### Strategies

- Retain and further develop existing businesses that meet existing and new market opportunities in retail, commerce and industry.
- Encourage innovative industries and support industry sectors based on the region's strengths.
- Investigate the opportunities and viability for the development of an intermodal freight facility for transport and logistics purposes in the Colac region.
- Designate land in Elliminyt and Colac west for a future commercial node.

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

**Objective 2**

- To consolidate the CBD as the primary commercial centre in Colac with a diverse mix of uses and development that enhance its appearance, functionality and vibrancy.

**Strategies**

- Ensure major retail and commercial developments locate within the Colac CBD (Commercial 1 Zoned land only) rather than outside the town centre.
- Ensure that the development of the Colac CBD is consistent with the strategic directions shown on the Colac CBD Framework Plan.
- Ensure that those retail and commercial land uses that are essential to a ‘town centre’ role are located in the CBD.
- Facilitate development that includes short stay accommodation which can service the tourism and visiting worker markets.
- Encourage office accommodation in Colac’s commercial areas for small to mid-sized businesses that provide services to the surrounding region.
- Encourage other forms of development in the CBD that contribute to its role as a regional centre including visitor accommodation and community, entertainment and cultural facilities.
- Discourage the development of an out of town neighbourhood centre unless it is required as part of growth to the west of Colac, or the expansion of the existing local centre in Elliminyt.
- Encourage light industrial, transport and logistics operations, bulky goods and restricted retailing located in the CBD, to relocate to land zoned Commercial 2 or industrial areas as appropriate.
- Retain heritage places and areas as significant components of Colac’s character and attractiveness and encourage their adaptive re-use and restoration including by supporting innovative uses that attract visitors and customers into disused retail areas.
- Manage the shift in retail focus between Murray Street and Bromfield Street by supporting the development of a permeable network of active pedestrian thoroughfares in the form of laneways and arcades that link these precincts.
- Encourage redevelopment of underused or vacant sites (e.g. surface car parks, vacant land at the rear of buildings, upper levels of single storey buildings) in the CBD.
- Encourage the upgrading of shopfronts and building facades in the CBD, particularly on Murray Street and around Memorial Square.
- Encourage the removal of excessive roof top, above verandah and free standing signs, and other visually dominant signs, as sites are redeveloped.
- Encourage new development to provide an active frontage to the streetscapes and car parks, including the provision of active frontages to Bromfield Street for buildings fronting Murray Street.
- Encourage the reinstatement of verandahs on older buildings and encourage verandahs on new buildings for weather protection.
- Encourage new development within the CBD to incorporate Environmentally Sustainable Design (ESD) initiatives.
- Maintain the ‘fine grain’ character of inner retail areas.
- Create landscape links between the main activity areas of the CBD and its principal open spaces.
- Support new development that contributes to a pedestrian-focussed, accessible and well-connected public realm, particularly for those with limited mobility.

**Commented [SB13]:** Panel Recommendation in Section 9.1 - Removed reference to Deans Creek Growth Area to ensure consistency with language used in Framework Plan

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- Provide adequate car parking to cater for commercial development consistent with the Colac Commercial Centre Parking Precinct Plan 2011, recognising that opportunity exists to take advantage of underutilised street parking and shared off street parking.
- Ensure new development in the hospital precinct of the CBD provides on site parking to meet projected demand and does not contribute further to on street parking pressures.

### Objective 3

- To recognise the important economic contribution of Colac’s industrial businesses and the need to protect their ongoing viability by ensuring they are appropriately located and clear of encroachment by sensitive uses.

### Strategies

- Apply site specific controls for key industrial uses such as Bulla, AKD and ALC to streamline planning processes and encourage investment.
- Provide an open space or landscaped buffer between Colac’s industrial areas and Colac’s new urban areas to ensure that the ongoing operations of industrial uses are not compromised.
- Provide appropriate industry interface and buffer treatments within Colac’s new urban areas to ensure the operations of existing industries are not compromised.
- Map the separation distances on the Framework Plan for significant industry and infrastructure to identify their buffer areas to sensitive uses.
- Identify an area for long term industrial use subject to investigation next to existing industrial land in Colac east.
- Ensure that an adequate supply of large allotments (greater than 5 ha) are available for industrial development to encourage investment and meet the future needs of industry.
- Discourage any additional or new industrial development adjacent to Lake Colac on land which is not zoned industrial.
- Encourage new industrial opportunities in Colac’s eastern industrial areas for a diverse range of light to general industrial activities.
- Discourage the subdivision of residential land within any relevant EPA threshold distance of Australian Lamb Company such as noted in EPA Publication 1518 Recommended separation distances for industrial residual air emissions (March 2013) to minimise future amenity conflict issues.
- Discourage further subdivision of land below 5 ha in Colac’s eastern industrial areas to ensure sufficient supply of land for large scale industrial development.

### Objective 4

- To improve the amenity and appearance of industry from public viewing areas.

### Strategies

- Ensure that new industrial development is well designed and will enhance the amenity and visual appearance of industrial areas.
- Improve the appearance of existing industrial development in Colac to provide more attractive and inviting gateways and entrances to the town.

### Implementation

#### Future strategic work

- Investigate the opportunities and viability for the future development of an intermodal freight facility for transport and logistics purposes in the Colac region.

**Commented [SB14]:** Panel recommendation 9.1 – reworded for consistency with language used in Framework Plan

**Commented [SB15]:** Deleted and reworded as per Panel Recommendation 2d

**Commented [SB16]:** Panel recommendation 0.1 – ensure policy link with Framework Plan

**Commented [SB17]:** Panel Recommendation Section 9.1 – ensure map legend has a policy link

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- Monitor the rate of retail and office development in Colac to make sure that development opportunities that exist are being realised.
- Undertake urban design improvements for the enhancement of the Colac CBD through implementation of the Colac CBD and Entrances Project.
- Monitor the rate of industrial land development in Colac to make sure that development opportunities that exist are being realised.

### Cultural Heritage, Sustainability and Environment

#### Objective 1

- To acknowledge, recognise, protect and celebrate Aboriginal culture, story, and areas of cultural significance.

#### Strategies

- Encourage a strong working relationship and consider the views of the Eastern Maar, Guildjian and other Aboriginal community members in the planning of Colac.
- Develop and apply best practice approach to engagement and cultural heritage management with Traditional Owners/Registered Aboriginal Party.
- Ensure Aboriginal cultural heritage is appropriately managed, significant places are protected, and important artefacts are returned to the local Aboriginal community.
- Consider opportunities to celebrate and promote Aboriginal language, and celebrate Aboriginal history and stories in the development of Colac's open space network and the naming of future places, street names and infrastructure.

#### Objective 2

- To recognise and protect key views which form an important feature of Colac's character.

#### Strategies

- Retain the Farming Zone outside the urban boundary to protect rural land and vistas from urban encroachment.
- Ensure land use activities within the Farming Zone retain an agricultural focus and preserve the rural, environmental and landscape qualities of the area.
- Encourage development in areas which afford views to Lake Colac to facilitate view sharing through the site.
- Encourage planting on properties along the eastern and western entrances to Colac, particularly where it has potential to screen industrial activities.
- Improve the outer approaches to Colac with new landscaping, framing views to Lake Colac and reduce the visual clutter of advertising signage.

**Commented [SB18]:** Panel recommendation Section 9.1 to ensure map legend has a policy link

#### Objective 3

- To protect, rehabilitate, enhance, and interpret Colac's environmental attributes so that future generations may enjoy them.

#### Strategies

- Ensure new development will enhance and preserve the health of Lake Colac, Deans Creek, Barongarook Creek and their environs.
- Implement the Colac Stormwater Development Strategy and ensure that stormwater management and drainage solutions are coordinated across developments to improve the flooding situation in Colac and the quality of water entering Lake Colac.

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- [Require new development in Colac to integrate with the water cycle to enhance stormwater management, ecological values, provision of public open space, and management of cultural heritage values.](#)
- [Improve integration between Colac, Lake Colac and key activity areas through design features, recreational linkages and foreshore development.](#)
- [Require thematic tree planting consistent with the Botanic Garden City theme and botanical boulevard treatment of the Princes Highway, so as to link the CBD, Botanic Gardens, Beechy Precinct, and Barongarook and Deans Creek corridors, for all new development in any of these areas.](#)

**Commented [SB19]:** Panel recommendation Section 9.1 to ensure map legend has a policy link

#### **Objective 4**

- [To consider opportunities for climate ready actions and integrate risk based planning in future development proposals to minimise the impacts of climate change.](#)

#### **Strategies**

- [Consider climate change impacts in future development and explore how carbon neutral status and adaptation can be achieved.](#)
- [Strengthen and promote water recycling and reuse.](#)

#### **Implementation**

##### **Future strategic work**

- [Prepare a cultural heritage strategy for the Colac region to improve understanding of local Aboriginal culture and stories, inform future development and management of culturally significant areas.](#)
- [Engage with the community to identify important view corridors and landscape elements, including views of Lake Colac and views from Colac's eastern entrance, and protect with appropriate planning controls.](#)
- [Implement the Colac Stormwater Development Strategy to provide guidance for the management of stormwater in Colac.](#)
- [Develop concept designs for the 'Botanic Link Pathway' and stormwater facilities identified in the Colac Stormwater Development Strategy to assist with a future shared infrastructure contributions plan.](#)
- [Develop a significant tree register for Colac and protect through appropriate planning controls.](#)
- [Revise flood mapping for Colac to reflect changes in flood risk as areas are developed with urban development and flood mitigation measures are installed.](#)
- [Investigate site specific controls for the former service station sites at the western and eastern entries of Colac on the Princes Highway to encourage appropriate development and improve the gateway design outcome.](#)
- [Undertake and implement a strategy for the co-ordination and design of all signage along the eastern and western entrance corridors to Colac.](#)

**Commented [SB20]:** In response to the Panel's discussion about the service station sites to identify future strategic work

#### **Infrastructure**

##### **Objective 1**

- [To provide enhanced levels of unencumbered public open space in the town to cater for passive and active recreation needs of the community.](#)

#### **Strategies**

- [Support an increase in the amount of usable public open space \(both linear and non-linear\) to support recreational land uses and linkages between activities.](#)

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- Explore the potential of developing a neighbourhood park on the Irwillipe Road Basin Reserve.
- Improve and enhance the pathways along Barongarook Creek and Deans Creek.
- Provide for a minimum additional 8 hectare reserve in the Deans Creek corridor to service lower profile sports for active recreational purposes.
- Ensure the “Botanic Link Pathway” is delivered with new pathways and open spaces are delivered as part of the development of the Deans Creek and Barongarook Creek corridors.
- Investigate opportunities to extend the Lake Colac Foreshore open space pathway network around Lake Colac to link Cororooke and extend to the east towards Beac.

**Commented [SB21]:** Panel recommendation Section 9.1 to ensure map legend has a policy link

**Commented [SB22]:** Panel recommendation Section 9.1 to ensure map legend has a policy link and terminology

**Commented [SB23]:** Panel recommendation Section 9.1 – ensure that map legend use consistent terminology

### Objective 2

To ensure physical and community infrastructure is adequately provided to service population growth and meet the needs of the local and surrounding population to promote well-being.

#### Strategies

- Ensure that physical and community infrastructure is adequately funded and provided as part of future development by requiring shared infrastructure plans which identify appropriate infrastructure contributions.
- Improve and expand organised sports facilities at the Golf Club/Turf Club site.

### Objective 3

- To provide an improved transport and movement network, including pedestrian and cyclist linkages.

#### Strategies

- Ensure the ‘Botanic Link Pathway’ and on-road shared pathways are delivered as part of future development.
- Encourage a botanical boulevard treatment for the Princes Highway in Colac.
- Ensure the Old Beechy Rail Trail is delivered as open space as part of future development along its alignment.
- Provide new and improved bicycle lanes.

**Commented [SB24]:** Panel recommendation Section 9.1 – ensure that map legend use consistent terminology

**Commented [SB25]:** Panel recommendation Section 9.1 – ensure that map legend has a policy link

**Commented [SB26]:** Panel recommendation Section 9.1 – ensure that map legend has a policy link

### Objective 4

- To protect important infrastructure assets from potentially conflicting development.

#### Strategies

- Ensure that land use and development within the infrastructure buffer area to the Colac Water Reclamation Plant will not detrimentally affect or restrict the ongoing operations of the Plant.

**Commented [SB27]:** Panel recommendation Section 9.1 – ensure that map legend have a policy link and use consistent terminology

### Implementation

#### Future strategic work

- Develop concept designs to guide the location and provision of open space corridors and trails as part of the implementation of the “Botanic Link Pathway” network.
- Undertake enhanced recreation and pathway connections particularly around Lake Colac, the Deans and Barongarook Creeks, the Beechy Rail Trail, and connecting important community uses.
- Investigate and identify the alignment of the Old Beechy Rail Trail.



COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- Investigate opportunities for open space **and community facilities** at the former Colac High School site.

Commented [SB28]: Panel recommendation Section 9.1 – ensure that map legend has a policy link

**Colac Otway Structure Plan, 2007**

A Structure Plan for Colac was adopted by Council (February 2007) and articulates the preferred development future for this key centre of the municipality and broader region. Key issues to emerge from the Structure Plan include the need for:

- A township boundary to clearly identify the extent of future development and enable the protection of valuable farming land that surrounds the township.
- Consolidation around the town centre and activity nodes taking into account heritage constraints.
- Provision of a secondary commercial node to cater for the growing area of Elliminyt.
- Retention and enhancement of Colac's heritage assets.
- Protection of Lake Colac from inappropriate industrial development.
- Provision of an adequate supply of industrial land consolidated in east Colac.
- An increase in the amount of public open space (both linear and non-linear) and development of policy direction supporting future open space provision for residential development.
- Better integration between Colac and Lake Colac through design features and foreshore development.
- Increased opportunity for recreational linkages between key activity areas including Lake Colac.
- Urban design improvements for the enhancement of the Colac Town Centre and main street.
- Improved traffic management in Colac.
- Strategies to create a precinct to focus community learning through a multi-purpose education, recreation and community precinct.
- There is a need to identify a heavy vehicle by-pass of the Murray Street retail centre.

**Colac CBD and Entrances Project, 2012**

The *Colac CBD and Entrances Project (2012)* outlines proposals for the enhancement of Colac's CBD and its eastern and western entrances which focus on the design of buildings and spaces.

The Plan's key recommendations are to:

- Develop Colac as a 'Botanic Garden City' with thematic tree planting throughout the CBD, linking the Botanic Gardens, Beechy Precinct and Barongarook Creek corridor.
- Improve the eastern entrance to the CBD with enhanced landscaping and views to heritage buildings, widened pedestrian pathways over the Barongarook Creek bridge and improved visibility to the Visitor Information Centre.
- Enhance priority streetscapes: Improve Murray Street West's streetscape with tree planting and other works, continuing the design theme of the central part of Murray Street. Improve Bromfield Street's streetscape with new tree planting, improved pedestrian access, bicycle lanes and the redevelopment of underused land at the rear of Murray Street shops with improved pedestrian links through to Murray Street. Upgrade Memorial Square's western edge with refurbished amenities and a shared space where pedestrians have priority which could ultimately be extended around the park and south along Gellibrand Street to the Station. Improve Murray Street East's streetscape with road-side tree planting, upgraded footpath pavement, pedestrian crossings and street furniture, and infill planting where gaps exist.
- Improve the outer approaches to Colac with new landscaping, framing views to the Lake and emphasis on reducing the visual clutter of advertising signage.
- Improve the laneway network.

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- Provide new and improved bicycle lanes.
- Apply built form guidelines to the CBD with emphasis on the inner retail areas to maintain the ‘fine grain’ character of these areas and to ensure a high quality of new architecture and the protection of heritage buildings.

**Colac Township Economic Development, Commercial and Industrial Land Use Strategy, 2017**

Colac Township Economic Development, Commercial and Industrial Land Use Strategy, 2017 provides guidance on the future economic development opportunities in Colac, and a framework for the future planning of commercial and industrial land in the town.

The Strategy’s key directions seek to:

- Retain and further develop existing businesses that meet existing and new market opportunities in retail, commerce and industry.
- Attract new investment to Colac with a focus on developing new and sustainable businesses and local jobs.
- Attract a skilled and experienced labour force to Colac by promoting the town as a desirable place to live where career opportunities can be pursued.
- Provide training and skills development opportunities for the local labour force.
- Improve the performance of retail and commercial activities in the Colac town centre in terms of improved levels of service, output and employment.
- Build on the competitive advantages of Colac as a place to invest and do business in the retail and commercial sectors.
- Recognise the important role played by existing businesses located in industrial areas in Colac.
- Investigate and promote opportunities for longer-term industrial land development and the attraction of new industries, their investments and jobs.
- Assist local businesses in meeting challenges and opportunities, including developing new markets and addressing new competition.

**Objectives**

- To manage the growth of Colac consistent with its role as the major urban centre of the Shire.
- To enhance the built and natural environment of Colac.
- To develop a unifying design theme for Colac – ‘Colac Botanic Garden City’ – as a memorable and identifying feature of the town.
- To create landscape links between the main activity areas of the CBD and its principal open spaces.
- To improve the amenity and appearance of Colac’s main pedestrian streets and town entrances.
- To create a pedestrian focussed, accessible and well-connected public realm, particularly for those with limited mobility.
- To promote sustainable methods of transport, supporting walking and cycling as viable alternatives to car travel.
- To manage the road network to optimise its safety, efficiency and amenity for all road users.
- To improve the economic performance of the existing commercial and retail areas in Colac.
- To recognise the important economic contribution of existing industries to Colac and the region, and protect these industries from the encroachment of sensitive uses.
- To improve the amenity and appearance of industry from public viewing areas.

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- ~~To ensure that an adequate supply of large allotments (greater than 5 ha) are available for industrial development to encourage investment and meet the future needs of industry.~~
- ~~To encourage investment and foster economic development opportunities in Colac and surrounds.~~

**Strategies**

- ~~Ensure that the development of Colac occurs generally in accordance with the strategic directions outlined in the Colac Framework Plan and the Colac CBD Framework Plan attached to this Clause.~~
- ~~Encourage medium density development in the existing Colac town centre and ensure that infill housing proposals demonstrate that they are designed in a manner that is compatible and appropriate for the prevailing character and heritage values of the precinct.~~
- ~~Create additional residential opportunities close to the Colac town centre.~~
- ~~Provide adequate car parking to cater for commercial development consistent with the Colac Commercial Centre Parking Precinct Plan 2011, recognising that opportunity exists to take advantage of underutilised street parking and shared off street parking.~~
- ~~Ensure new development in the hospital precinct of the CBD provides on site parking to meet projected demand and does not contribute further to on street parking pressures.~~
- ~~Retain heritage places and areas as significant components of Colac's character and attractiveness and encourage their adaptive re-use and restoration including by supporting innovative uses that attract visitors and customers into disused retail areas.~~
- ~~Maintain the primacy of the CBD as the regional centre serving the Colac Otway Shire and beyond by ensuring that those retail and commercial land uses that are essential to a 'town centre' role are located in the CBD.~~
- ~~Encourage office accommodation in Colac's commercial areas for small to mid-sized businesses that provide services to the surrounding region.~~
- ~~Encourage other forms of development in the CBD that contribute to its role as a regional centre including visitor accommodation and community, entertainment and cultural facilities.~~
- ~~Manage the shift in retail focus between Murray Street and Bromfield Street by supporting the development of a permeable network of active pedestrian thoroughfares in the form of laneways and arcades that link these precincts.~~
- ~~Encourage bulky goods retailing and restricted retailing to locate in the Commercial 2 Zone land in Colac West.~~
- ~~Designate areas of rural land between Elliminyt and Colac (east and west of Colac-Lavers Hill Road) as rural lifestyle opportunities.~~
- ~~Support an increase in the amount of usable public open space (both linear and non-linear) to support recreational land uses and linkages between activities.~~
- ~~Discourage any additional or new industrial development adjacent to Lake Colac on land which is not zoned industrial.~~
- ~~Encourage the relocation of existing 'inappropriate' industrial uses out of the town centre.~~
- ~~Encourage new industrial opportunities in Colac's eastern industrial areas for a diverse range of light to general industrial activities.~~
- ~~Ensure that new industrial development is well designed and will enhance the amenity and visual appearance of industrial areas.~~
- ~~Discourage the subdivision of residential land within any relevant EPA threshold distance of Australian Lamb Company such as noted in EPA Publication 1518~~

COLAC OTWAY PLANNING SCHEME  
 POST PANEL VERSION – FOR ADOPTION

*Recommended separation distances for industrial residual air emissions (March 2013) to minimise future amenity conflict issues:*

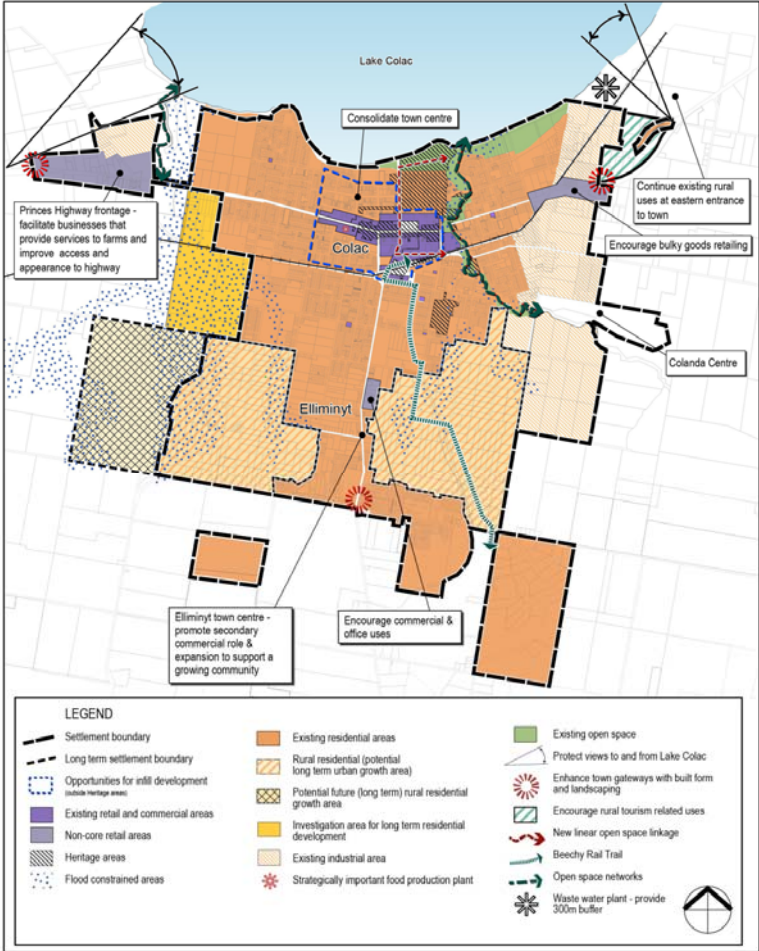
- ~~Manage the balance between industry needs and residential amenity through the use of master planning processes.~~
- ~~Investigate the opportunities and viability for the development of an intermodal freight facility for transport and logistics purposes in the Colac Region.~~
- ~~Discourage further subdivision of land below 5 ha in Colac's eastern industrial areas to ensure sufficient supply of land for large-scale industrial development.~~
- ~~Improve the appearance of existing industrial development in Colac to provide more attractive and inviting entrances to the town.~~
- ~~Designate land in Elliminyt for a community / commercial node.~~
- ~~Provide for commercial type uses on Colac Lavers Hill Road.~~
- ~~Provide opportunities for expansion of the east Colac Highway Commercial area.~~
- ~~Ensure major retail and commercial developments locate within the Colac CBD (Commercial 1 Zoned land only) rather than outside the town centre~~
- ~~Minimise the impact of the Colac Water Reclamation Plant on development on nearby land.~~
- ~~Ensure that future use and development of the Colac Water Reclamation Plant is not detrimentally affected by allowing inconsistent and potentially conflicting development to occur within its buffer area.~~
- ~~Create a multi-purpose education, recreation and community precinct to focus community learning.~~
- ~~Investigate options for a heavy vehicle by pass of the Murray Street retail centre.~~
- ~~Encourage redevelopment of underused or vacant sites (e.g. surface car parks, vacant land at the rear of buildings, upper levels of single storey buildings) in the CBD.~~
- ~~Encourage the upgrading of shopfronts and building facades in the CBD, particularly on Murray Street and around Memorial Square.~~
- ~~Support innovative uses that attract visitors and customers in disused areas in the Colac CBD.~~
- ~~Encourage the removal of excessive roof top, above verandah and free-standing signs, and other visually dominant signs, as sites are redeveloped.~~
- ~~Develop a permeable network of active laneways and arcades in the CBD, including~~
- ~~Improved pedestrian thoroughfares between Murray and Bromfield Streets.~~
- ~~Encourage and facilitate a high quality of architecture within the CBD through the implementation of building design guidelines.~~
- ~~Encourage new development to provide an active frontage to the streetscapes and car parks, including the provision of active frontages to Bromfield Street for buildings fronting Murray Street.~~
- ~~Encourage the reinstatement of verandahs on older buildings and encourage verandahs on new buildings for weather protection.~~
- ~~Encourage planting on properties along the eastern and western entrances to Colac, particularly where it has potential to screen industrial activities.~~
- ~~Undertake and implement a strategy for the co-ordination and design of all signage along the eastern and western entrance corridors to Colac.~~
- ~~Encourage new development within the CBD to incorporate Environmentally Sustainable Design (ESD) initiatives.~~
- ~~Maintain the 'fine grain' character of inner retail areas.~~
- ~~Explore the potential of developing a neighbourhood park on the Irrewillipe Road Basin Reserve.~~

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- ~~Improve and enhance the pathways along Barongarook Creek.~~
- ~~Improve and expand organised sports facilities at the Golf Club/Turf Club site.~~
- ~~Investigate opportunities for open space at the former High School site.~~

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

**Colac Framework Plan**

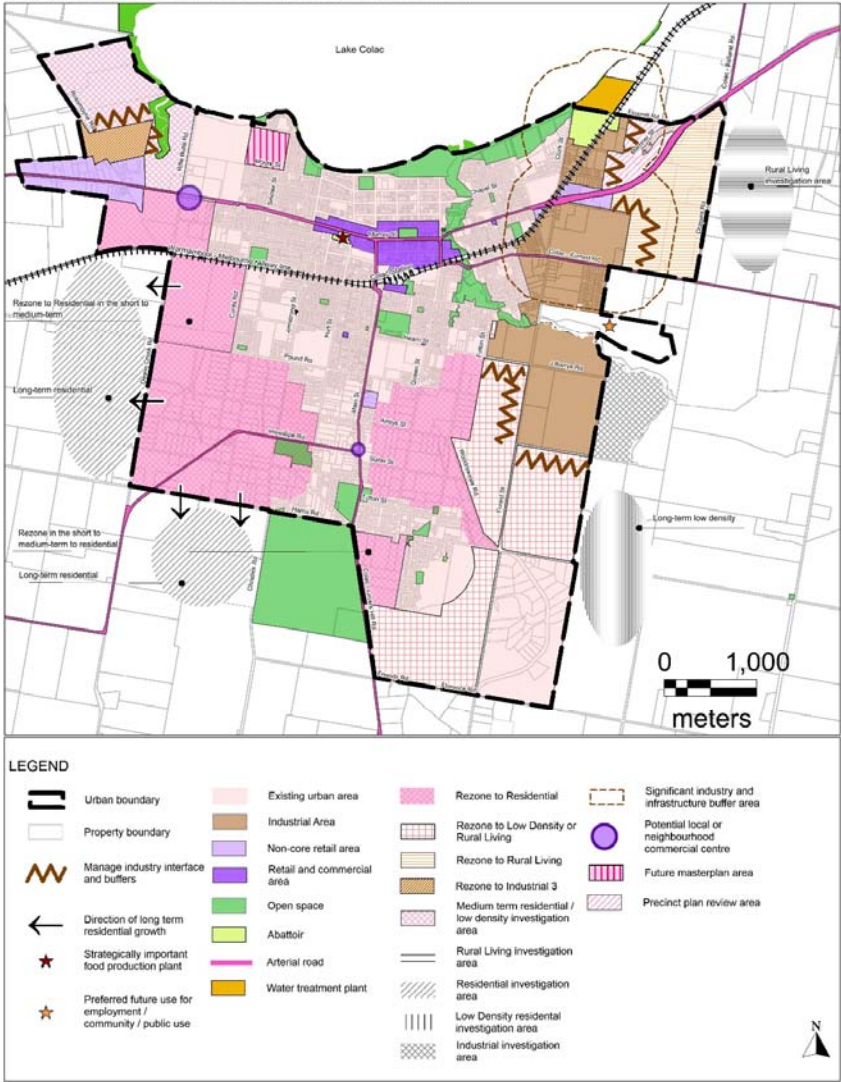




COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

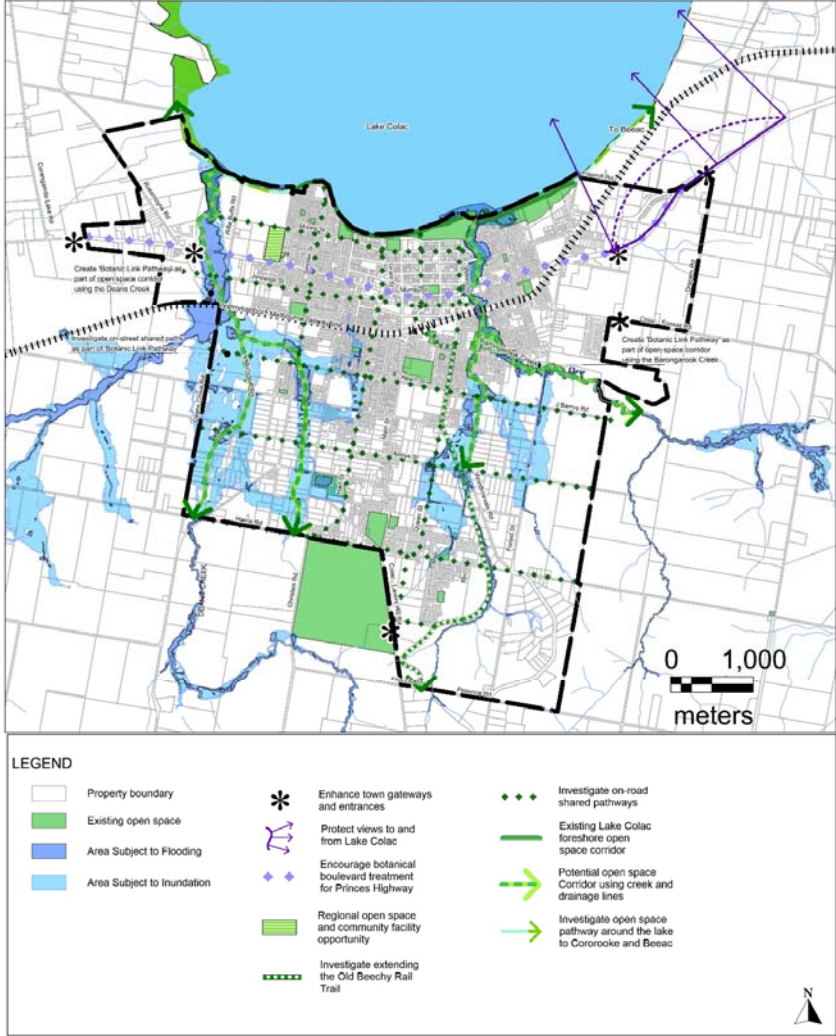
Colac Framework Plan

Colac Framework Plan - Map 1 Land Use (for adoption)



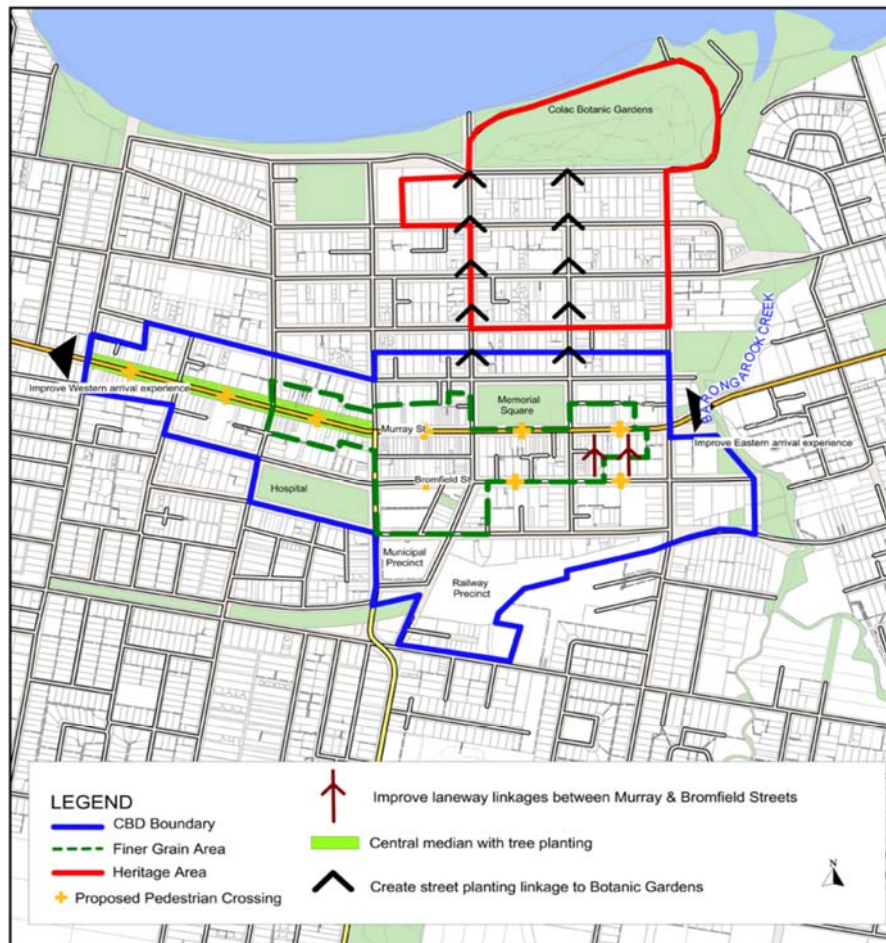
COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

Colac Framework Plan - Map 2 Environment, Landscape & Connectivity (for adoption)



Colac CBD Framework Plan

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION



### 21.03-3 Apollo Bay and Marengo

19/02/2015  
C74

#### Overview

A Structure Plan for Apollo Bay (including Marengo and Skenes Creek) was adopted by Council (April 2007) and articulates the preferred development future for this key coastal centre. Key issues to emerge from the Structure Plan were that:

- Apollo Bay, Marengo and Skenes Creek are to remain as distinct coastal settlements with development to be contained within coastal settlement boundaries.
- Each settlement has a separate identity and local character;
- A key role of Apollo Bay is to provide a diversity of housing opportunities consistent with its identity and local character;
- The natural beauty of the area, with its unspoilt beaches set against a dramatic backdrop of rolling hills, providing the overarching character which unites the settlements, to be reflected in new development;

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- The seaside fishing village character of Apollo Bay, focused around a robust working harbour, is highly valued and this character should be preserved and strengthened by new development;
- Change in Apollo Bay, Marengo and Skenes Creek should take place with a demonstrated commitment to healthy lifestyles and ecological sustainability, and be responsive to the natural environment;
- The settlements should continue to provide for high quality living, offering improved community facilities and services, as well as economic development opportunities, for a self sustaining lifestyle.
- Water supply is a potential constraint to the future growth of Apollo Bay which can only proceed subject to the demonstrated availability of an adequate water supply.
- A settlement boundary and urban design review was completed in 2012. This reviewed a number of urban investigation areas. The settlement boundary now allows for sufficient urban development to cater for growth to 2030.

#### **Objectives**

- To develop Apollo Bay as an attractive residential community which provides a high quality environment as a significant tourist centre.
- To retain Apollo Bay, Marengo and Skenes Creek as distinct coastal settlements with their own local character.
- To ensure that the natural beauty of the area is reflected in new development.
- To preserve the seaside village character of Apollo Bay.
- To ensure that change demonstrates a commitment to sustainability and is responsive to the natural environment.

#### **Strategies**

- Ensure that the development of Apollo Bay and Marengo occurs generally in accordance with the strategic directions outlined in the Apollo Bay Framework Plan attached to this Clause.

#### **Settlement Character and Form**

- Consolidate the town centre of Apollo Bay, limit building heights and provide a greater diversity of accommodation at higher densities within and in close proximity to the commercial area.
- Improve pedestrian linkages in the town centre with new mid-block links between the Great Ocean Road and Pascoe Street.
- In the residential areas outside the town centre of Apollo Bay, limit building heights and ensure upper levels are well articulated to respect the character of the area and provide for a more traditional dwelling density to contribute to a diversity of housing choice.
- Require new development and streetscape works in the Apollo Bay town centre to build on and reinforce the fishing village coastal character of the township, and contribute to the creation of a vibrant public realm.
- Reinforce and improve the informal character, accessibility and amenity of streetscapes in the residential areas of Apollo Bay, Marengo and Skenes Creek, reflecting the distinct existing and preferred future character of each settlement in new improvements.
- Achieve excellent architectural quality in new development or improvements to existing buildings in the town centre, drawing on the existing valued qualities of the centre and setting a new direction in the use of innovative, high quality design.

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- Promote Apollo Bay and Marengo as leaders in environmental sustainability within the Great Ocean Road Region and improve the ecological integrity of environmental features within and around settlements.
- Conserve and enhance heritage places as a significant factor in developing tourism.
- Upgrade Pascoe Street in the town centre to improve pedestrian and visual amenity and function.

#### **The Size of Settlements**

- Utilise natural boundaries, where appropriate, to define settlement edges and set limits to urban expansion.
- Define and maintain a hard edge to the urban area of each of these settlements, particularly when viewed from the Great Ocean Road.
- Ensure that urban development results in the efficient utilisation of existing infrastructure and minimises the requirements for new infrastructure.
- Encourage infill development of medium density housing and accommodation within walking distance of the commercial area of Apollo Bay, to reduce the pressure to expand the urban area, and provide alternative housing choice.

#### **Activities: Business, Tourism, Community and Recreation**

- Intensify commercial and business land uses within the commercial area of Apollo Bay and ensure a future supply of Business Zoned land to meet demand.
- Develop the Apollo Bay Harbour Precinct with a tourism, fishing, boating, commercial and recreational focus strengthening links to the town centre of Apollo Bay and providing net community benefits.
- Encourage future recreation facilities to be located together with other community facilities in a central and accessible location.
- Ensure that community, health, education and recreation facilities are provided to meet the needs of current and projected future residents and visitors to the area.
- Support the growth of tourism as a major employer for the region.
- Provide for future industrial development while minimising offsite impacts on surrounding residential uses, the environment (particularly local waterways) and views from residential areas and the Great Ocean Road.
- Improve the provision and quality of neighbourhood parks in the urban residential areas.
- Establish a future use for the Heathland Estate Reserve.

#### **Landscape Setting and Environment**

- Maintain the 'green-breaks' and landscape dominance between the settlements to ensure that each settlement remains distinct.
- Protect the Otway foothills as a scenic, undeveloped backdrop to Apollo Bay and Marengo.
- Recognise and protect ecological values and avoid development in areas at risk from the effects of flooding, wildfire, acid sulphate soil disturbance, erosion, landslip and salinity.
- Reinforce and enhance the identity and the sense of arrival and departure at the entrances to Apollo Bay and Marengo.
- Improve the appearance and amenity of the foreshore reserve in Apollo Bay and reduce the impact of the existing and future structures on the naturalness of the setting.



COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- Achieve improved visual and physical links between the Apollo Bay town centre and the beach.
- Protect and enhance the significant views and vistas available from the settlements, the beach and the harbour, as well as views available from key vantage points in the hills.

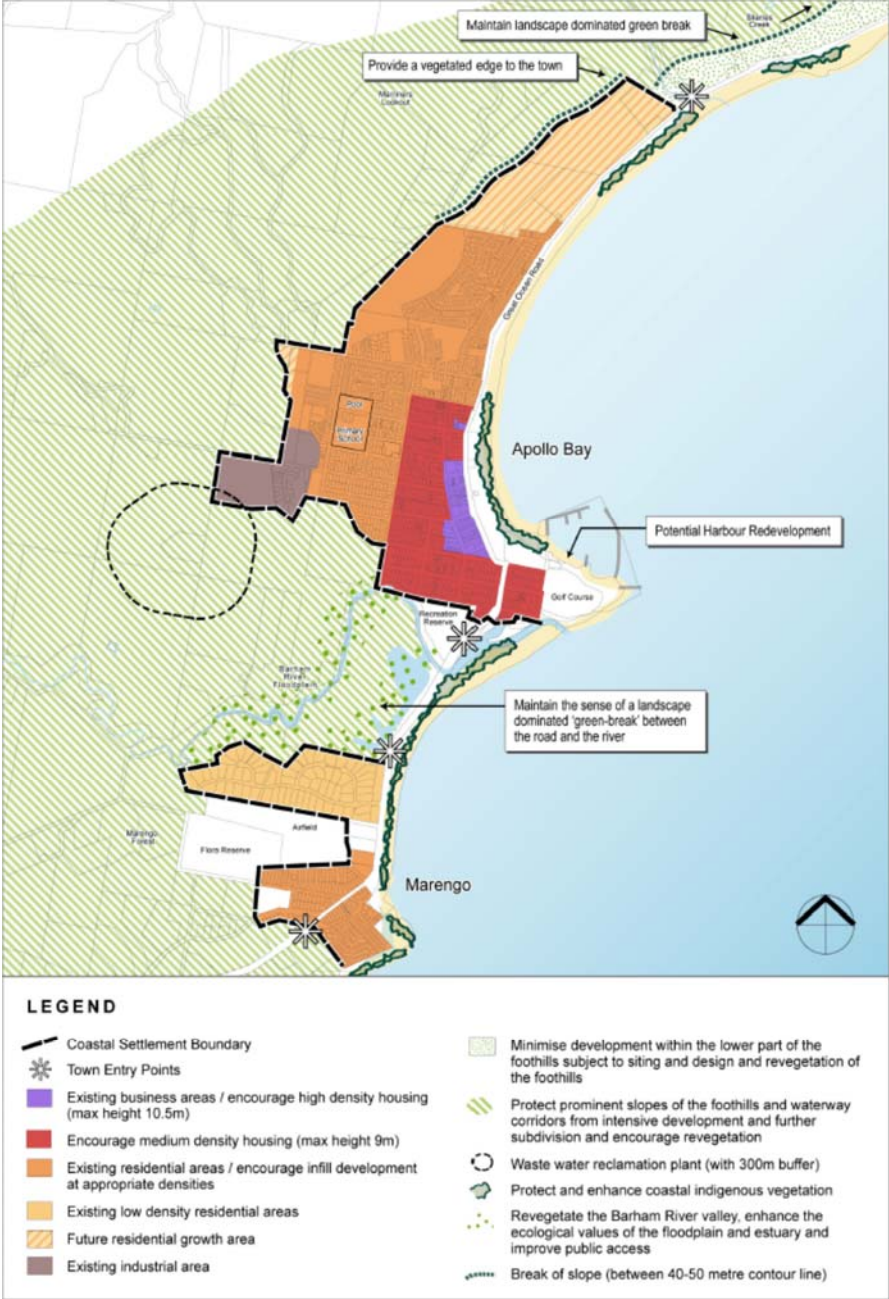
**Access and Parking**

- Strengthen the pedestrian and cyclist connections between Marengo, Apollo Bay and Skenes Creek.
- Create a highly walkable town centre in Apollo Bay with safe and convenient access to shops, community facilities and recreational activities.
- Manage the orderly flow of traffic at all times of the year and enhance pedestrian safety and movement.
- Ensure the future parking needs of Apollo Bay are met and parking congestion in the Great Ocean Road is minimised, with car parking for commercial development in the CBD to comply with the Apollo Bay Parking Precinct Plan (2011).
- Upgrade and provide new mid-block pedestrian linkages in the town centre to improve the utilisation of parking to the rear of shops.
- Consolidate and formalise car parking areas to the rear of the main shops in the town centre.
- Encourage greater use of car parks by improved signage.
- Improve the safety of pedestrian access across the Great Ocean Road to the foreshore reserve at key locations.
- Support, promote and improve public transport.
- Ensure continued and improved air access to the Apollo Bay region.



COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

Apollo Bay, Marengo and Skenes Creek Framework Plan



COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

**21.03-4**

25/09/2014  
 C76

**Birregurra****Overview**

The township of Birregurra is located approximately 20 kilometres east of Colac and approximately 6 kilometres to the south of the Princes Highway. Birregurra is a small town offering a village lifestyle in an attractive rural setting to its diverse and active community. The town has a relatively compact urban form based on an attractive and connected network of grid streets and open space links, and sits discretely within its rural surrounds.

Development pressures, high costs of accommodation for tourists and workers and an increase in tourist numbers in Lorne and other coastal communities has seen more people exploring Birregurra for permanent living, holiday accommodation and recreation.

Birregurra is an attractive town for many reasons including for:

- The built form of the town and the many heritage buildings throughout the town and in particular along the south side of Main Street with attractive shop fronts many with verandahs.
- The consolidated commercial town core and community node that provides retail, community and health services that cater for resident's local needs and provides support for surrounding farming areas. The Church precinct located on the elevated land to the south of the town.
- The extent and variety of exotic and native vegetation existing throughout the town. The extent of the vegetation is clearly seen due to the elevated nature of the land, particularly on the southern side of the town.
- The topography of the land surrounding the town including the Barwon River valley and associated tributaries and undulating farming land.

The Birregurra Structure Plan 2013 and Birregurra Neighbourhood Character Study 2012 identify urban design and built form opportunities to improve the presentation of this important centre in the municipality. The Birregurra Structure Plan 2013 encourages infill development to accommodate growth within Birregurra without the need to expand the existing defined township boundary.

**Settlement and Housing****Objectives**

- To manage modest growth and development in Birregurra in a coordinated and sustainable manner that ensures Birregurra retains its rural township character.
- To retain and protect the township's significant and contributory heritage places and articulate Birregurra's history in the public realm.
- To encourage consolidation of commercial uses in the core town centre of Birregurra on Main Street and broaden the commercial, retail and tourism opportunities in the township.

**Strategies**

- Contain urban development within the existing defined township boundary.
- Encourage sensitive infill development on vacant lots and support further subdivision of larger developed lots within the existing township boundary.
- Control the density of development and apply development standards as recommended by the Neighbourhood Character Study 2012 to preserve character.
- To encourage a mix of housing types and styles that provide diversity, affordability and respond to the community's life cycle needs.
- Support new commercial uses and re-development of existing premises on both sides of Main Street between Roadknight Street / Austin Street to the west and the unnamed watercourse / Strachan Street to the east and encourage active street frontages.

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- Ensure any new commercial development to the rear of properties on Main Street has regard to sensitive residential interfaces.
- Support an increase and diversification of tourist based activities and accommodation in Birregurra.
- Encourage adaption and re-use of heritage buildings, especially in Main Street, and ensure new development provides a sympathetic design response to existing heritage buildings.
- Retain low building heights throughout the township and the single storey built form of Main Street.
- Consolidate civic, community and health facilities in a community node on the north-east edge of the town centre.
- Support retirement/aged care living in proximity to the community and health node, and Main Street.
- Direct any potential petrol station to locate in or close to the town centre, away from the heritage core and identified township gateways.
- Protect the ongoing integrity of industrial activities in the Industrial 1 zoned land and encourage consolidation of industrial uses in this area.
- Ensure any new development in the Industrial 1 Zone reflects the rural township character of Birregurra and has regard to visual amenity.
- New subdivisions should include a grid-based road network that easily integrates with the existing surrounding road network. Avoid cul-de-sacs and battleaxe driveways as a means of providing access to new residential lots.
- Ensure roads provide safe access for all users and that road upgrades retain and enhance the character of Birregurra and the informal nature of road reserves.
- Ensure an efficient and cost effective provision of physical infrastructure that addresses the ongoing needs of the community, whilst protecting the landscape and township character values of Birregurra

### **Landscape, Environment and Open Space**

#### **Objectives**

- Protect and extend areas of native vegetation, including endangered EVCs along waterways.
- Protect and enhance the landscape character and view lines of township entrances as defining elements of the north, east and west gateways.
- To preserve and enhance the Barwon River corridor and connected waterways.
- To establish a connected network of accessible public open space and recreation facilities that provide a range of passive and active recreation opportunities.
- To provide safe and improved opportunities for walking and cycling throughout the town and encourage walkable neighbourhood design in new developments.

#### **Strategies**

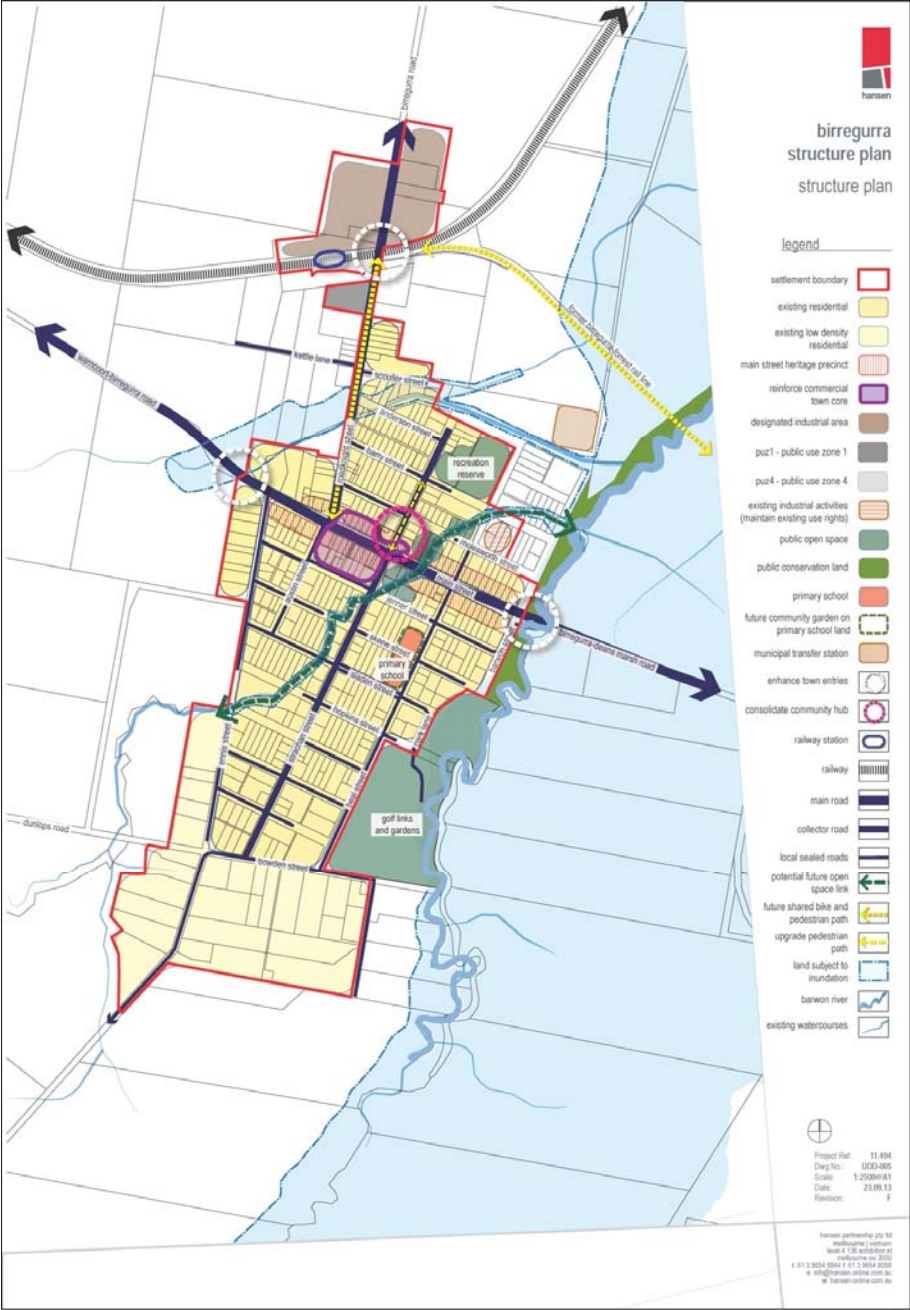
- Investigate the potential public open space corridor along the unnamed waterway running south-west to north-east through the middle of the town and the development of a linear shared pedestrian /cycle path connecting to parkland adjoining the Barwon River.
- Encourage built form along this open space corridor to:
  - Be appropriately set back from the waterway in accordance with Corangamite CMA requirements.
  - Provide an active interface through the avoidance of solid fencing to this boundary.

COLAC OTWAY PLANNING SCHEME  
[POST PANEL VERSION – FOR ADOPTION](#)

- Provide pedestrian access to the corridor where possible.
- To encourage the retention of trees where possible and the planting of new canopy trees and understorey vegetation.
- Require the use of building envelopes or tree protection zones to protect vegetation on lots that contain significant trees.
- Encourage the dominance of landscape over built form in residential areas.
- Improve open space provision as the community expands and improve linkages between key destinations.
- Investigate development of the Tiger Rail Trail from Birregurra to Barwon Downs and Forrest.

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

Birregurra Framework Plan



COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

**21.03-5 Skenes Creek**

18/07/2013  
 C69

**Overview**

Skenes Creek is a coastal hamlet set on rolling topography at the base of the Otway Ranges. There is a sense of openness to the town created by the spacious siting of buildings and expansive views to the coast and hillsides. A green wedge corridor through the centre of the township links the town with a vegetated hillside backdrop and is enhanced by regeneration of indigenous and appropriate coastal shrubs around dwellings and public areas.

**Objective**

- To protect the nationally significant Great Ocean Road Region landscape and the distinctive landscape qualities and coastal setting of Skenes Creek township.

**Strategies**

- Ensure new development responds to the above key issues and achieves the following Preferred Character Statement for the Character Areas identified at Schedule 4 to Clause 43.02.

**Skenes Creek Precinct 1 – Preferred Character Statement**

This precinct provides a native 'green wedge' for the whole township, extending from the hill slopes behind the town to the Great Ocean Road. The character of the precinct will be strengthened by the planting and regeneration of indigenous and native vegetation. Dwellings will be set far enough apart to accommodate substantial native bush areas including canopy trees, and will be set substantially below the vegetation canopy. The semi-rural feel of the area will be retained by the lack of fencing and frequent unmade roads. Views to the dwellings will be softened by native vegetation in frontages to major roads and in the public domain along road verges.

**Skenes Creek Precinct 2 – Preferred Character Statement**

This precinct will continue to be characterised by diverse coastal dwellings set amongst established coastal gardens. The sense of openness will be maintained by setting the buildings apart, minimising intrusive front fencing, and encouraging building forms that respect views to the surrounding hills and coast. The precinct will be united by consistent mature plantings of native and exotic coastal species in the public and private domains.

**21.03-6 Kennett River, Wye River and Separation Creek**

18/07/2013  
 C69

**Overview**

The structure plan for Kennett River, Wye River and Separation Creek articulates the preferred development future for these coastal townships. Key issues to emerge from the structure plan were that:

- Kennett River, Wye River and Separation Creek will remain as distinct coastal townships nestled in the foothills of the Otway Ranges.
- The primary roles of the townships will be to provide housing for permanent and part time residents and to provide a diverse range of holiday accommodation.
- The existing and preferred character of the townships is characterised by low scale buildings which respond to the constraints of the topography in their coastal location and generally sit below the predominant tree canopy height.
- The informal, open and spacious character of the townships is highly valued and should be preserved and strengthened by new development.



COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- The impact of the townships on the natural environment will be as minimal as possible with water and wastewater being sustainably managed and vegetation acknowledged and valued.
- Future development within the townships should respond appropriately to a range of acknowledged environmental constraints including land slip, wildfire threat, coastal inundation and erosion, storm water management, water supply and effluent disposal.
- The townships have a low growth capacity and all future growth will be contained within existing urban or appropriately zoned land.

**Objectives**

- To protect and maintain the nationally significant Great Ocean Road Region landscape and the distinctive landscape qualities and coastal setting of Kennett River, Wye River and Separation Creek.
- To support limited tourist, commercial and retail services to the townships.
- To limit the growth of the coastal townships and discourage development outside of existing settlement boundaries.
- To preserve and enhance the environmental qualities of the townships and ensure development responds to the preferred neighbourhood character.
- To ensure that waste water from existing and proposed development is managed in a way that minimises its impact on the environment.
- To ensure that stormwater drainage systems respond to the constraints posed by the townships unique climatic, geological and environmental setting.
- To improve pedestrian access between the hamlets and the foreshores.
- To plan for the impacts of future climate change.

**Strategies**

- Maintain the existing settlement boundaries as identified on the framework plans forming part of this clause.
- Ensure that future growth of the townships is limited to infill development and renewal contained within existing settlement boundaries.
- Encourage any infill development within the townships, particularly tourist accommodation, to locate in the flatter, less vegetated areas near the centre of the townships (as identified on the framework plans forming part of this clause) but taking into account the need to respond to climate change induced coastal hazards.
- Ensure that any development outside the settlement boundaries is low scale and sensitively sited with minimal impact on the landscape and meets the criteria of the Great Ocean Road Region Landscape Assessment Study.
- Restrict commercial and retail development to small, incremental changes to existing facilities.
- Maintain and preserve the natural setting of the foreshores by minimising new structures in these areas.
- Create or enhance safe pedestrian access from all parts of the townships to the foreshores.
- Encourage opportunities to improve the general store and cafe of Kennett River, including incorporating an outdoor dining area and improved car parking areas to be more landscaped and pedestrian friendly.
- Encourage more diverse accommodation in Separation Creek with small scale projects.
- Collaborate with State Government in developing and implementing new initiatives to manage the impacts of climate change in the future.
- Ensure all new development achieves the following Preferred Character Statement for the Character Precincts identified at Schedule 4 to Clause 43.02:

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

**Kennett River Precinct 1 – Preferred Character Statement**

This precinct will be dominated by continuous native bush, with dwellings set below and amongst remnant canopy trees. Frontages will be open and consist of diverse native understorey that screens views of buildings from roads. The low scale dwellings will avoid prominent locations and ridgelines, and will be sited to provide for the reasonable sharing of views to the coast where available. Vegetation will be retained or replaced with any new developments to screen buildings when viewed from the Great Ocean Road. Innovative house styles will be encouraged of a scale, materials and colours that blend with the bush character and follow the topography. The informal bush character of the precinct will be assisted by the streetscape planting and lack of formal kerbing.

**Kennett River Precinct 2 – Preferred Character Statement**

This precinct will consist of coastal style dwellings set amongst gardens of native species. A spacious garden character will be maintained by setting buildings apart and encouraging landscaping between dwellings. Dwellings will be carefully designed, sited and landscaped to be unobtrusive when viewed from roads and to provide for a sharing of views to the coast where available. Trees in both public and private domains will provide a sense of continuity through the precinct and visually link with the adjacent bushland areas.

**Wye River Precinct 1 – Preferred Character Statement**

This precinct will continue to be characterised by dominant native bush that forms a consistent canopy, linking to the adjacent bushland. Dwelling scale, bulk and siting will respond to the site and topography, allowing space and setbacks to maintain native bush, both as canopy and understorey. Buildings will be set beneath the canopy, and appropriately sited and designed so as to allow for the sharing of views to the coast where available, and to be hidden from view from the Great Ocean Road. The informality of the streetscapes will be retained by the lack of front fencing, frequent unmade roads and remnant vegetation.

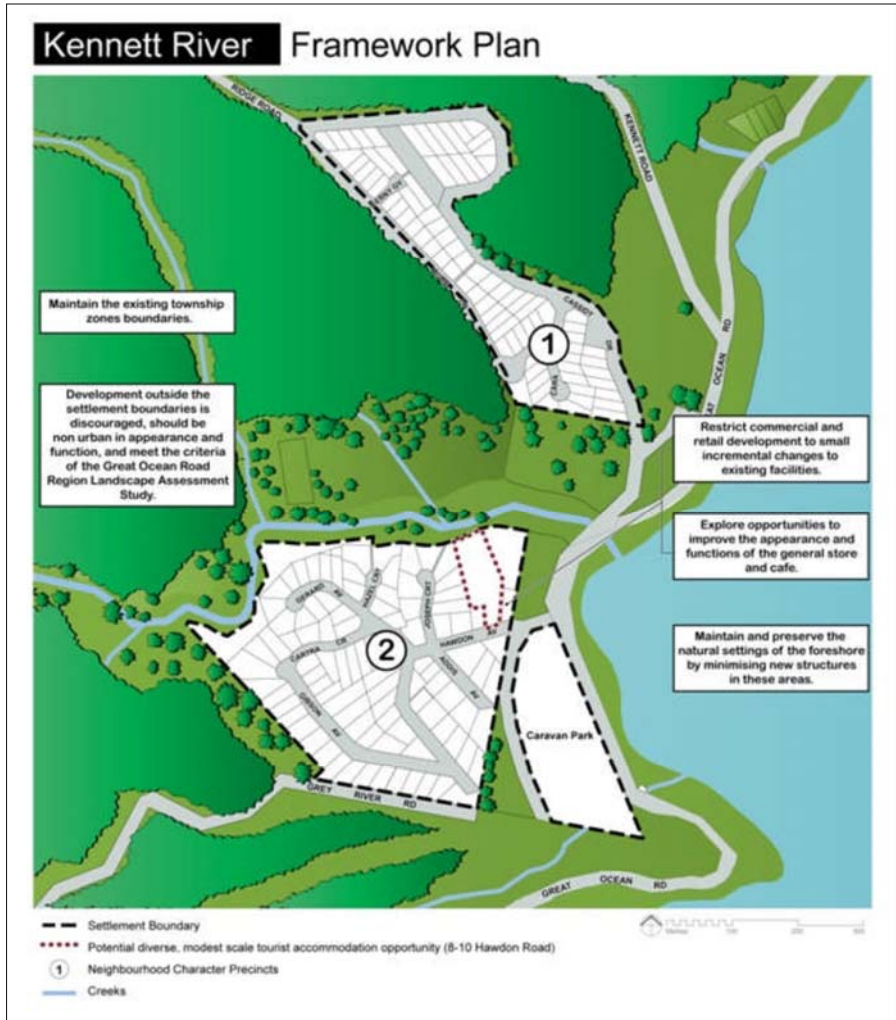
**Wye River Precinct 2 – Preferred Character Statement**

This precinct will achieve a more consistent native vegetation coverage to provide a unifying feature throughout. Space around dwellings will be sufficient to maintain trees and understorey, and minimises the appearance of building bulk and density. On hill slopes, buildings will relate to topography and be set amongst and beneath a dominant, native tree canopy. Buildings and structures in prominent locations when viewed from the Great Ocean Road will be designed to reduce their visual intrusion. Retention and planting of canopy trees in the public domain and around dwellings will be encouraged to establish a consistent tree canopy.

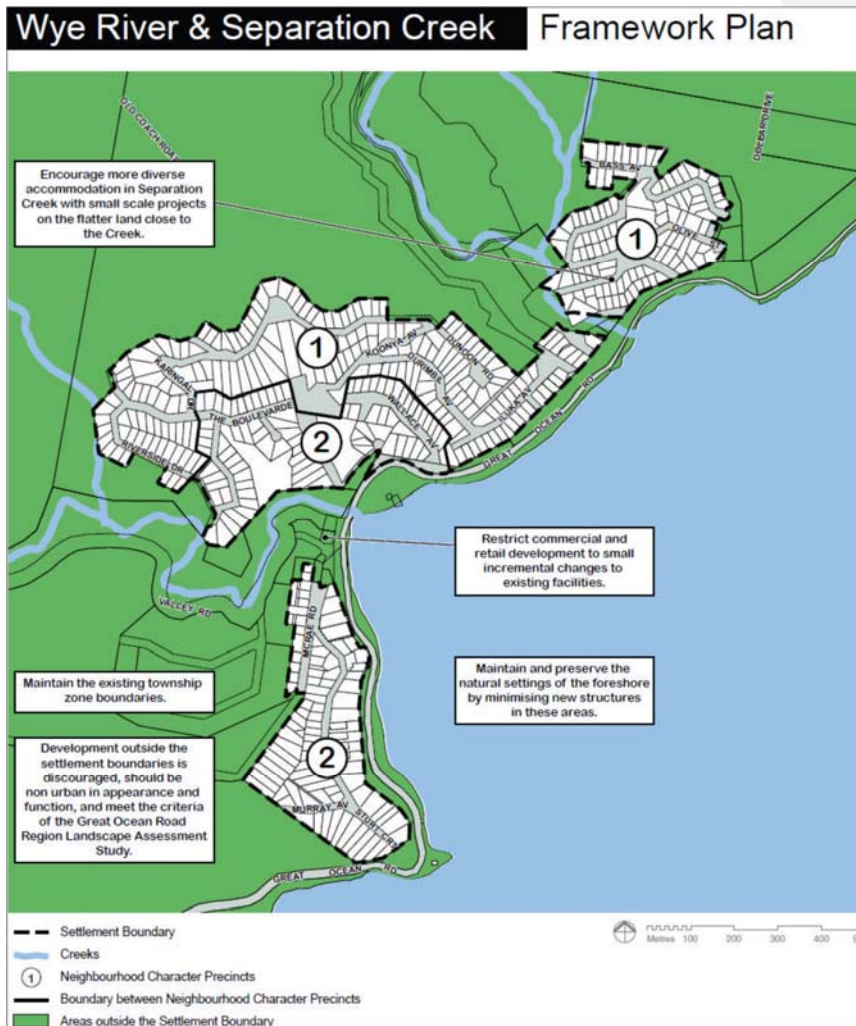
**Separation Creek Precinct 1 – Preferred Character Statement**

This precinct will consist of a mix of low, coastal style dwellings and newer coastal styles, in established gardens and amongst native canopy trees in the vegetated hillfaces. Dwellings will be of materials and colours that reflect the coastal setting, and be designed and sited so as to minimise intrusion into views from roads, public spaces and adjacent dwellings and impact on the topography. Establishment of native and coastal trees in public and private gardens will unite the precinct and provide visual links to the surrounding bushland and creek environs.

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION



COLAC OTWAY PLANNING SCHEME  
 POST PANEL VERSION – FOR ADOPTION



21.03-7

18/07/2013  
C69**Forrest****Overview**

Forrest is located 32.6 kilometres from Colac and is placed at the foothills of the Otways approximately 161 kilometres from Melbourne and 76 kilometres from Geelong.

A Structure Plan for Forrest was adopted by Council (August 2011) and articulates the preferred development future for Forrest. Key issues to emerge from the Structure Plan were that:

- The role of Forrest as an outdoor recreation and tourism destination has been well established over recent years along with an emerging trend for rural lifestyle residential development.
- Forrest's tourism functions will continue to play a primary role in the town's growth and development into the future.

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- There are significant environmental constraints within Forrest including bushfire, flooding and landslip risks that impact on future potential for expansion of the town.

**Objectives**

- To support Forrest’s role within the Otways as a key destination for tourism and recreational pursuits and as a small town with limited potential for residential growth.

To limit residential development to the existing urban area contained within Forrest’s settlement boundary, subject to the outcome of further investigation into the viability of development adjoining the north west edge of the town in accordance with the Forrest Framework Plan attached to this Clause.

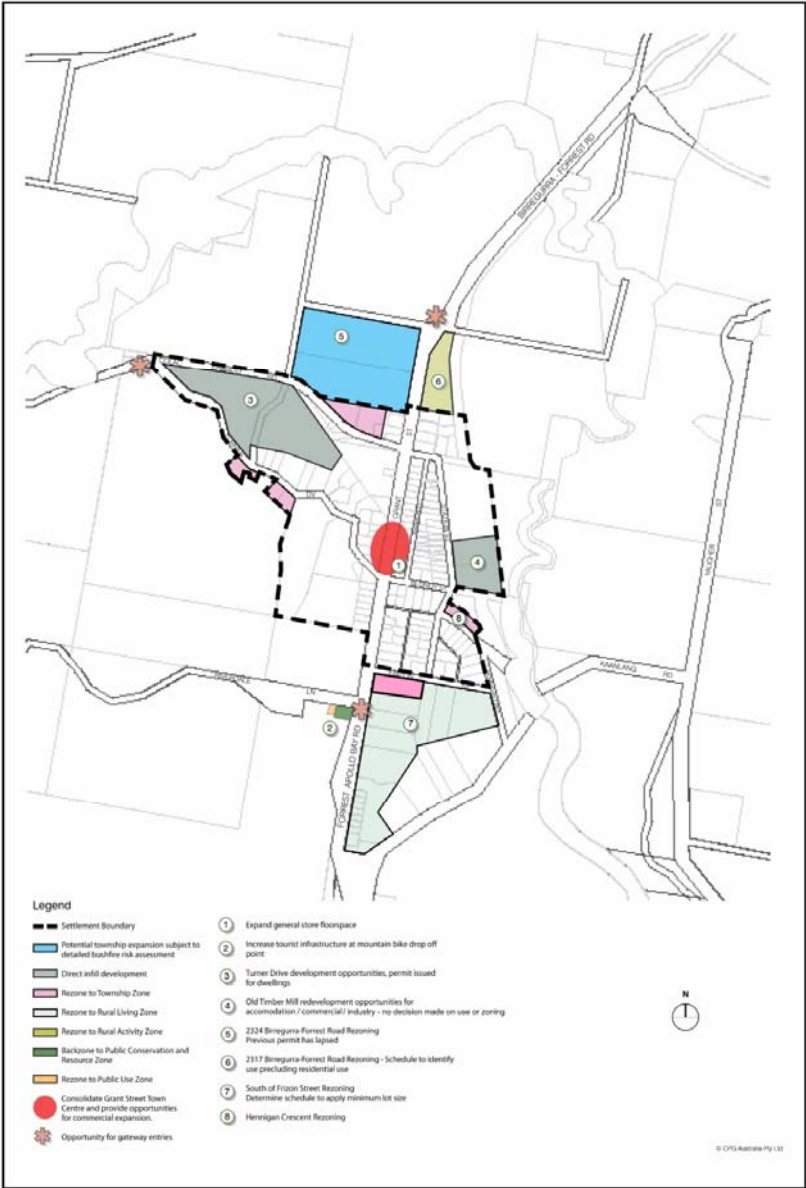
- To encourage the development of accommodation facilities which contribute to the viability of tourism and recreation-based activities.
- To promote Grant Street as the primary location for future commercial activities within Forrest.
- To encourage development and activities which add commercial and recreational diversity to the Forrest Township.
- To ensure that the various cultural and environmental heritage assets of the township are protected, maintained and continue to be articulated within Forrest’s private and public realm.
- To ensure new residential and commercial development is responsive to the environmental, biodiversity, conservation and landscape values of the local region.
- To ensure that development within Forrest responds to and mitigates any identified bushfire risks.
- To improve pedestrian access and movement along Grant Street.
- To facilitate the provision of community services and social infrastructure within Forrest which promote the town’s liveability and increase social equity.

**Strategies**

- Maintain settlement boundaries shown on the Framework Plan in this Clause pending detailed strategic assessment of bushfire risks and potential measures to manage bushfire risk for the town and broader area.
- Ensure that future growth of the township maximises infill development.
- Concentrate small scale businesses and commercial uses (such as retail premises, shop, restaurant, industry and accommodation) along Grant Street between the Community Hall and Turner Drive/Blundy Street.
- Encourage some commercial development, particularly accommodation, to locate on Rural Activity Zoned land taking into account the need to respond to bushfire risks and the environmental values of the surrounding landscape.
- Encourage the re-development of the existing general store to provide additional floor space, an active street front and expanded provision of commercial services.
- Encourage and consolidate street based retailing in the form of cafes and outdoor seating on the eastern side of Grant Street.
- Upgrade existing pedestrian infrastructure including new footpaths along the eastern side of Grant Street to accommodate pedestrian access, seating and bicycle parking and ensure any new development is designed to activate the streetscape.
- Ensure land use and development does not detrimentally impact upon identified significant flora and fauna habitats, including areas of roadside vegetation.
- Support tourism related use and development within the town boundary taking into account the need to respond to bushfire risks and environmental values and to protect the amenity of nearby residential uses.

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

Forrest Framework Plan





COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

**21.03-8**  
 18/07/2013  
 C69

## **Smaller Townships**

### **Overview**

It is important to protect the character of the smaller townships within the Shire, particularly those located along the spectacular Great Ocean Road and nestled within the majestic and beautiful Otway Ranges.

Township Master Plans (focussing on public infrastructure improvements) have been prepared for Carlisle River, Gellibrand, Forrest, Barwon Downs and Beech Forest. Urban Design Frameworks have been prepared for Beeac, Cressy, Lavers Hill and Swan Marsh. The Master Plans and Urban Design Frameworks identify urban design and built form opportunities to improve the presentation of these important centres in the municipality.

So as to improve the viability of small townships it is acknowledged that future planning needs to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, community facilities and related infrastructure.

The Rural Living Strategy 2011 highlights the role of small towns and settlements in supporting tourism and rural lifestyle demand.

The Rural Living Strategy 2011 also provides a strategic basis for future land use studies to investigate opportunities for small scale expansion within some of the Shire's small towns, including Alvie, Beeac, Cororooke, Gellibrand and Beech Forest. Gellibrand and Beech Forest's growth potential will be subject to an investigation into fire risk and effluent management issues.

### **Objectives**

- To provide an attractive and safe residential environment within the smaller communities of the Shire.
- To encourage development of smaller townships in the Shire that contributes to their economic development, acknowledges and responds to environmental constraints and protects the broader landscapes within which these townships are located.
- To facilitate the ongoing economic future of small communities.
- To recognise the different roles of smaller townships and centres containing a range of community and other facilities.
- To maintain and enhance the environmental quality of small communities.

### **Strategies**

- Ensure that development of the Shire's small communities occurs generally in accordance with relevant township masterplans, structure plans and other strategies.
- Encourage the development of small-scale economic activity which complements the resources and industries of the region.
- Encourage the location of tourist accommodation facilities within small communities in the region.
- Retain heritage places as significant components of the character and attractiveness of smaller townships.
- Encourage high quality design input to development in small communities.
- Maintain existing township zonings in Alvie, Cororooke and Beeac pending the preparation of town plans.
- Maintain existing township zonings in Gellibrand and Beech Forest pending further strategic assessment of the potential for expansion having regard to bushfire risk and effluent management.
- Otherwise generally restrict the expansion of communities in potable water supply areas and areas subject to or at risk of landslip, high fire risk and flooding.

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- Encourage the implementation of landscape features that recognise indigenous flora and fauna.

### Specific Implementation

#### Policy guidance

Assess proposals in townships (other than Colac, Apollo Bay and Marengo) against the following criteria:

- Development should not exceed 8 metres in height, unless special characteristics of the site justify a higher structure and no off-site detriment is caused.
- Building site coverage should not exceed 50 per cent, except on business zoned land.
- The slope of the roof should relate to the topography of the surrounding landform. Dominant or multiple angular roof slopes and designs should be avoided.
- External building material colours should be of muted toning and roofing material should be non-reflective.
- External materials should be in harmony with the surrounding landscape of the settlement.
- Landscaping should enable development to blend into the surrounding area. This may be achieved by:
  - Using a mixture of low, medium and high growing native trees and shrubs, including some species of trees with a growing height above the roof level of the proposed building.
  - Providing replacement planting for vegetation that is removed.

When deciding on the design, siting, mass and scale of new development in townships (other than Colac, Apollo Bay and Marengo) consider, as appropriate:

- Whether it is a major development node or a settlement with limited development potential and only serving the immediate community.
- The visual character of the particular settlement and the likely impact of the development on that visual character.
- The view of the site from the Great Ocean Road and major viewing points in the Otway Ranges and the likely impact of the development on these views.

## 21.03-9 Rural Living

18/07/2013  
C69

### Overview

Council prepared and adopted a Rural Land Strategy (September 2007) which identified a range of issues affecting rural land use in the Shire, and has since adopted the Rural Living Strategy 2011. The Rural Living Strategy provides the basis for policy on the use and development of land for dwellings and subdivisions in rural areas. It identified the following in regards to rural living development within the Shire:

- Rural land traditionally used for farming is being used for lifestyle purposes in the absence of land which can accommodate rural lifestyle demand. This is causing problems associated with increasing property values inhibiting farm growth, servicing, provision of infrastructure and conflict with adjoining land uses which has the potential to undermine the objective of protecting the agricultural base of the Shire.
- The greatest opportunities to accommodate rural living development are around Colac where there is greatest supply and fewest constraints for development.
- There are sufficient levels of services and infrastructure to accommodate demand for rural lifestyle development in Coragulac.

COLAC OTWAY PLANNING SCHEME  
POST PANEL VERSION – FOR ADOPTION

- There is scope to conduct investigations into the potential development of some smaller towns in the Shire to accommodate some moderate township expansion, which may contribute to the overall supply of land desirable for rural living purposes.

**Objectives – Rural living**

- To provide opportunities for rural residential style development in appropriate locations that do not negatively impact on the ability to farm.
- To recognise the function of already-developed old and inappropriate rural subdivisions as 'de facto' rural living developments;
- To restrict the intensification of existing old and inappropriate subdivisions and prevent the further encroachment of rural living development on surrounding farming land.

**Strategies – Rural living**

- Direct future rural living development to nominated areas where there are fewer economic, environmental, social, land use and servicing constraints for settlement.
- Recognise the function of already-developed old and inappropriate rural subdivisions as 'de facto' rural living developments.
- Restrict the development of existing old and inappropriate subdivisions through the implementation of lot sizes which limit further subdivision and prevent the further encroachment of rural living development on surrounding farming land.

## 21.06 GENERAL IMPLEMENTATION

26/10/2017

C86

Proposed C97

The objectives and strategies identified in Clause 21 will be implemented by:

### Using zones, overlays, local policy and the exercise of discretion

- Applying the Low Density Residential Zone to land within Coragulac to facilitate rural residential development of land between the two areas zoned Township.
- ~~Rezoning areas of Farming Zoned land in north east Colac to Rural Activity Zone.~~
- Applying minimum setbacks to identified main roads in the schedule to the Farming Zone.
- ~~Rezoning the Industrial 1 Zone land in West Colac to the Farming Zone.~~
- ~~Rezoning the Industrial 1 Zone land north of Treatment Works and Flaxmill Roads Colac to the Farming Zone.~~
- ~~Applying the Industrial 1 Zone to land east of Forest Street, Elliminyt to provide for an adequate and diverse supply of industrial land.~~
- ~~Applying the Industrial 1 Zone to land in J Barry's Road, Elliminyt to provide for an adequate and diverse supply of industrial land.~~
- ~~Applying the Commercial 2 Zone to land in Main Road Colac to recognise existing commercial uses.~~
- Applying the Special Use Zone (Schedule 2) to the Apollo Bay Harbour.
- ~~Applying the Special Use Zone (Schedule 3) to the Bulla Murray Street site in Colac.~~
- ~~Applying the Special Use Zone (Schedule 4) to the Australian Lamb Company site in Colac.~~
- ~~Applying the Rural Living Zone to an area south of Colac with a minimum lot size of 1.2ha to reflect the existing settlement and development pattern.~~
- Applying the Rural Living Zone to areas in Kawarren, Barongarook, Irrewarra, east of Birregurra, Cororooke, Warncoort and Forrest to reflect existing settlement and development patterns.
- Applying the Rural Activity Zone to an area of the Apollo Bay Hinterland with a 40ha minimum lot size.
- ~~Applying the Rural Activity Zone to an area east of Colac with a minimum lot size to reflect the existing settlement pattern.~~
- Applying the Rural Activity Zone to land north of Forrest with a 40ha minimum lot size to support tourist development.
- Maintain the current minimum lot size provisions in the schedule to the Farming Zone for subdivision of 40ha (with 80ha in the north east).
- Maintain 40 hectares as the minimum area for which no permit is required for a dwelling in the Farming Zone (with 80ha in the north east).
- ~~Applying the Development Plan Overlay (Schedule 2) to undeveloped land zoned Residential 1 in Colac.~~
- ~~Applying the Development Plan Overlay (Schedule 3) to land proposed to be rezoned to Industrial 1 Zone east of Forest Street, Colac.~~
- ~~Applying the Development Plan Overlay (Schedule 6) to land proposed to be rezoned to Industrial 1 Zone at the Bulla Forest Street site in Colac.~~
- ~~Applying the Development Plan Overlay (Schedule 7) to land proposed to be rezoned to Industrial 1 Zone in J Barry's Road, Colac.~~

- ~~▪ Applying the Design and Development Overlay Schedule 1 to industrial land in Colac.~~
- ~~▪ Applying the Design and Development Overlay Schedule 3 to highway commercial land at the western entrance to Colac.~~
- Applying the Design and Development Overlay Schedule 5 to land within the Apollo Bay town centre.
- Applying Design and Development Overlay Schedule 6 to land adjoining the town centre of Apollo Bay.
- Applying Design and Development Overlay Schedule 7 to all other residentially zoned land within Apollo Bay and Marengo.
- ~~▪ Applying the Design and Development Overlay Schedule 8 to the Colac CBD.~~
- ~~▪ Applying the Design and Development Overlay Schedule 9 to undeveloped residential land at 413-479 Murray Street, Colac.~~
- Modifying the boundary of Airport Environs Overlay Schedule 2.
- Applying the Significant Landscape Overlay (Schedules 1-5) as identified in the Great Ocean Road Region Landscape Assessment Study and the Apollo Bay Framework Plan.
- ~~▪ Applying the Environmental Significance Overlay (Schedule 6) to an area buffering the Colac Water Reclamation Plant.~~
- Considering applications for all areas affected by the Heritage Overlay in accordance with Clause 22.01 (Heritage Places and Areas Policy).
- Apply the Restructure Overlay to “old and inappropriate” subdivisions at areas in Cressy, Gerangamete, Irrewillipe and Pirron Yallock.
- ~~▪ Applying the Parking Overlay Schedule 1 to the Colac CBD.~~
- Applying the Parking Overlay Schedule 2 to the Apollo Bay CBD.
- Applying the Commercial 1 Zone to the commercial core of Main Street, Birregurra to encourage a consolidated town centre.
- Applying the Design and Development Overlay (Schedules 11, 12, 13, 14, 15 and 16) to land within Birregurra.
- Applying the Vegetation Protection Overlay (Schedule 3) to the Roadknight Street entryway and an area south of the Main Street in Birregurra.

### Undertaking further strategic work

- Monitor the rate of infill development in Birregurra to make sure that the substantial infill development opportunities that exist are being realised.
- Undertake local bushfire assessments for the towns of Beech Forest, Forrest, Gellibrand and Lavers Hill to further clarify their development potential.
- Prepare a Master plan for Beeac. The work should include:
  - A Township Effluent Management Plan to determine capacity for infill development and future growth.
  - Evaluation of development options immediately to the east and north-west of the existing township zone.
- Prepare a Master plan for Gellibrand. The work should include:
  - A Township Effluent Management Plan to determine capacity for infill development and future growth.
  - Evaluation of development options in the vicinity of Gellibrand-Carlisle Road and along the northern approach to Gellibrand.

- ~~▪ Consider the appropriateness of rezoning the Low Density Residential Zoned land in Christies Road to Farming Zone through the review of the Colac Structure Plan.~~
- ~~▪ Prepare a precinct structure plan for Elliminyt.~~
- ~~▪ Prepare a precinct structure plan for the East Colac area north of the Princes Highway.~~
- ~~▪ Undertake a residential land supply analysis for all segments of the Colac market.~~
- ~~▪ Monitor the rate of industrial land development in Colac to make sure that development opportunities that exist are being realised.~~
- ~~▪ Further investigate and consider the former Bruce Street landfill site for the purpose of a recreation area or other appropriate use linked to Lake Colac.~~
- Prepare a Development Plan for the Apollo Bay Harbour that is consistent with the provisions of Schedule 2 to the Special Use Zone.
- Prepare a structure plan for Birregurra to manage future growth in a manner responsive to environmental constraints and respectful of the unique qualities of this township. This should be prepared and implemented before the advent of sewerage to ensure development is properly controlled to ensure the preservation and enhancement of the local character and natural and built form of the town.
- Investigate the development of policy guidelines to guide development within the Birregurra township including materials, built form, height, setback and colours and the appropriateness of a Design and Development Overlay to protect its unique qualities.
- In conjunction with Barwon Region Water Corporation, assess the needs and opportunities for reticulated sewerage in Birregurra and impacts on future development.
- Update Overlays on completion of the Corangamite River Health Strategy.
- Update the Vegetation Protection and Environmental Significance Overlays to incorporate revisions to the Ecological Vegetation Class mapping.
- Update the Land Subject to Inundation Overlay and schedule to align with revised data and mapping when available from the Corangamite Catchment Management Authority.
- Revise the Erosion Management Overlay following completion of the Department of Primary Industries and Corangamite Catchment Management Authority review.
- Consider applying the Salinity Management Overlay to areas recommended by the Corangamite Catchment Management Authority.
- ~~▪ Monitor the rate of retail and office development in Colac to make sure that development opportunities that exist are being realised.~~
- Investigate potential to accommodate additional township development on 2324 and 2330 Birregurra-Forrest Road, Forrest as part of a local bushfire risk assessment.
- Prepare township plans for Alvie, Cororooke and Beac to determine a revised settlement boundary that supports growth of the towns in accordance with the Rural Living Strategy.
- Investigate potential for expansion of Gellibrand and Beech Forrest subject to further strategic assessment having regard to bushfire risk and effluent management.
- Prepare an advertising signs policy for Colac and Apollo Bay.



- Develop a set of ‘Standards for Open Space Development’ that will be used to guide the provision of facilities in each open space area in line with the area’s position in the open space hierarchy and nature or category.

### Undertaking other actions

- Develop strategies to identify and, if possible, mitigate bushfire risk within the Forrest Township.
- Maintain close linkages with the Corangamite Catchment Management Authority, the Western Coastal Board, VicRoads, Water Corporations, the Victorian Coastal Council, the Department of Sustainability and Environment and the Department of Planning and Community Development to ensure regional consistency is developed.
- ~~▪ Undertake urban design improvements for the enhancement of the Colac Town Centre through implementation of the Colac CBD and Entrances Project~~
- ~~▪ Undertake enhanced recreation and pathway connections particularly around Lake Colac and in relation to the proposed Education, Recreation and Community Precinct.~~
- Maintain and enhance the local road network, particularly links with Colac, to support viability of Birregurra and encourage tourism.
- Undertake urban design and pedestrian infrastructure improvements for the enhancement of the Grant Street core in Forrest.
- Investigate the land use planning implications of sea level rise and storm surge associated with climate change and appropriate planning scheme responses.
- Identify and protect RAMSAR wetlands as important ecological and economic assets.
- Identify and promote activities which illustrate and are sensitive to local Koori history and culture.
- ~~▪ Prepare detailed designs for priority capital works projects (streetscape, parking, pedestrian and cycling projects) arising from the Colac CBD and Entrances Project Planisphere 2012.~~
- ~~▪ Developing an Urban Forest Strategy for Colac and Elliminyt to:
 
  - ~~— Set a vision for the long term botanic theme for planting in streets and public places;~~
  - ~~— Determine species selection;~~
  - ~~— Identify priority locations for planting (streets, public spaces and private land);~~
  - ~~— Review existing Tree Asset Management Plan;~~
  - ~~— Establish staged implementation program of tree planting;~~
  - ~~— Detail required maintenance regimes;~~
  - ~~• Establish identification and signage system for botanic collection.~~~~

**21.07**

26/10/2017  
 C86  
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**REFERENCE DOCUMENTS**

The following strategic studies have informed the preparation of this planning scheme. All relevant material has been included in the Scheme and decisions makers should use these documents for background research only. Material in these documents that potentially provides guidance on decision making but is not specifically referenced by the Scheme should not be given any weight.

**Settlement**

- Apollo Bay Structure Plan (2007)
- Apollo Bay Settlement Boundary & Urban Design Review (2012)
- ~~Colac Structure Plan (2007)~~
- [Colac 2050 Growth Plan \(2019\)](#)
- Apollo Bay and Marengo Neighbourhood Character Review Background Report (2003)
- Barwon Downs Township Masterplan (2006)
- Beeac Township Masterplan (2001)
- Beech Forest Township Masterplan (2003)
- Birregurra and Forrest Community Infrastructure Plans (2012)
- Birregurra Neighbourhood Character Study (2012)
- Birregurra Structure Plan (2013)
- Carlisle River Township Masterplan (2004)
- Colac Otway Rural Living Strategy (2011)
- Cressy Township Masterplan (2007)
- Forrest Structure Plan (2011)
- Forrest Township Masterplan (2007)
- Gellibrand Township Masterplan (2004)
- Kennett River, Wye River and Separation Creek Structure Plans (2008)
- Lavers Hill Township Masterplan (2006)
- Siting and Design Guidelines for Structures on the Victorian Coast, Victorian Coastal Council (1997)
- Skenes Creek, Kennett River, Wye River and Separation Creek Neighbourhood Character Study (2005)
- Swan Marsh Township Masterplan (2001)
- Colac Commercial Centre Parking Precinct Plan, AECOM (2011)
- Colac Otway Public Open Space Strategy (2011)
- Apollo Bay Commercial Centre Parking Precinct Plan, AECOM (2011)
- Colac CBD and Entrances Project, (2012)

**Environment**

- Biodiversity Action Planning – Otway Plain Bioregion, 2003
- Biodiversity Action Planning – Otway Ranges Bioregion, 2003
- Biodiversity Action Planning – Victorian Volcanic Plains Bioregion, 2003
- Biodiversity Action Planning – Warrnambool Plains Bioregion, 2003
- Central West Victoria Regional Coastal Action Plan (2002)

- Central West Victoria Estuaries Coastal Action Plan (2005)
- Coastal Spaces Recommendations Report (2006), Department of Sustainability and Environment
- Colac Otway Heritage Study (2003)
- Colac Otway Shire Three Towns Stormwater Management Strategy (2004)
- Colac Otway Stormwater Management Plan (2002)
- [Colac Stormwater Development Strategy \(2019\)](#)
- Corangamite Floodplain Management Strategy (2002), Corangamite Catchment Management Authority
- Corangamite Native Vegetation Strategy (2006), Corangamite Catchment Management Authority
- Corangamite Regional Catchment Strategy 2003 – 2008 (2003), Corangamite Catchment Management Authority
- Corangamite River Health Strategy (2007), Corangamite Catchment Management Authority
- Corangamite Wetland Strategy 2006 – 2011, (2006), Corangamite Catchment Management Authority
- Draft Corangamite Salinity Action Plan (2003), Corangamite Catchment Management Authority
- Great Ocean Road Region Landscape Assessment Study (2003)
- Municipal Fire Prevention Planning Guidelines (1997), Country Fire Authority
- Victorian Coastal Strategy 2014, Victorian Coastal Council
- Wastewater Management Issues Paper: Beeac (2005)
- Wastewater Management Issues Paper: Birregurra (2002)
- Wastewater Management Issues Paper: Forrest (2005)
- Wastewater Management Issues Paper: Kennett River (2002)
- Wastewater Management Issues Paper: Wye River and Separation Creek (2002)
- Domestic Wastewater Management Plan (2007), Colac Otway Shire Council

#### **Economic Development**

- Colac Otway Economic Development and Tourism Strategy (2004)
- Colac Otway Rural Land Strategy (2007)
- Colac West Industrial Area - Outline Development Plan for the Colac West Industrial Area (1996)
- Colac Township Economic Development, Commercial and Industrial Land Use Strategy (2017)

# Colac 2050 Growth Plan

## *Planning for Growth*



**Final For Adoption - August 2019**

## Document Control

<i>Version</i>	<i>Date</i>	<i>Reviewed</i>
Exhibition Version	28 September 2018	SB/SC/DM
Final for Adoption Version	9 July 2019	SB/SC/DM

## Acknowledgment

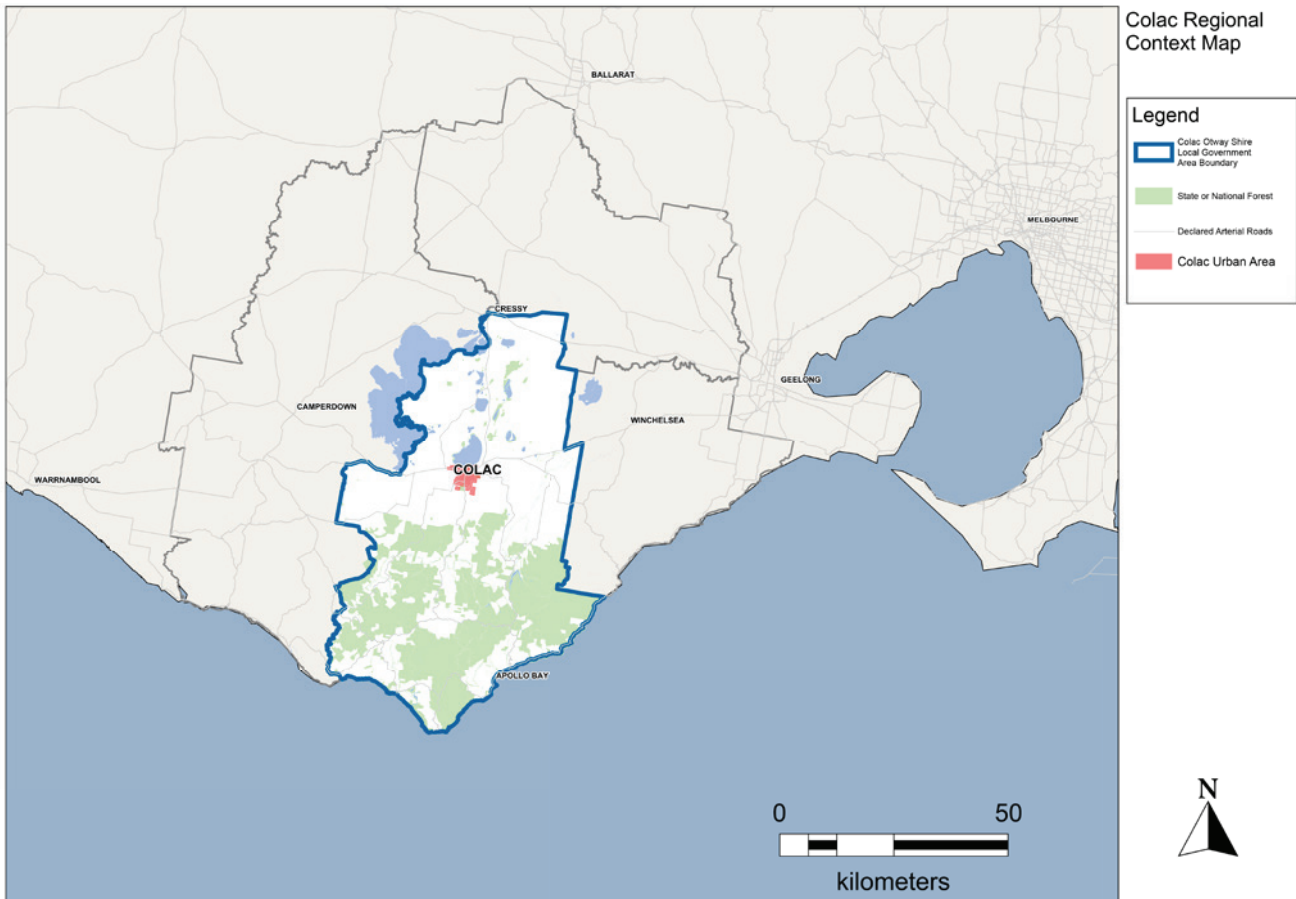
The Colac Otway Shire proudly acknowledges the Gulidjan and Gadubanud peoples of the Eastern Maar Nation as the traditional custodians of the Colac Otway Region. We acknowledge that the Colac 2050 Growth Plan is based upon the lands of the Gulidjan people.

We pay our respects to their Ancestors and Elders, past, present and emerging. We recognise and respect their unique cultural heritage, beliefs and relationship to their traditional lands, which continue to be important to them today and into the future.

# Table of Contents

<b>Part A - Growth Plan.....</b>	<b>4</b>
<b>1.0 Introduction.....</b>	<b>4</b>
1.1 Why do we need Colac 2050?	
1.2 How will this plan be used?	
1.3 Overview of the Plan	
1.4 The Study Area	
<b>2.0 Community Consultation.....</b>	<b>9</b>
2.1 Phase One - Exploration Activities	
2.2 Phase Two - Deliberating	
2.3 Decision Making	
<b>3.0 Key Influences.....</b>	<b>14</b>
3.1 Policy Context	
3.2 Natural and Urban Environment	
3.3 Demographics, Social Profile and Housing	
3.4 Township Facilities and Services	
3.5 Transport and Physical Infrastructure	
3.6 Commercial, Industrial, and Residential Land	
<b>4.0 Opportunities and Constraints.....</b>	<b>22</b>
<b>5.0 The Plan.....</b>	<b>23</b>
5.1 Mission	
5.2 Vision	
5.3 Role of the Township	
5.4 Principles and Directions	
<b>Part B - The Implementation Plan.....</b>	<b>71</b>
1.0 Purpose	
2.0 Overview of the Implementation Plan	
3.0 Criteria for Future Review	





Map 1: Regional Context

# Part A Growth Plan

## 1.0 Introduction

The Colac 2050 Growth Plan will guide the way the City of Colac grows towards 2050. The plan has been prepared by the Colac Otway Shire Council, in partnership with Regional Development Victoria and the Colac Otway community. Colac 2050 aims to help Colac become an even better place to live, work and visit - it is about planning for the future needs of residents.

Colac 2050 seeks to build on the City's strengths and support population growth, by building on the City's strong sense of community, heritage, and its natural and cultural features. Whilst achieving the vision set out by the plan will take time, it is important to start planning now.

Colac 2050 establishes a strategic framework for the future planning and development of Colac. The purpose of Colac 2050 is to:

- Set out a vision for Colac
- Establish principles, directions, and recommendations for growth
- Identify the key strategic planning issues facing the city, including community aspirations and needs

- Describe the preferred future directions and the location of an urban boundary in a framework plan which identifies the medium and long term growth
- Identify the appropriate planning controls to manage growth
- Set out an implementation plan with recommendations, priorities, actions and processes required to make the plan happen.

This Growth Plan updates the 2007 Colac Structure Plan, and should be read in conjunction with the *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy, 2017* which was implemented into the Colac Otway Planning Scheme through Amendment C86, and other relevant municipal strategic documents. It has also been informed by significant technical assessments and background studies which are documented in the *Colac 2050 Background Report*.



Lake Colac Foreshore

# 1.1 Why do we need Colac 2050?

The Colac Otway Shire is part of the G21 Geelong Regional Alliance which encompasses five Local Government areas in the Geelong region. In 2013, the G21 prepared the *G21 Regional Growth Plan* (RGP), which has since been formalised within the State Planning Policy Framework of the Colac Otway Planning Scheme. The RGP identified that the Geelong region and Colac are expected to continue to grow, and formally identifies Colac as a growth node in the region. Colac is already seeing the beginning of this trend.

The Colac 2050 Growth Plan responds to the aspirational growth target of 20,000 people by 2050 established by the RGP, a population increase of around 8,000 from 2018 figures. The Growth Plan sets the strategic framework to guide future development. This target reinforces the importance of Colac in the region.

To date, growth and development in Colac has been guided by the *Colac Structure Plan 2007*. It provided for a low level of population growth, and contained a relatively simple analysis of current residential land supply. The final Colac 2050 Growth Plan will replace this plan and provide strategic land use direction looking towards 2050. The Plan uses the target date of 2050, however, it is not important if the

growth target is achieved in 2040, 2050 or 2060. At issue is the need for Colac to plan for land, services and infrastructure for a larger population, and to use that investment to make the City an even better place.

Colac 2050 is important because it establishes a plan that will ensure that growth happens in a positive way which fits with the community's vision and aspirations for the City.

Colac is well positioned for growth. Melbourne is facing challenging growth pressures, and the region is witnessing significant infrastructure improvements, including the duplication of the Princes Highway between Winchelsea and Colac and improved train services. With the potential for further increases in the frequency of rail services to Colac, this will provide an additional impetus to drive growth by connecting Colac with Geelong and Melbourne, as well as Warrnambool and provide options to access higher education, employment, as well as cultural and leisure activities.

The City of Colac is affordable and well serviced. This helps focus Colac's appeal for investment and residential growth.

Colac also has great opportunities to expand as a destination for visitors - it is located at the gateway to the Otways, Great South Coast, and the Volcanic Plains district to the north. Colac has opportunities to leverage residential development and investment to expand its leisure trail networks including the Beechy Rail Trail and pathways along its creek lines



View across Lake Colac  
Photo by Alan Carmichael



and Lake Colac Foreshore, connecting nearby hamlets such as Beeac and Cororooke. It is home to beautiful heritage buildings, tree lined streets, and famous Botanic Gardens.

Before European arrival in the district, Colac was known as “Kolak” or “Kolakgnat” which means ‘belonging to sand’ to the Gulidjan People of the Eastern Maar Nation. Ownership and custodianship of these areas spans thousands of years and it is still present today. Colac Otway Shire is still working with Aboriginal People and Traditional Owners groups today and values the importance of cultural heritage and including the Aboriginal community in discussions about land management and caring for country. The Colac 2050 Growth Plan allows us to grow that relationship with Traditional Owner Groups and the Aboriginal Community, and acknowledge, celebrate, and include Aboriginal people, and their stories and knowledge, in the future planning and development of the City.

There is an opportunity to leverage development of freehold land to integrate future growth with the natural waterways and water cycle for multiple benefits including: water quality improvements for Lake Colac; flood management; public open space; and cultural heritage management.

Colac 2050 establishes a vision and framework to steer growth into the future to ensure that these opportunities are realised.

## 1.2 How will this plan be used?

The Colac Otway Shire will use the Colac 2050 Growth Plan to determine the application of local planning policies, planning zones and overlays. The Plan will guide the consideration of proposed rezoning of land, and applications for planning permits. Council will also use the Growth Plan to inform the future provision of infrastructure and services in the City of Colac, and the development of projects to implement key strategic directions including leveraging development to facilitate the expansion and upgrade of Colac’s open space network.

The Colac 2050 Growth Plan has been implemented by Amendment C97 to the Colac Otway Planning Scheme, which will provide certainty for residents and landowners in relation to the future planning of Colac towards 2050.





# 1.3 Overview of the Growth Plan

Colac 2050 Growth Plan contains two parts:

## Part A - Growth Plan

Part A is the “Growth Plan” and includes a Framework Plan to guide future growth, along with principles, directions, and specific recommendations in relation to several key themes. These are described in Section 5.4 of this Plan. The themes are:

- Urban growth
- Housing and accommodation
- Economic development and employment
- A cultural landscape, sustainability, and a healthy environment, and
- Infrastructure.

## Part B - Implementation & Review

Part B contains an implementation program for the Growth Plan. It establishes recommendations for the application of overlay controls, identifies the need for any further strategic work or actions, and nominates the circumstances for the review of the Growth Plan.

The Growth Plan has been informed by the *Colac 2050 Background Report*, relevant technical assessments as noted in the *Background Report*, the *Colac 2050 Citizens’ Jury Report*, and community and stakeholder consultation as discussed in the next section.





# 1.4 The Study Area

The study area for Colac 2050 is shown in Map 2 below. It is generally defined by the existing City of Colac and surrounding farm land which immediately adjoins the City.

The City of Colac includes the areas of Colac, Colac East, Colac West, and Elliminyt.



**LEGEND**

- Approximate Study Area
- Melbourne - Warrambool Railway Line
- Arterial Road

Map 2: Study Area



## 2.0 Community and stakeholder consultation

The Colac 2050 project commenced with a background and technical assessment phase which is documented in the Colac 2050 Background Report. This information was then used to inform a wide-ranging community and stakeholder engagement program.

The community and engagement program provided a range of opportunities for people to become involved and influence the project, to facilitate a more robust outcome. Colac 2050 has been informed by a diverse range of views and information gathered through two key phases of community and stakeholder consultation as shown below. Council has chosen to invest in significant consultation early in the project to allow the public to be able to have a genuine opportunity to influence the outcomes of the draft and final Growth Plan.

Consultation sought to consider the broad public interest and diverse ideas, as well as making sure that a representative sample of people were involved. This is because it is important to consider diverse perspectives from across the community early in the

process. This has helped to facilitate the preparation of a robust draft Growth Plan which aims to be widely supported.

### 2.1 Phase One: Exploration Activities

Phase one of the consultation process occurred from mid 2016 to early 2017. The purpose of the first phase of consultation was to:

- Inform and discuss the opportunities and constraints which influence growth
- Explore the questions of where and how Colac should grow, and
- Begin to develop growth scenarios or options.

The results of this phase of consultation were documented in the *Colac 2050 What We Heard Report* and its *Addendum*.



Phase one opportunities included:

- A joint survey with the Council Plan
- A request for written submissions from anyone in the community
- A community wall in the Colac Otway Performing Arts and Cultural Centre
- Facilitated workshops, and

A follow up survey to explore levels of agreement with growth options developed as part of the earlier consultation activities.

A joint Council Plan and Colac 2050 survey was undertaken between December 2016 and March 2017. Several questions were related to the Colac 2050 Growth Plan project. Over 350 people participated in the survey.

Written submissions were also requested in relation to how and where Colac should grow. Twenty-four submissions with various suggestions were received mainly from Colac residents.

A 'Community Wall' similarly posed the question of how and where Colac should grow and asked members of the community to identify where they thought housing should be located on a large aerial map of Colac.

Eight workshops were held which explored how and where Colac should grow by considering the opportunities and constraints to growth, and options for where housing could

be located. The workshops were attended by 116 people and included:

- Colac Secondary College and Trinity College Student Leadership Group workshops (separate sessions held at the schools during school hours)
- Three community workshops at various times – Wednesday evening, Friday lunchtime and Sunday morning
- Business workshop – early morning session
- Government and agency feedback workshop
- Colac Otway Staff Senior Leadership workshop
- Several Councillor briefings.

Various scenarios or options for the location of residential growth were put forward by stakeholders and the community as part of the first phase of community engagement. Council documented these scenarios and opened the discussion to the broader community to explore the level of agreement or support for the various growth options. Various growth scenarios were presented in a survey, which asked people to rate their level of agreement with the scenario and comment.

The survey was open to the public for approximately three weeks and over 150 people responded.



*Students from Colac Secondary College*

## 2.2 Phase Two: Deliberating Colac 2050 Citizens' Jury

The second phase of consultation pioneered the 'Deliberation by Design' model, a process incorporating elements of Enquiry by Design (EbD) involving a citizens' jury, and was held late 2017 through to early 2018.

Citizens' juries utilise independently facilitated workshops to involve a representative group of people from the wider community in the decision-making processes. The jury make recommendations to Council (who remain the statutory decision maker). The Colac 2050 jury process integrated elements of an EbD by including an urban designer in the independent facilitation team, who was tasked to provide independent information to the jury and spatially test scenarios and options to assist the jury with their deliberations.

Council used a citizens' jury process as the second phase of consultation as:

- It achieves a more robust and publicly trusted Growth Plan. This is because the process allows a representative group of citizens from across the Shire to consider the complexity of land use planning and often difficult trade-offs which form part of the strategic planning process
- Allows for a less adversarial, more deliberative, and inclusive engagement forum which aims to achieve a publicly trusted outcome
- Helps achieve broad acceptance of the Growth Plan into the future.

The Colac 2050 jury were recruited from across the Shire, and jury members had to be at least 18 years of age, and be a resident or rate payer of the Shire. The jury was selected to represent a cross section of the Colac and Shire community based on age, gender and place of residence.

The jury attended full day workshops across three days in October and November 2017, and a fourth day in February 2018. They were asked to consider and make recommendations in relation to three questions:

- How and where should Colac grow?
- What facilities, infrastructure, or services are needed for a population of 20,000?
- How should Council fund the growth of Colac?

Of the 98 people who expressed interest, 46 jurors were selected, although the numbers reduced over the course of the sitting days primarily due to personal circumstances. The number of jurors at the end of the third jury day was 33.

The jury reconvened for a fourth unscheduled day at the request of Council in response to feedback from some of the jurors who wished to have additional time to refine their report. The final number of jurors for the fourth day was 23. Many of the jurors who were unable to attend the fourth day expressed support and





well wishes to their fellow jurors.

The jury were provided with relevant background information including:

- *Colac 2050 Growth Plan Background Report* and references
- *Colac 2050 Growth Plan "What we Heard" Report and Addendum*
- Other background information such as maps and technical assessments.

All information was publicly available to the broader community via Council's website.

Over the course of the first three days, the jury was presented with detailed information to help them respond to their remit. The jury heard from experts in the areas of:

- Stormwater/drainage management and integrated water management
- Heritage
- Land use planning
- Urban design
- Development planning and funding infrastructure
- Community infrastructure and demographics.

The jury were assisted by Council staff, facilitators and an urban designer who

responded to questions seeking clarification or technical detail.

The jury also heard from several submitters from the phase one consultation process.

The jury participated in facilitated sessions which helped them to form their views and make recommendations to Council. They developed the following decision making criteria to help inform their recommendations, to ensure that the recommendation:

- *Is good for Colac people of diverse ages, backgrounds and abilities into the future (social sustainability)*
- *Is in keeping with the regional city character of Colac and creates a mix of scale in Colac's urban design (social sustainability and connectivity)*
- *Is economically and financially sustainable for the long term not short-sighted (economic/financial sustainability)*
- *Enhances the environment and takes account of resources such as energy and water (environmental sustainability).*

On the third day, the jury contemplated in detail the pros and cons of developing a number of areas for both general residential and rural living uses. They undertook a voting process to ensure that there was consensus (at least 80% of the participants who agreed) with their final recommendations.



Colac 2050 Citizens' Jury, Councilors and support staff



The fourth day provided the jury with an opportunity to refine their report and consider some aspects of their recommendations in further detail. The Colac 2050 Citizens' Jury Report represents the combined efforts of a group of people who were given a challenging task. They were asked complex questions, and were required to consider diverse and technical information. They showed great commitment, capability and spirit in their resolve as a group to make well considered recommendations to Council. Council at their February 2018 resolved to use these recommendations along with the outcomes from the first phase of consultation to inform this plan.

## 2.3 Phase Three – Decision making

The third phase of the project involved the decision-making process. This was guided by formal public exhibition of the plan, alongside Planning Scheme Amendment C97 to embed the Growth Plan in the Colac Otway Planning Scheme. This process provided an opportunity for public submissions and a review by an independent Panel, coupled with a Council adoption process. Council formally adopted the Growth Plan in August 2019.



*Colac 2050 Citizens' Jury discuss ideas*

# 3.0 Key Influences

The *Colac 2050 Background Report* identified and analysed the key issues, opportunities and constraints which assisted in determining the key directions developed within the Growth Plan. The key influences are set out below.

## 3.1 Policy Context

Key State and local planning policy influences are as follows:

- Colac is a targeted growth node under the *G21 Regional Growth Plan* and Clause 11.09 of the Colac Otway Planning Scheme, but is subject to a number of constraints.
- The G21 Plan nominated an aspirational population target for Colac of 20,000 people by 2050. The Colac 2050 Growth Plan responds to this target by nominating a revised framework for growth, and providing direction in relation to how and where Colac should grow.
- Colac is the major regional centre in the Shire for residential, service and manufacturing industry, retail, office services, recreation and education facilities. Major urban development within the Shire including industrial and commercial expansion, is to be directed to Colac.
- Clause 21.03-2 includes a summary of the key issues, strategies and recommendations from the Colac Structure Plan (2007) most of which are still relevant today. These include the following:
  - There is an opportunity to increase and enhance the amount of public open space (both linear and non-linear) through the development of land.
  - Developing Colac as a 'Botanic Garden City' with thematic tree planting throughout the CBD, linking the Botanic Gardens, Beechy Precinct (Colac Secondary College area), and Barongarook Creek corridor.
  - Improving the outer approaches to Colac with new landscaping, framing views to the Lake and an emphasis on reducing the visual clutter of advertising signage.
  - Providing new and improved bicycle lanes.
  - Inundation which affects the residential investigation area along the Deans Creek, would need to be mitigated through a cost-effective engineering solution prior to any development.
  - Rural residential areas in Elliminyt could be potential long term urban growth areas.
- State policy directs that planning for urban growth should consider:
  - Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
  - Neighbourhood character and landscape considerations.
  - The limits of land capability, natural hazards, and environmental quality.
  - Service limitations and the costs of providing infrastructure.
  - Providing community facilities commensurate with community needs.
  - Restricting low-density rural residential development that would compromise future development at higher densities.
  - Providing for diverse and affordable housing.
  - Protecting rural and agricultural environments.
  - Climate change impacts.
- Other strategic influences include the *Colac Integrated Water Management Plan* which identifies opportunities for leveraging development to integrate Colac with its natural water cycle and utilise this for multiple community benefits.





## 3.2 Natural and Urban Environment

The key influences to note for the natural and urban environment are:

- Planning for future growth in Colac will need to consider the impacts of climate change and opportunities for climate-ready actions. Based on current climate forecasts, the key challenge for Colac will be in relation to water, with higher average temperatures, reduced annual rainfall, and more extreme weather events. This raises the importance of integrating development with the water cycle to make Colac more climate resilient.
- Topography is a defining feature of Colac and it will be important to avoid very steep areas when planning for growth, and manage impacts on views and landscape character.
- The areas subject to flooding and inundation need to be considered when identifying future residential land to avoid the location of housing on land that has significant flood risk. Some land which is currently flood prone may be developable as identified by the *Colac Stormwater and Drainage Strategy* with appropriate engineering works.
- A large part of central Colac is affected by the Heritage Overlay. Infill opportunities will need to be carefully balanced with the existing heritage significance.
- There is an opportunity to enhance and celebrate Colac's Aboriginal cultural landscape and history.
- The *Colac CBD and Entrances Project* established a vision for Colac as a "Botanic Garden City" and outlined several detailed projects including enhancing the eastern and western entrances of Colac.
- There is an opportunity to develop Colac as a 'Botanic Garden City' with thematic tree planting throughout the CBD, linking the Botanic Gardens, Beechy Precinct and Barongarook and Deans Creek corridors.
- The *Colac Integrated Water Cycle Management Plan* reinforces the vision of a Botanic Garden City with the opportunity to create a linear network in Colac using its waterways in conjunction with on-street sections to create a circular pedestrian and cycle network as a 'Botanic Link'.
- Flora and fauna is not a significant constraint on the growth potential of Colac on current evidence. However more detailed studies will be required for any new growth areas prior to rezoning and development approval.
- Lake Colac is a significant natural feature in the Colac, and is an important environmental, cultural heritage, aesthetic and recreational feature for the community and city.
- The need to maintain an adequate supply of Rural Living zoned land to protect farm land from rural lifestyle pressures.



Barongarook Creek environmental programs





Street in Colac

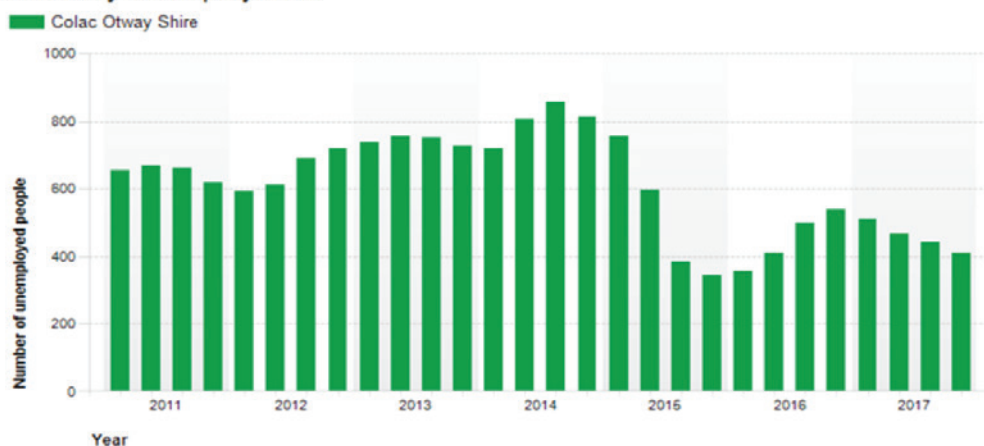


### 3.3 Demographics, Social Profile and Housing

The key influences to note in relation to Colac's demographics, social profile and housing are:

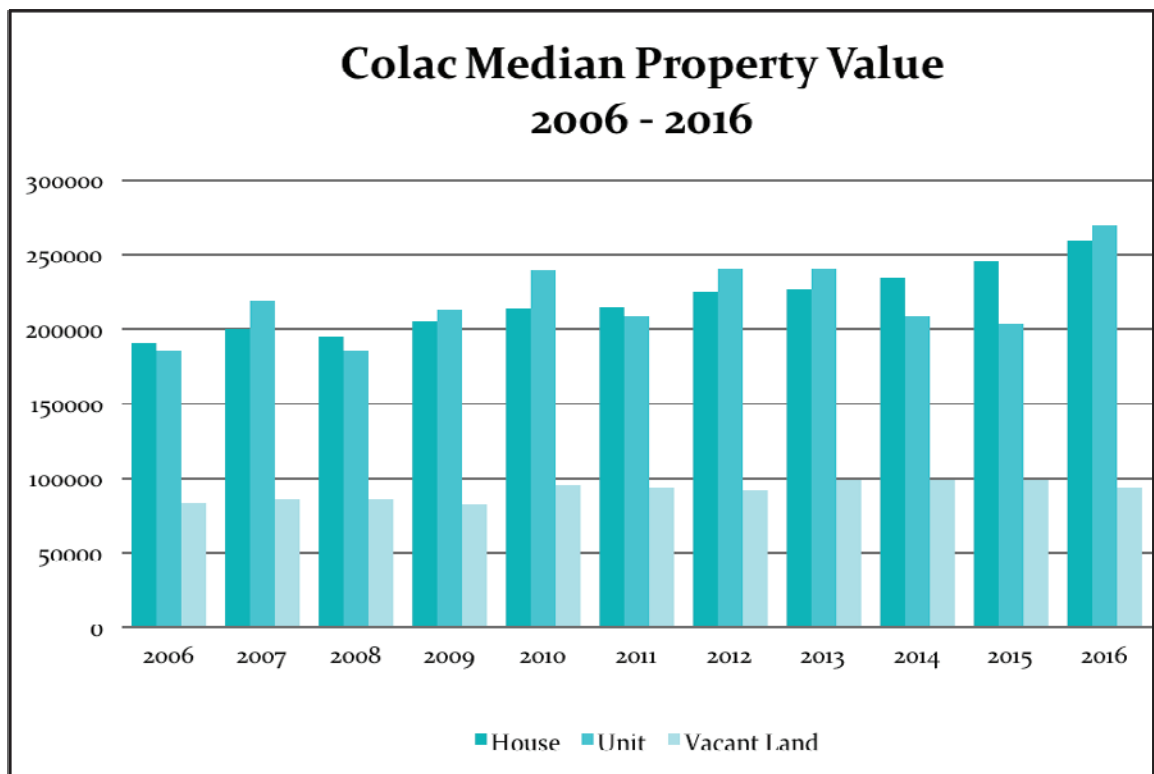
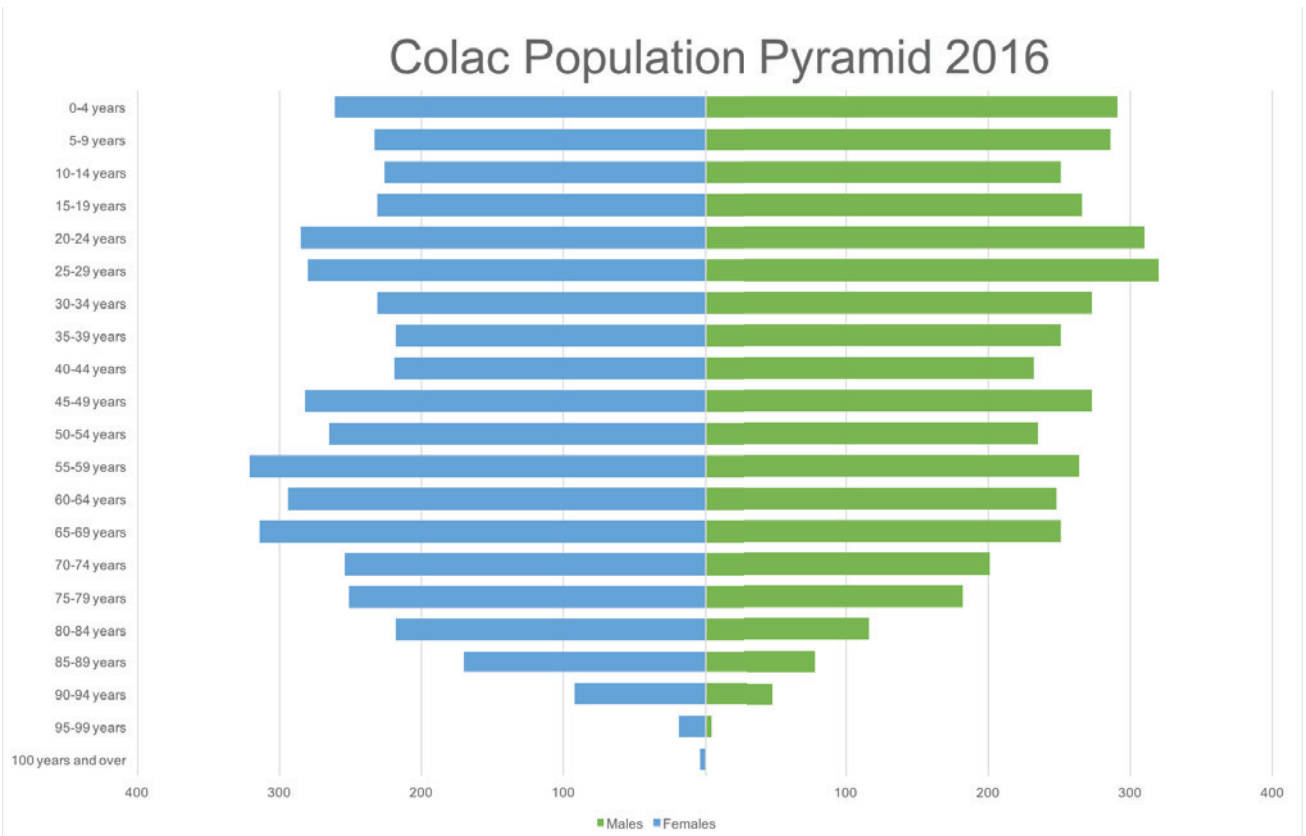
- Colac's population grew at an average annual rate of approximately 0.83% between 2011 and 2016, which continues the historical trend of modest population growth. It is anticipated that once the duplication of the Princes Highway is completed in 2019, the average annual population growth rates will increase.
- Colac has an older population profile than Victoria and Australia, with over a fifth of the population aged 65 years and above. The trend towards an ageing population has been consistent over the past 15 years.
- In 2016, the median age of people in Colac was 42 years, and children aged 0 - 14 years made up 18.1% of the population. Colac has a larger population of residents aged between 0-6 years compared to the State average.
- A relatively high percentage of the community lives with some form of disability in the Colac Otway Shire, higher than the State average.
- There are very high levels of relative socio-economic disadvantage as set out in SEIFA IRSD scores, with Colac in the 1st decile of most disadvantaged places in Victoria.
- The proportion of single parent families in Colac was 18.7% in 2016, which is higher than the State average (15.3%).
- Most housing stock has three or more bedrooms (only 20% of dwellings have one or two bedrooms) which is below the Victorian average and is mismatched to household composition where over 33% are single or lone person households, above the Victorian average of 24.7%.
- In 2016, the median weekly household income in Colac was \$1,050, compared with \$1419 average for Victoria. Whilst incomes are lower, housing costs (median rent and mortgage repayments) are also much lower than the Victorian average.
- Colac has a diverse range of employment industries including: health care and social assistance; manufacturing; public administration and safety; agriculture, forestry and fishing; and retail trade.
- The unemployment rate in the Colac Otway Shire has steadily dropped in recent times, and is significantly below the rate for regional Victoria.
- Median house values have recently increased, which matches anecdotal evidence from local realtors and may reflect the trend towards increased housing values for towns closer to Geelong located along the Geelong Warrnambool rail and Princes Highway corridors.

Quarterly unemployment



Source: Australian Bureau of Statistics, Labour force survey, catalogue number 6202.0, and Department of Employment, Small Area Labour Markets, June 2017. Compiled and presented in economy.id by .id the population experts.

.id  
the population experts



## 3.4 Facilities and Services

The key influences to note for Colac's facilities and services are:

- Open space in Colac is difficult to access in parts of the City. Parts of west Colac and Elliminyt have poor access to open space.
- The type and quality of open space is not always appropriate for the needs of the City, and Colac 2050 presents an opportunity to improve the open space available to parts of the City.
- The Colac Community Infrastructure Plan (2016) prepared by Australian Social Research (ASR) identified the following community infrastructure needs to service Colac to 2050:
  - For most infrastructure types, existing and planned facilities in Colac have the capacity to satisfy current and future demand through to 2050, which include early years' facilities, indoor recreation facilities, schools, football/cricket ovals, tennis courts, lawn bowls facilities, netball courts, library, and ambulance station.
  - For some infrastructure types, there is not sufficient or appropriate facilities to cater for existing and future demand. Modified, expanded or new facilities will be required. For example, soccer facilities, active reserve for low profile sports, additional seating capacity at Colac Performing Arts and Culture Centre (COPACC), more community centre/meeting space, additional parkland, larger neighbourhood house, larger planned activity group centre etc. are required.
- Some community facilities are dated, poorly designed and/or in poor condition. Some early years' facilities have recently been partially upgraded but still have aging infrastructure. Similarly, some pavilions at sports grounds and playing surfaces have been transformed such as Central Reserve, whilst others require improvements.
- Some facilities do not comply with accepted design standards – netball courts, lights over netball courts and playing fields etc. Some facilities do not meet contemporary design trends or promote service integration – e.g. single use, standalone maternal child and health centre and kindergartens. Some items are underutilised because of declining demand – e.g. tennis courts.
- The open space network in Colac lacks quality, diversity and connectivity - play spaces lack diversity and some passive open spaces areas lack quality. The path network is not extensive or connected.



Bluewater Fitness Stadium



## 3.5 Transport and Physical Infrastructure

The key influences to note for transport and physical infrastructure are:

- There is a need to provide for the development of sustainable and liveable urban areas in an integrated manner to assist with the development of walkable neighbourhoods, and facilitate the logical and efficient provision of infrastructure and use of existing infrastructure and services. There is an opportunity to utilise creeks as linear open spaces for active transport corridors used for walking and cycling.
- Transport for Victoria is responsible for planning the State's arterial road network, and VicRoads is responsible for their maintenance. Transport for Victoria does not currently have any funding to plan for or construct a Princes Highway bypass of Colac, and has advised they will respond to the strategic direction established by the Colac 2050 Growth Plan should funding become available. It is Council's position to advocate to the State Government to investigate the social and economic impacts of a bypass to inform any future decision on this issue.
- The Colac Otway Shire is responsible for planning and maintaining the local road network. The local road network in Colac is largely sealed with many gravel roads in the rural living areas. There is a need to improve roads and footpaths throughout the City, and unsealed roads will need upgrading as part of future growth.
- Train services between Colac and Geelong and Warrnambool are limited and there is a need for more frequent services to facilitate employment, and access to education, training and cultural and recreational facilities.
- The Colac Otway Active Transport Strategy (2013) contains specific walking and cycling related infrastructure proposals that highlight the importance of adequate infrastructure to reduce car based travel and encourage healthy lifestyles. It will be important to ensure that footpaths and cycle paths are provided as part of growth.
- Inundation is a key issue in many parts of Colac, and adequate drainage infrastructure that meets the provisions of the Colac Otway Planning Scheme and Water Sensitive Urban Design (WSUD) standards will be a key requirement to facilitate sustainable growth.
- Many parts of Colac remain unsewered and constrained by the extent of the traditional sewer district. Barwon Water has advised that it will respond to the direction established by the Growth Plan.



Colac Station

## 3.6 Commercial, Industrial, and Residential Land

### 3.6.1 Commercial Land

The key influences to note for commercial land are:

- Colac is serviced by a Central Business District which is the primary area for retail and commercial activities. The *Colac Township – Economic Development, Commercial and Industrial Land Use Strategy, 2017* found there is adequate supply of commercial land requirements to 2050. The focus should be on developing and promoting existing businesses, and improving existing commercial areas to attract new business through mechanisms such as public realm enhancement.
- Smaller neighbourhood centres may be required in growth areas at a future time.
- The CBD should remain the primary centre for the City, and there is an opportunity to improve the performance of retail and commercial activities in Colac.

### 3.6.2 Industrial Land

The key influences to note for industrial land are:

- Amendment C86 implemented the general recommendations of the *Colac Township – Economic Development, Commercial and Industrial Land Use Strategy, 2017* and rezoned additional land for industrial purposes to satisfy demand to 2050. Industrial growth beyond that was not considered in that strategy.
- To minimise land use conflict, there is a need to avoid locating residential land uses within the buffer distances of:

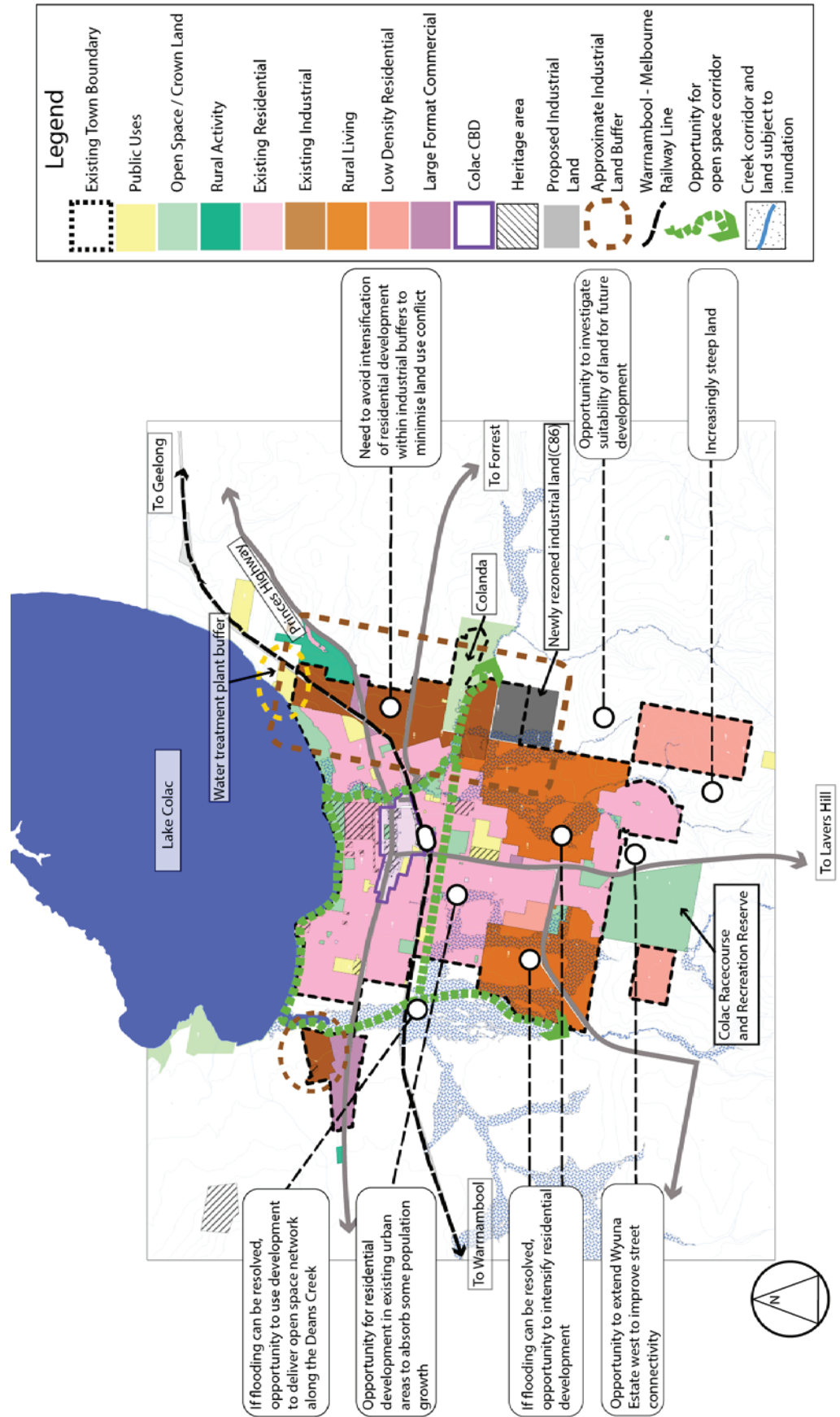
- The waste-water treatment plant;
- The saleyards; and
- Existing important industrial uses such as the sawmill at AKD, abattoir at ALC, and Bulla's operations.

### 3.6.3 Residential Land

The key influences to note for residential land are:

- There is a need for Colac to provide a diversity of housing choice, and provide opportunities for the provision of a wide range of housing types for residents, short-term holiday accommodation and tourists.
- Construction figures from 2017/18 showed an increased rate of dwelling development in Colac at 64 dwellings per annum, significantly higher than the previous year at 38 dwellings for the 2016/17 period. Whilst there is currently sufficient supply, the purpose of the Growth Plan is to identify land to meet a population target to enable Colac to be ready for growth when it occurs.
- There are four major constraints to residential subdivision:
  - Extensive areas of land are currently subject to inundation
  - The extent of current sewer infrastructure is limited
  - The availability and viability of storm-water infrastructure caused by flat land gradients limits development, and
  - Historic ad-hoc development patterns necessitate strategic planning intervention to achieve successful subdivision design outcomes.

# 4.0 Opportunities and Constraints





# 5.0 The Plan

## 5.1 Mission

The mission of the Colac 2050 Growth Plan is to facilitate the following for Colac:

A community that openly welcomes diversity, inspires innovation and provides a range of lifestyle opportunities whilst maintaining a botanical landscape where people desire to live, work and visit.

## 5.2 Vision

The vision for Colac is described below:

Colac in 2050 will be a vibrant, safe, healthy, inclusive and technologically advanced regional city. It is the gateway to the Otways and south west Victoria.

It is a city focused on protecting and celebrating its post-settlement and Aboriginal cultural heritage, as well as natural environment.

The city draws on the core concepts of sustainability and liveability to create a physically and socially connected place that meets the needs of all ages and abilities. It is a city characterised by its strong local and multi-faceted economy, which provides diverse business investment and employment opportunities.

It is a botanic city that is welcoming, engaging and attractive to visitors, and embraces its cultural landscape, creeks and Lake Colac as key features of the town.

The Growth Plan will help deliver this vision by:

- Providing for sustainable growth
- Protecting heritage values, identified landscape features and rural land
- Providing for local employment opportunities
- Improving water quality in its creeks and Lake Colac
- Improving local transport options especially for pedestrian and cyclists
- Supporting improvements to public parks and the open space network
- Retaining opportunities for the expansion of community infrastructure and recreational and cultural facilities to match the needs of the growing community, and
- Ensuring new areas connect into the existing town and provide for safe intersections with the Princes Highway
- Direct new development into areas of the Shire with a lower risk of bushfire.

## 5.3 Role of the Township

Colac is the main town in the Colac Otway Shire and is located on the Princes Highway, approximately 150km west of Melbourne. It is adjacent to the picturesque Lake Colac.

Lake Colac is a key feature of the town and was an important resource and focal point for Aboriginal people and later European migrants. It remains highly valued by the local Colac community.

The town is the largest service centre between Geelong (75km to the east) and Warrnambool (110km to the west), and acts as the major focus for a range of regional services including retailing, business and professional services, administrative and government functions, and health and community services. It has primary and secondary schools, and some TAFE

sector offerings.

The retail and service core are located on the Princes Highway (Murray Street) which is characterised by a heritage precinct with a range of architectural styles from the Victorian through to Art Deco. The centre also features a large urban park, the historic Memorial Square, and State Heritage listed Botanic Gardens located between the city centre and Lake Colac.

The Princes Highway and Warrnambool-Melbourne railway connect Colac with Geelong and key regional centres to the west, including Camperdown and Warrnambool. The transport corridors form key east-west features of the town.

Colac's urban form is heavily influenced by Hoddle's traditional grid street pattern, Lake Colac, and the topography of the land. With Lake Colac to the north, the town has a backdrop of the rising Otway foothills to the south, and two creeks which meander on the east and west side of the town: Barongarook Creek and Deans Creek respectively. The flat inundation prone areas of Elliminyt have resulted in the town's funnel shape, with residential land focused around the grid-based street core and narrow connector strip which rises to the newer elevated areas of Elliminyt. The flat inundation prone areas are characterised by rural living uses, and farming land sits beyond the town's boundary.

Colac features significant industrial uses which are mainly located to the east of Colac, although a smaller pocket is also located to the west.

Whilst State policy aims for densities of 15 dwellings per hectare for new residential developments, as a regional town with drainage and flooding constraints, new development is more likely to achieve densities that range between 10-15 dwellings per hectare. It is important that new development retains and enhances the country feel of the town through design treatments such as spacing between houses, and street trees which contribute to the botanical theme of the town.



## 5.4 Principles and Directions

The Growth Plan is spatially conveyed by the Framework Plan shown on the next page, and has been informed by three over-arching concepts: diversity; sustainability; and best practice.

The Growth Plan identifies principles, directions and recommendations for managing growth towards 2050, which are described in the following sections under the planning themes:

- 5.4.1 - Urban Growth
- 5.4.2 - Housing and accommodation
- 5.4.3 - Economic development and employment
- 5.4.4 - A cultural landscape, sustainability, and healthy environment
- 5.4.5 - Infrastructure.

Each of these themes and the overarching principles and directions for growth, as well as how they relate to each of the areas identified in Framework Plan, will be discussed in the following sections. Specific recommendations which relate to an area or theme are provided following the discussion. All recommendations are noted in the Implementation Plan Table and location map in Part B of the Growth Plan.

### 5.4.1 Urban Growth

Colac has been identified as a node for targeted growth in the G21 Regional Growth Plan and Colac Otway Municipal Strategic Statement. It is expected that the G21 region will continue to experience increased growth because of population pressures and housing affordability issues in Melbourne. This is already influencing second tier cities like Geelong, and can be expected to flow on to third tiered cities such as Colac. Furthermore, because of infrastructure improvements such as the duplication of the Princes Highway, increased rail services, and a strong local economy, Colac is well placed for growth. A key purpose of the Growth Plan is to provide the planning framework to guide future growth when it occurs, rather than responding to historical demand.

### ***Residential Land Demand***

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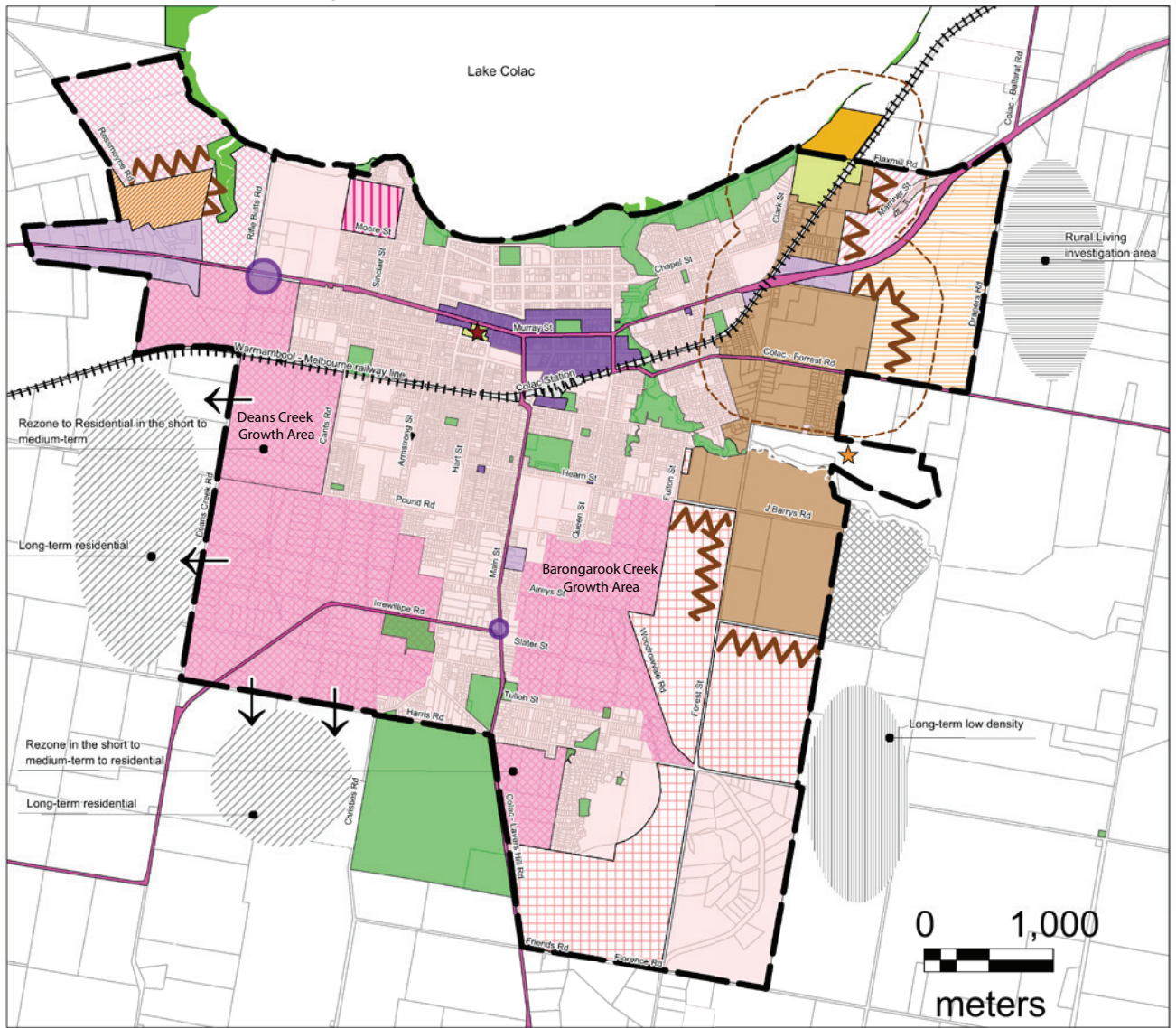
Historically, approximately 60 dwellings per year are constructed in Colac. However, recent data suggests an increase in the rate of subdivision. In addition, anecdotal evidence from industry and real estate agents indicates a lack of rental supply and housing. Furthermore, a key purpose of the Colac 2050 Growth Plan is to plan to meet a population target, and not just consider historical rates of residential development.

### ***Existing Residential Land Supply***

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In 2016, there was around 164ha of potential land supply in the General Residential Zone in Colac, much of which is constrained. The lot supply was around 1600 lots, including severely constrained lots. This equated to about 16 years' land supply (and potentially more if the severe constraints such as drainage and sewer connections can be resolved). These figures are based on a take-up rate of 60 lots per year. Should a higher take-up rate occur, then supply would reduce accordingly. Supply is also dependent on household sizes, and if there is a significant

Colac Framework Plan - Map 1 Land Use

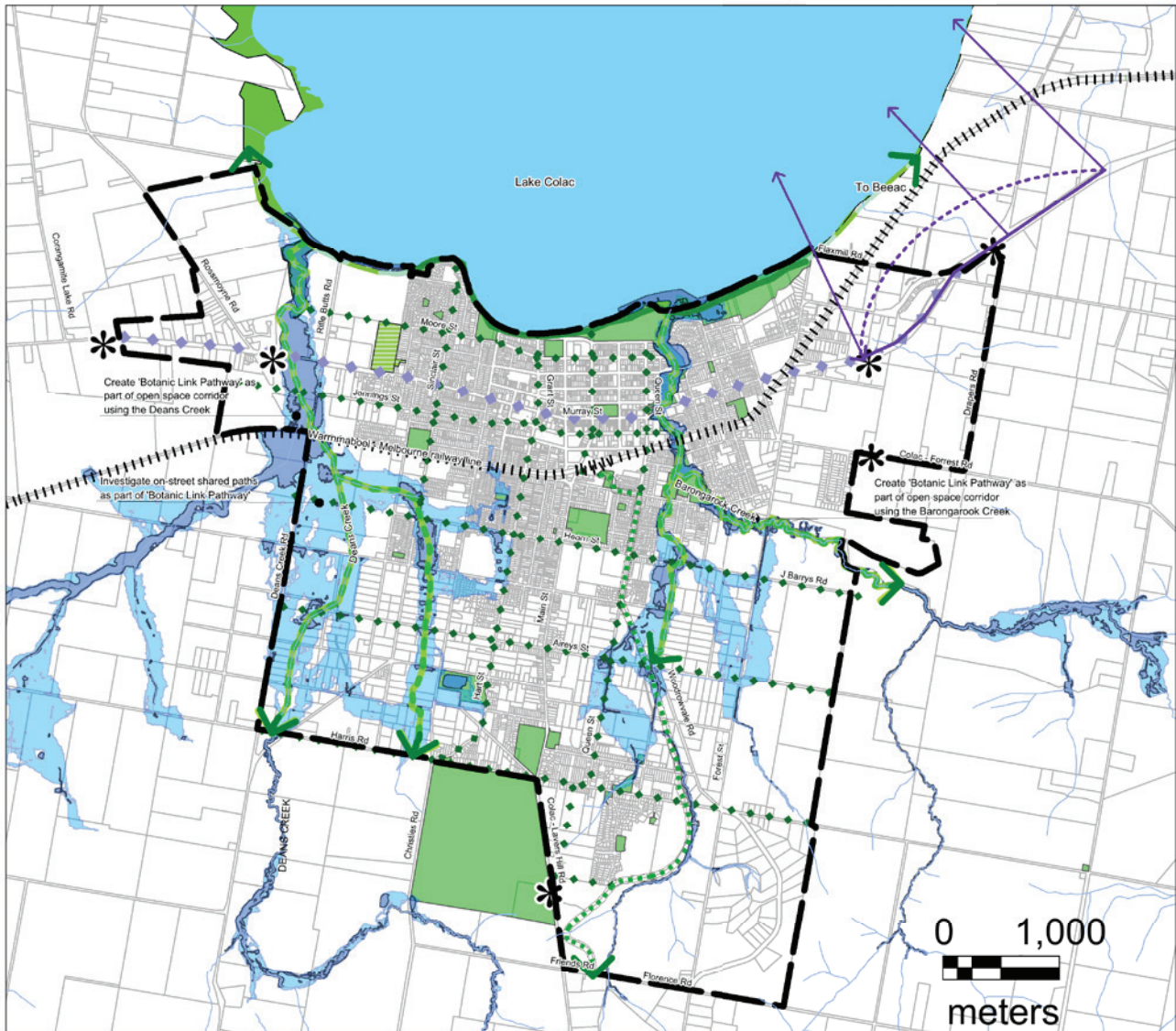


LEGEND

	Urban boundary		Existing urban area		Rezone to Residential		Significant industry and infrastructure buffer area
	Property boundary		Industrial Area		Rezone to Low Density or Rural Living		Potential local or neighbourhood commercial centre
	Manage industry interface and buffers		Non-core retail area		Rezone to Rural Living		Future masterplan area
	Direction of long term residential growth		Retail and commercial area		Rezone to Industrial 3		Precinct plan review area
	Strategically important food production plant		Open space		Medium term residential / low density investigation area		Rural Living investigation area
	Preferred future use for employment / community / public use		Abattoir		Rural Living investigation area		Residential investigation area
			Arterial road		Low Density residential investigation area		Industrial investigation area
			Water treatment plant				



Colac Framework Plan - Map 2 Environment, Landscape & Connectivity



LEGEND

- |  |                            |  |   |  |  |
|--|----------------------------|--|---|--|--|
|  | Property boundary          |  | Enhance town gateways and entrances                         |  | Investigate on-road shared pathways                                  |
|  | Existing open space        |  | Protect views to and from Lake Colac                        |  | Existing Lake Colac foreshore open space corridor                    |
|  | Area Subject to Flooding   |  | Encourage botanical boulevard treatment for Princes Highway |  | Potential open space Corridor using creek and drainage lines         |
|  | Area Subject to Inundation |  | Regional open space and community facility opportunity      |  | Investigate open space pathway around the lake to Cororooke and Beac |
|  |                            |  | Investigate extending the Old Beechy Rail Trail             |  |  |





drop in average household size, then supply would also be reduced. It may be more realistic to consider higher take-up rates given predictions about regional growth.

State policy requires that a municipality designate at least 15 years of lot supply in areas identified for urban growth, consisting of land suitable for general residential purposes. However, a key purpose of the Colac 2050 Growth Plan is to also plan for targeted growth identified by the G21 Regional Growth Plan so that Colac is ready for growth when it occurs.

Whilst it is important to establish the framework for where and how Colac should grow to meet the population target of 20,000 people (and potentially more), it is also important to balance this by monitoring land supply to ensure that there is not an oversupply of residential land. It is considered optimum to have between 20 and 25 years supply at any given time.

The Growth Plan identifies land to meet the population target within the revised urban boundary. The implementation section discusses staging and land supply monitoring to ensure that there is sufficient supply and not oversupply.

The location for future land supply is considered within the context of Colac's physical constraints and identified in this Growth Plan.

The residential land supply analysis indicated that to meet a population target of 20,000, Colac will need in the order of 1800 dwellings in addition to existing land supply, and greater than this if some of the existing supply is not developed. Given Colac's traditional larger lot sizes, this is likely to equate to around 170ha of new land for residential development. This assumes that the constraints which currently effect large areas of existing supply can be resolved. The primary constraints relate to inundation and drainage, as well as connections to sewer. This is because large areas of Colac are low lying with little to no fall across the land. Discussions with Barwon Water have indicated that they have capacity to extend

their sewer network in line with the proposed Framework Plan.

The Colac Otway Shire also concurrently prepared the *Colac Stormwater Development Strategy, 2019* to inform the Colac 2050 Growth Plan and guide the feasibility of re-engineering land to mitigate flood hazards. This work has informed the Colac 2050 Citizens' Jury's deliberations, and has been used as part of the development of this Plan. It is an important strategy because it will guide drainage mitigation works over the coming years to facilitate the development of existing residential land as well as land identified for residential purposes as part of this Growth Plan. It will also inform shared infrastructure plans to help guide the delivery of shared infrastructure in a transparent, fair, and equitable manner.

View across Colac



## **Existing Land Supply - Development Plans**

The 2007 Colac Structure Plan identified several areas for residential development and Amendment C55 applied a Development Plan Overlay Schedule 2 (DPO2) to the land. These areas contribute to existing residential land supply and are shown in map on the next page.

The key purpose of a DPO is to coordinate use and development of the land across different landowners to facilitate the orderly planning of the area. DPO2 has been problematic in its effectiveness because it allows the consideration of subdivision applications prior to the approval of a development plan, and it does not require any consideration of shared infrastructure. It is also seen as a constraint on the development of the land by local landowners, who often do not have the capacity or capability to coordinate a development plan.

Since the approval of Amendment C55, an area west of Queen Street and north of Pound Road (map reference 8) has been developed and the DPO2 planning control is therefore superfluous and should be removed.

Council has taken a lead role and prepared and approved development plans for three areas:

- Land bounded by Aireys Street, Main Street, Irrewillipe Road and Hart Street (map reference 6)
- Land bounded by Irrewillipe Road, Main Street, Ballagh Street and Hart Street (map reference 7)
- Land generally bounded by Sinclair Street South, Hearn Street, and Armstrong Street (map reference 4).

A development plan was prepared for a third area directly to the north of these sites (land north of Aireys Street, west of Main Street, and east of Hart Street - map reference 5) but was abandoned due to resistance from landowners. A major issue was the allocation of a central area of open space, and a

lack of clarity around a land equalisation mechanism, that is, a way to ensure that landowners are fairly compensated when their land is used for shared infrastructure which benefits multiple landowners. Other reasons residents opposed the draft development plan included concerns about safety and privacy associated with the open space and proposed walkway, and not wanting to develop. It may be prudent to consider revising the extent of the mapped DPO2 in this area given that some lots have been developed in the interim, and could be removed from the overlay area if they are not capable of further development.

DPO2 areas with no approved development plan include:

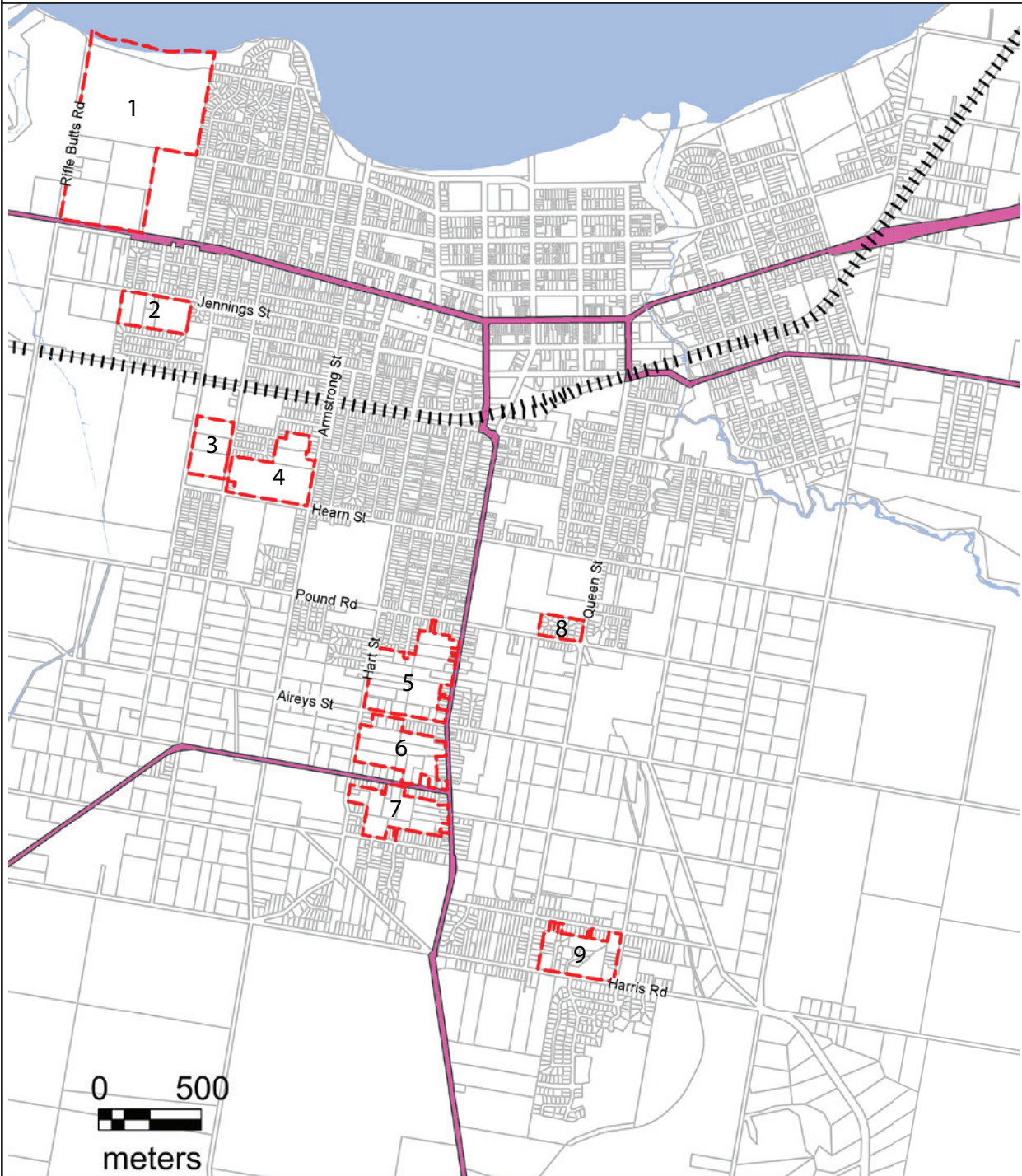
- Land north of Harris Road, and generally east of Queen Street (map reference 9)
- Land south of Jennings Street, and generally north of Imperial Drive, and west of Cants Road (map reference 2)
- Land west of Sinclair Street South, east of Cants Road and generally north of Hearn Street (map reference 3).

Finally, a development plan is currently being prepared by Council because subdivision applications have been received from individual landowners in this area. The area is west of Rifle Butts Road, north of the Princes Highway and south of Lake Colac (map reference 1). Despite no formal mechanism to trigger a requirement for a Shared Infrastructure Plan, Council is preparing a Plan to provide guidance and clarity in relation to shared infrastructure for this area. It should however be formalised through a requirement within the overlay.



It will be important to amend DPO2 to explicitly require a shared infrastructure plan or a similar mechanism to ensure that shared infrastructure is delivered and its burden is equitably considered, as well as require that a development plan is approved prior to the subdivision of land for residential purposes. Furthermore, it will be important for Council to continue to take a lead role in the preparation of development plans for the remaining DPO2 areas to unlock the development potential in these areas.



### Development Plan Overlay Schedule 2 (DPO2) Areas in Colac



**LEGEND**

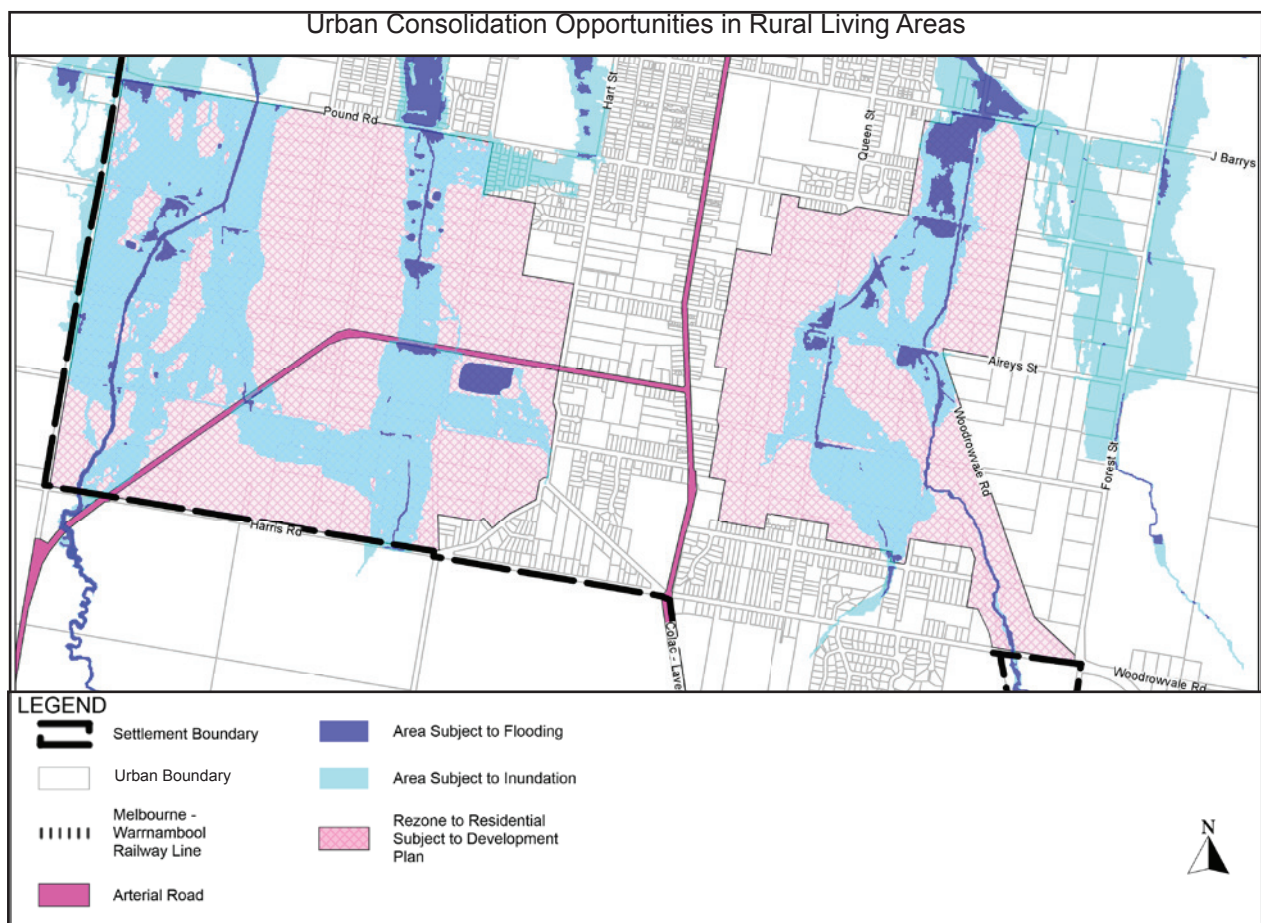
-  Property Boundary
-  DPO2 area

**DPO Area**

- 1 West of Rifle Butts Road
- 2 South of Jennings Street
- 3 West of Sinclair Street
- 4 North of Hearn St
- 5 North of Aireys Street
- 6 South of Aireys Street
- 7 South of Irwillipie Road
- 8 West of Queen St
- 9 North of Harris Road

## Recommendations

1. Prepare a Planning Scheme Amendment to:
  - Review the extent of the DPO2 for the area north of Pound Road and west of Main Street to refine the mapped boundary to exclude small lots which have been developed where appropriate.
  - remove DPO2 from the area west of Queen Street and north of Pound Road.
  - apply a revised DPO schedule to areas where no development plan has been approved, or is currently being prepared, which:
    - Do not allow the consideration of subdivision prior to the approval of a development plan, and
- Require the preparation of a shared infrastructure plan informed by relevant technical assessments as part of the preparation of the development plan.
2. Facilitate the preparation of the remaining development plans covered by the amended DPO2 in Colac.





## **Urban Consolidation Opportunities**

### **Conversion of Rural Living Land to General Residential**

In Elliminyt, land east and west of Main Street, is currently zoned either Rural Living or Low Density, and comprises approximately 152 ha and 231 ha respectively. It has been historically constrained for urban development because it is subject to flooding due to its very flat nature. The land is not connected to the existing sewer network but is proximate to key infrastructure and services within the town such as schools and important areas of open space. Part of the land east of Woodrowvale Road is, however, within existing buffer distances of important industrial land uses and is therefore constrained to residential development.

There is a clear opportunity to intensify the use of the land, excluding the area east of Woodrowvale Road, if appropriate stormwater infrastructure can be installed and the sewer network can be extended. Both factors appear achievable given the findings of the *Colac Stormwater Development Strategy* and advice from Barwon Water. There is also an opportunity to utilise the drainage and creek lines in these areas to create the 'Botanic Link', the open space corridor imagined by the *Colac Integrated Water Cycle Management Plan, 2014* and utilise the town's creek corridors and Lake Colac as an open space circuit.

The land should be rezoned to General Residential in the future. However, given the fragmented landownership, it will be important for Council to take a lead role to coordinate development plans for these areas in a staged manner to:

- Enable the drainage infrastructure to be installed in a logical manner
- Integrate drainage with an expanded open space network
- Facilitate the rehabilitation and

improvement of the waterway and water quality which discharges in Lake Colac

- Ensure a connected street network
- Facilitate shared infrastructure planning and funding in a transparent and fair manner, and
- Integrate landowners' views in a collaborative way.

Furthermore, because of the land ownership fragmentation, it is anticipated that the redevelopment of these areas will take considerable time, resources and effort, and whilst large in area, should not be relied upon as Colac's only residential land supply. The land to the west of Main Street should be prioritised in the short to medium term to assist with unlocking the Deans Creek corridor for land development. By prioritising this area, development investment which is required for the drainage infrastructure and stormwater treatment improvements, are more likely to be realised.

### **Recommendations**

3. Support an application to rezone land currently zoned Rural Living east and west of Main Street Elliminyt to General Residential, excluding the area directly within the industrial area buffer, and apply a Development Plan Overlay. Apply the Development Plan Overlay to ensure the orderly development of the land, coordination of infrastructure, and preparation of a shared infrastructure plan.
4. Facilitate the coordination of development of the land with the landowners, prioritising the land to the west of Main Street in the short term, followed by the land to the east of Main Street in the longer term.

## Greenfield Residential Growth Opportunities

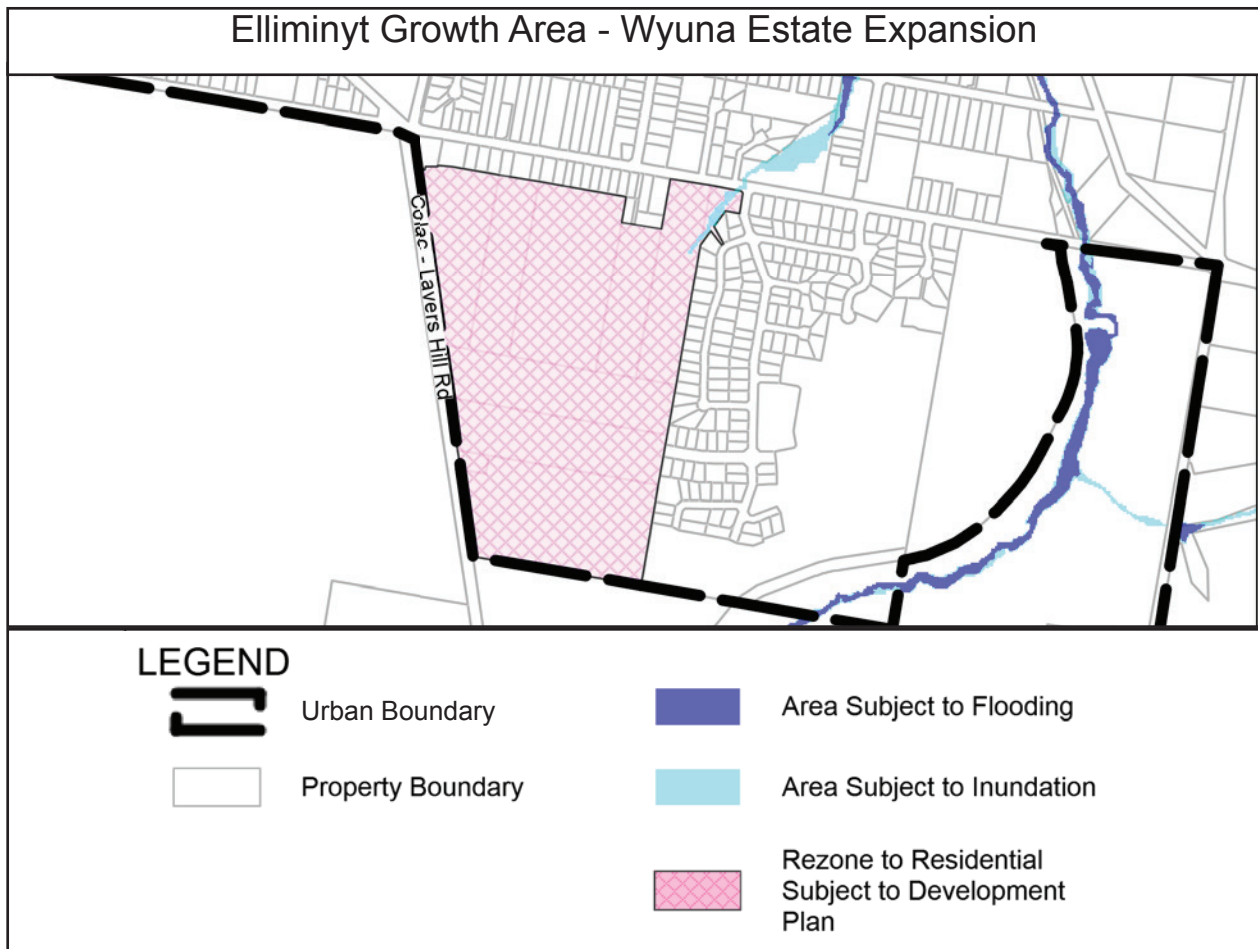
### Elliminyt Growth Area - Wyuna Estate Expansion

The land west of the Wyuna Estate in Elliminyt is just over 35ha and is well located for residential development. There is an opportunity to expand the Wyuna Estate to the west and improve the connectivity in this area to provide two additional street connections through to Colac Lavers Hill Road, and an additional connection into Harris Street. There is also an opportunity to extend and connect open space areas by using the Beechy Rail Trail and connecting this with the Colac Golf and Race Course. Development should ensure that there is road frontage to areas of open space, as well as the Colac Lavers Hill Road. This is to ensure that development fronts public areas

and creates good passive surveillance. It is recommended that the land is rezoned for general residential uses subject to a development planning process to coordinate the orderly development of the land and facilitate a shared infrastructure plan. This should be landowner led, however could be facilitated by Council in the medium term.

#### Recommendation

- Support an application to rezone land west of the Wyuna Estate to General Residential in the short to medium term. Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, and preparation of a shared infrastructure plan.



## **Colac West – Deans Creek Corridor**

The Deans Creek corridor provides an opportunity for residential expansion, as recognised in the 2007 Structure Plan, subject to the resolution of inundation constraints. Some sections of the creek are significantly flood prone with significant flood depths. Also, some parts of the creek have relatively intact riparian environs, whilst other sections are heavily modified. Furthermore, the lower reaches of the creek, particularly near Lake Colac, are culturally sensitive and significant sites.

The draft *Colac Stormwater Development Strategy, 2018* demonstrates that it is technically feasible to develop for residential purposes large areas of land which are currently subject to inundation. The Strategy provides guidance on how the corridor could be reengineered to mitigate the flood hazard in sections. The reengineering of this corridor could create an open space corridor for the community, improve habitat and water quality, as well as manage an area of cultural sensitivity by dedicating the area along the waterway for open space purposes, and recognising the area through appropriate interpretive signage.

There is an opportunity to build part of the 'Botanic Link' and create a linear open space corridor to connect with the Lake Colac foreshore area for the benefit of all in the community. Subdivisions should provide street frontage to the open space corridor to ensure that development fronts the open space and creates good passive surveillance opportunities. The *Colac Integrated Water Management Plan* provides direction on how a series of retarding basins or constructed wetlands could enhance the area. This would enable development of currently flood prone areas, and would leverage this for public open space, ecological benefits, and treat stormwater to improve water quality for Lake Colac.

The corridor is made up of three sections:

- South of the railway line
- South of the Princes Highway and north

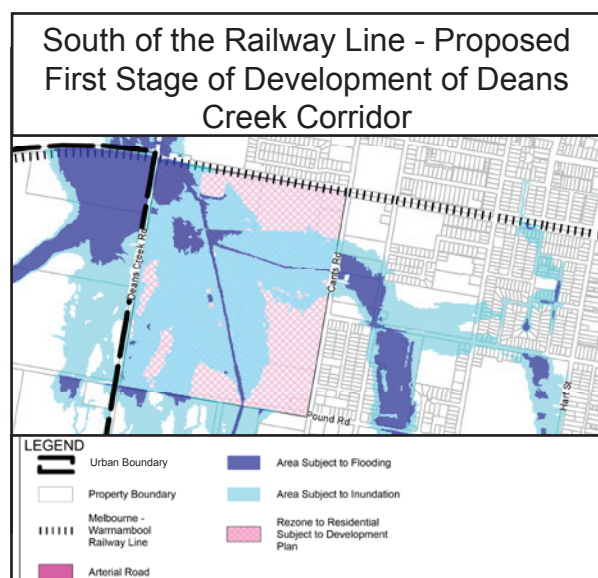
of the railway line

- North of the Princes Highway (west of Rifle Butts Road).

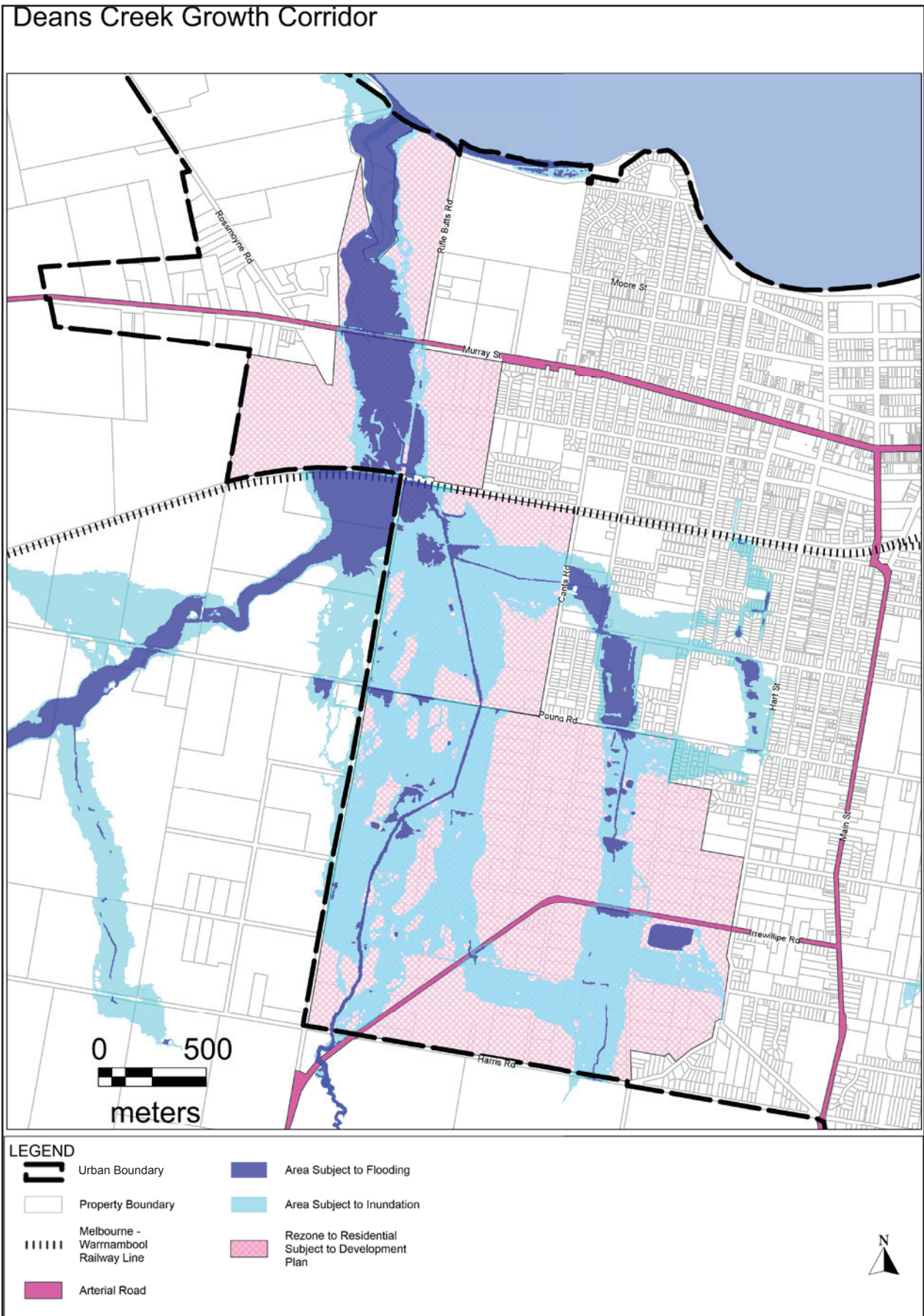
### **South of the railway line**

The southern-most section of the Deans Creek corridor is almost 78ha. It is highly modified pastoral land and very flat. The channelized drain which forms part of Deans Creek contributes to localised flooding because it does not align with the low point of the land. There is an opportunity to reengineer the land and create an important section of the 'Botanic Link'. There is also an opportunity to extend the existing grid street network into this area to improve overall connectivity, and facilitate the creation of on-street sections of the open space network. The interface with the railway corridor will need to be managed carefully. A street should run parallel to the railway line to ensure that the rail and street corridor can connect back into town and that development provides passive surveillance of this area.

This section of the corridor should be prioritised for development because of its strategic location within the Deans Creek corridor, consolidated land ownership, and ability to unlock development opportunities in other areas of the corridor, particularly in the Rural Living areas to the north, through the installation of drainage and stormwater management infrastructure.







## **South of Princes Highway**

This section of the Deans Creek corridor relates to 67ha of land. The land is highly visible with frontage to the Princes Highway. It is also subject to a Public Acquisition Overlay for the future duplication of the Princes Highway west. It will be important to ensure that development fronting the Princes Highway delivers a service road to interface with the Highway, to avoid back fences lining the arterial road, and ensure good passive surveillance of the area. Design based controls should be explored to ensure that development responds to important character features such as space between buildings in this visually prominent part of Colac.

There is also an opportunity to investigate the potential for a neighbourhood centre to service local needs generated by a new population in Colac west. This would ideally be located on the corner of Deans Creek Road and the Princes Highway to benefit from a strong movement network. It should be investigated as part of the future planning of this area.

This precinct is also partly covered by the Bushfire Management Overlay. Future design based controls must acknowledge the bushfire hazard and plan future development accordingly.

## **North of Princes Highway**

There is an opportunity to develop the land north of the Princes Highway, west of Rifle Butts Road for residential and open space purposes. The land area is approximately 32ha. The freehold land contains part of the Deans Creek corridor, and adjoins Crown land in its northern section. This section of the Creek is historically important to the local Aboriginal community, and will need to be managed carefully. There is potential for a focal point in this area with a constructed wetland and Aboriginal focus, in consultation with the Eastern Maar. Also, the Colac Rifle Club is currently located on part of the Crown land, at the end of Rifle Butts Road. Council should investigate opportunities to find a suitable alternative location for the rifle

club to avoid future conflict. There are also opportunities to investigate suitable creek crossing points at: the mouth of the creek (which may be subject to periodic closure during heavy rains); and the future extension of Moore Street.

The land also straddles Deans Creek to the west and interfaces with the rear of industrial land on Rossmoyne Road. It will be important to manage potential land use conflict within industrial buffer areas. A Development Plan Overlay can facilitate this outcome.

Part of the land is was used for a timber plantation which was recently harvested. However, significant tree planting within the creek corridor remains. This poses a potential bushfire hazard which is identified by the Bushfire Management Overlay (BMO). Given the removal of the timber plantation, the extent of the BMO ought to be reviewed in the short term to determine the extent of the bushfire hazard. Furthermore, future design based controls must acknowledge the bushfire hazard and plan future development accordingly.

This section of the Deans Creek corridor is likely to be staged after the upper reaches of the Creek corridor have been developed.

## **Recommendations**

6. Review the BMO mapping in Colac west to identify the extent of the bushfire risk in this area.
7. Explore opportunities to create a focal point along the lower reaches of the Deans Creek with a constructed wetland and Aboriginal focus, in consultation with the Eastern Maar.
8. Support applications to progressively rezone land within the Deans Creek corridor to General Residential in the short to long term. Apply Development Plan Overlay(s) to ensure the orderly staging and development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land



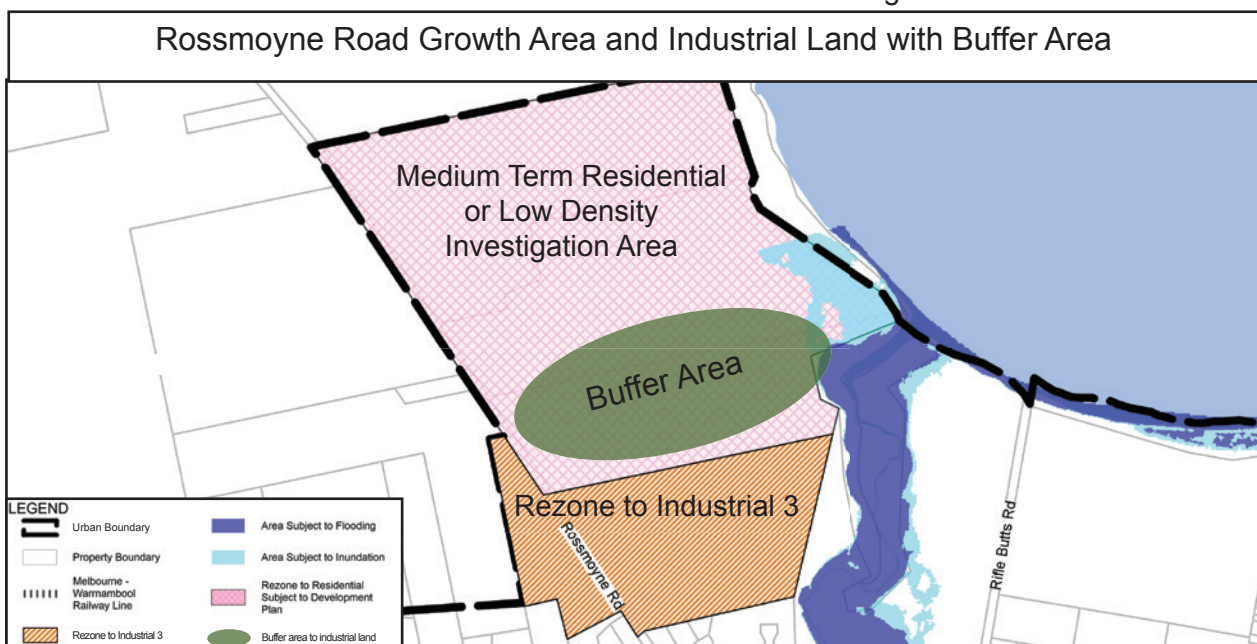
use conflict within industrial buffer areas.

- Prioritise the section of the corridor to the south of the railway line for rezoning in the short term to facilitate the unlocking of development potential in other areas of the catchment.
  - Develop design based controls and apply a Design and Development Overlay (or similar) for the section of the Deans Creek corridor which adjoins the Princes Highway to ensure that development appropriately responds to important character features such as space between buildings.
  - Develop design based controls and apply a Design and Development Overlay (or similar) for the sections of the Deans Creek corridor which are within or near the Bushfire Management Overlay to ensure that bushfire risk is acknowledged and future development is managed to ensure it achieves a radiant heat flux of less than 12.5 kilowatts/ square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).
9. Investigate opportunities to find a suitable alternative location for the Colac Rifle Club to avoid future land use conflict.

10. Investigate the potential for a neighbourhood activity centre to service local needs generated by the new population in Colac west.

### Rossmoyne Road Area

The land to the east of Rossmoyne Road has Lake Colac frontage and is approximately 83ha. Whilst it is currently remote from the urban areas of Colac, there is an opportunity to connect this area back into town through an extended open space corridor along the lake. This could also form part of a larger connection which continues through to Cororooke, subject to further planning. The land has a gentle fall and, with good design, could provide a high amenity area with view corridors through to the lake along new streets. Development should provide road frontage to the Lake to ensure good passive surveillance. It is considered this area should be the last area to develop in terms of staging, to focus development investment in the areas which are closest to existing services. It is recommended that the land is rezoned for general residential or low density purposes once the extent of the BMO and bushfire hazard has been determined. The previous section noted the land is partly covered by the Bushfire Management Overlay, and the extent of the mapped area ought to be reviewed in the short term to understand the level of bushfire risk. Furthermore, future design based controls must acknowledge the bushfire hazard and



plan future development accordingly.

Rezoning should be subject to appropriate development and infrastructure contribution plans, at a point in time when sufficient development has occurred in other areas of Colac to ensure that there is no oversupply of residential land.

The land adjoins an area zoned Industrial 1 which has a variety of modest industrial uses, but no heavy industry. Given the primary focus of future industrial activity to the east of Colac, as noted by the recent *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy*, it is considered that this industrial area should be rezoned to Industrial 3. This will align the zone's purpose as a buffer between more sensitive uses. However, future residential or low density development to the north should provide suitable buffer treatments within the development to transition this area away from the industrial area. This should be managed through the application of a Development Plan Overlay to the land. This could also provide an opportunity for an open space link to connect back through to the extended Lake Colac Foreshore environs.

## Recommendations

11. Once the extent of the BMO area is identified, support an application to rezone land east of Rossmoyne Road to General Residential or Low Density in the medium term.

- Apply a Development Plan Overlay to ensure the orderly staging and development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within industrial buffer areas such as an open space corridor.
- Develop design based controls that acknowledge bushfire risk and manage future development to ensure that it achieves a radiant heat flux of less than 12.5 kilowatts/

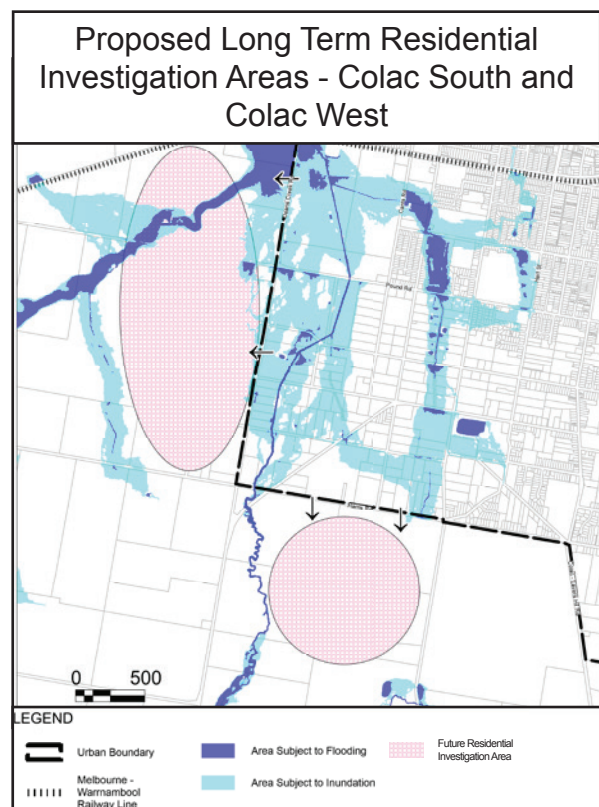
square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).

12. Rezone land currently zoned Industrial 1 in Rossmoyne Road to Industrial 3 to reflect this area as a buffer industrial area.

## Colac South –Long Term Investigation Area

The land south of Harris Road, west of the Colac Race and Golf Course, is elevated undulating land with views to Lake Colac. It is also forms part of the upper catchment of the Deans Creek. The land is predominantly zoned Farming, with a small area of Low Density Zone. The land is currently remote from the residential areas of the town. However, with the development of the Rural Living land to the north for residential purposes, it will at some stage be proximate to Colac's urban areas.

The land could provide high amenity residential land in the future. It could also provide an opportunity to extend the Deans Creek open space corridor further south. To



preserve this opportunity, it is recommended to rezone the land currently zoned Low Density, to Farming. The area should remain outside of the urban boundary for the medium to long term. However, it should be noted that the land could be suitable for residential purposes in the very long term, subject to further investigation. This should only occur after the majority of land identified in this Growth Plan has been developed.

### Recommendations

13. Identify land south of Harris Road and west of the Colac Racecourse and Recreation Reserve as a long term residential investigation area located outside of the urban boundary for Colac.
14. Rezone land currently zoned Low Density Residential south of Harris Road to Farming to protect its long-term development potential for residential purposes.

### Colac West – Long Term Investigation Area

The land to the west of Deans Creek Road and south of the railway line, is part of the wider Deans Creek catchment. It is currently zoned Farming, and partially subject to inundation. The land is currently remote from the existing town. However, with the development of the land to its east, it will in the longer term, be proximate to Colac's main town area.

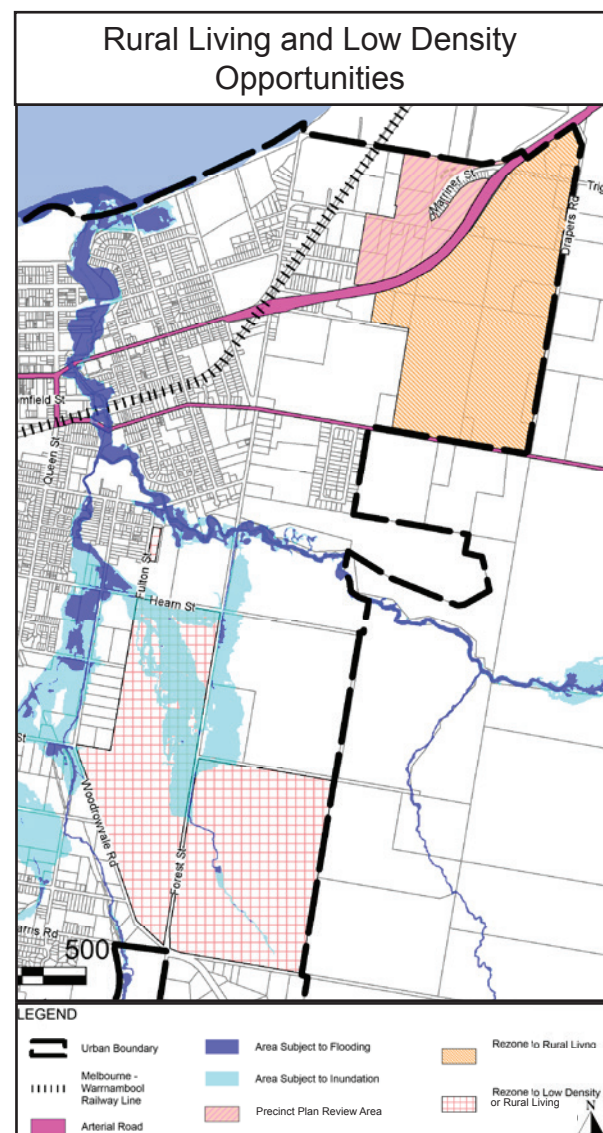
The land could provide a clear growth corridor for the town, and an opportunity to extend the Deans Creek open space corridor further west. The area should remain outside of the urban boundary for the medium to long term. However, it should be noted that the land could be suitable for residential purposes in the very long term, subject to further investigation. This should only occur after most of the land identified in this Growth Plan has been developed.

### Recommendation

15. Identify the land to the west of Deans Creek Road and south of the railway line as a long term residential investigation area located outside the urban boundary for Colac.

## Rural Living and Low Density Opportunities

The *Colac Otway Rural Living Strategy* (2011) identifies the threat to farming and rural conservation land in the Shire from the proliferation of lifestyle properties. It nominates Colac and some of the smaller hamlets surrounding Colac as ideal for this type of development. It is recognised that





there is demand for properties which are larger than the conventional urban lot, and that many prefer to live on small acreage. Whilst Colac currently has a supply of Rural Living zoned land, this Growth Plan recommends that these areas, over time, transition to the General Residential Zone. It is therefore considered, that the Growth Plan should also identify Rural Living and Low Density land to replace the areas which over time, will transition to urban uses.

Whilst it is important for the town to provide different housing and lifestyle opportunities, it should also be recognised that Rural Living and Low Density uses are less efficient and sustainable uses of land compared with increased housing densities, and create increased pressures on Council to deliver services and infrastructure across dispersed populations. There is no requirement under State policy for the provision of a minimum area of lower density development, and there should not be an oversupply of this type of development. However, it is also considered that there should not be any net loss of the existing provision of Rural Living and Low Density land.

### East of Woodrowvale Road

The area of Rural Living land east of Woodrowvale Road and west of Forest Street, has not been identified for residential purposes as part of this Growth Plan because it is located within the buffer areas of industrial zoned land and important industry. Parts of the land are also subject to flooding, and the roads are often rural in treatment, lacking curb and channelling or footpaths. The land is approximately 88ha in area.

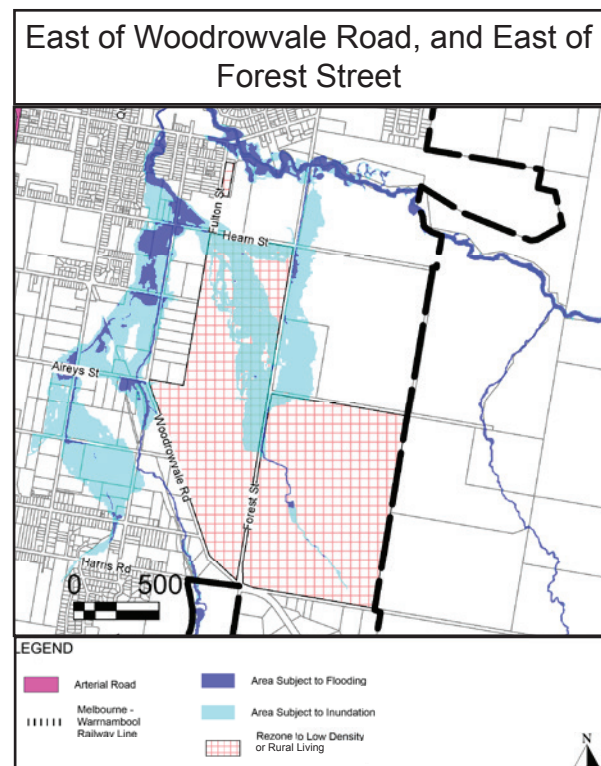
There is, however, an opportunity for some intensification of the land by reducing the minimum lot size of 1.2ha for subdivision in the schedule to the Rural Living Zone. This could be achieved by rezoning the land to Low Density and applying a smaller minimum lot size.

There may be an opportunity to transition larger lots which are located proximate to the

industrial uses to smaller lots further away, and exploring the use of building envelopes to help manage the buffer area. This could be explored through a development planning process. It is considered that a more appropriate zone is the Low Density Residential Zone, with a varied minimum lot size in the order of 4000 to 8000sqm, subject to a development planning process and further investigation. This could be achieved in the medium term and may require Council assistance by leading a development and shared infrastructure planning process.

### Recommendation

16. Support an application to rezone land currently zoned Rural Living east of Woodrowvale Road and west of Forest Street to Low Density in the medium term where industrial buffers can be appropriately managed.
  - Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within industrial buffer areas.



## East of Forest Street

The land east of Forest Street, and north of Woodrowvale Road is currently zoned Farming and is approximately 91ha. It is largely cleared pastoral land. It adjoins industrial land to its north, which was rezoned in 2017 as part of the implementation of the *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy*, and the Belvedere Estate, to the south, an area of Low Density housing. The land is prominent in Colac as it forms part of the rural backdrop to the town with the rising foothills of the Otways.

The land further to the east of the Belvedere Estate, sits within the Barongarook Creek corridor and is part of the lower foothills. It is also zoned Farming, and is subject to several planning controls including an Erosion Management Overlay, and Significant Landscape Overlay.

It is considered that the land to the east of Forest Street and north of Woodrowvale Road could provide an opportunity for high amenity low density or rural living housing. However, it is considered unsuitable for conventional residential development because of its visual prominence in the town, and proximity to future industrial uses. This should allow sufficient supply for low density development for the foreseeable future.

Having said this, it is considered that the land to the east of the Belvedere Estate could provide an opportunity for low density development in the very long term future, subject to further investigation. It should remain outside the urban boundary. However, it should be noted as an investigation area for low density development in the long term.

## Recommendations

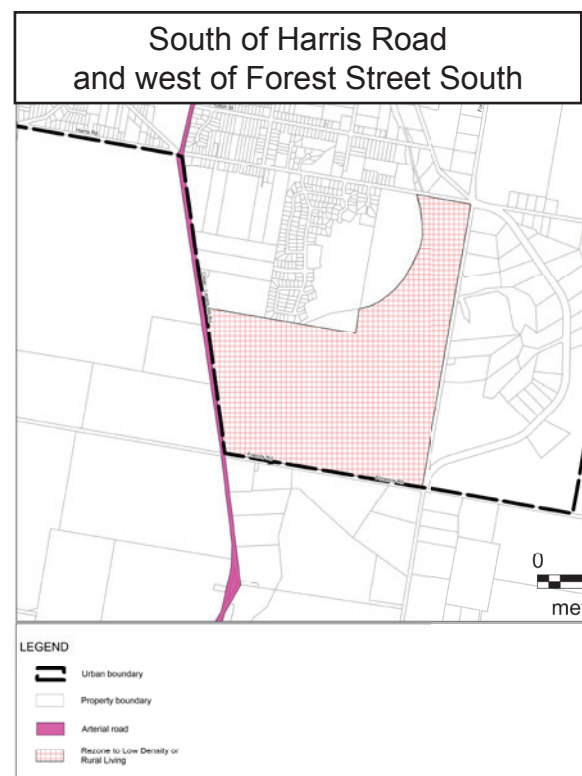
17. Support an application to rezone land currently zoned Farming east of Forest Street to Low Density Residential or Rural Living in the medium-term where industrial buffers can be appropriately managed.

- Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within the industrial buffer area.

18. Identify land east of the Belvedere Estate as a long term Low Density investigation area.

## South of Harris Road and West of Forest Street South

The land south of Harris Road and west of Forest Street is currently zoned Farming and is just under 120ha. It is largely cleared pastoral land, and is subject to several planning controls including an Erosion Management Overlay, and Significant Landscape Overlay. The land is steep in sections with a major drainage line and gully cutting through the land. It also has an important high power transmission line easement which cuts across the site from south west to north east. The land includes the former Old Beechy Rail line alignment which provides an opportunity to extend the



public open space corridor as part of future development. There are also opportunities for development to capture views to Lake Colac. The land is considered unsuitable for residential purposes because of the slope and powerline easement, however could be developed for low density or rural living purposes subject to further investigation. It is also considered that Florence Road / Friends Road could form a natural boundary to Colac in the south, however development should commence from the Harris Road end in the north given its proximity to existing services. Development should also facilitate the extension of Harris Road to the east across the gully to improve road connectivity in this area.

Any rezoning and development should be subject to appropriate development plans to identify the Old Beechy Rail Trail as public open space, the extension of Harris Road, and capture infrastructure contributions as necessary.

### Recommendation

19. Support an application to rezone land currently zoned Farming south of Harris Road and west of Forest Street to Low Density or Rural Living in the medium term.
  - Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, and preparation of a shared infrastructure plan.

### **South of Flaxmill Road – Precinct Planning Opportunity**

The land south of Flaxmill Road, and east of the industrial land in the east of Colac is currently zoned Rural Activity and is approximately 31ha. It is wedged around an historical area of residential development in Marriner Street. A large part of the land is within the buffer area of the abattoir and waste water treatment plant. The land also has views across Lake Colac. The land has



lacked development interest in the Rural Activity Zone outside of the existing town boundary. A landowner has expressed interest in developing part of the land for housing. It is effectively an infill area within the town and should be identified within the urban boundary.

However, because of its proximity to industrial land and important infrastructure, it is not possible to rezone this land for conventional residential uses at this point in time. However, there may be an opportunity to consider a nuanced approach through a precinct planning exercise to consider some of the land for residential uses if it is not located within any important industrial or infrastructure buffer areas. This should



be the subject of a future investigation and utilise a precinct planning approach to manage any potential land use conflict within industrial buffer areas, consider appropriate planning controls, and identify suitable uses within and adjacent to the existing industrial and infrastructure buffer areas.

### **Recommendation**

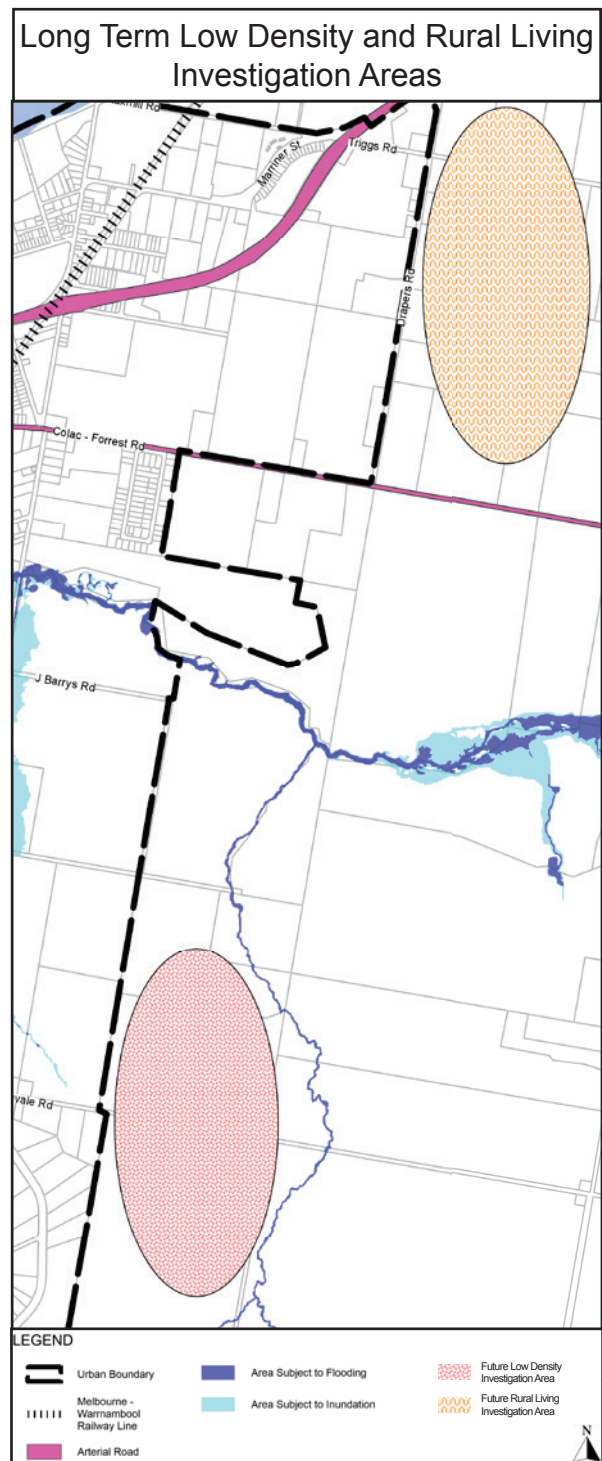
- Undertake a Precinct Plan for land south of Flaxmill Road to identify appropriate planning controls for the area to facilitate development which has regard to important industrial buffer areas.

### **East and West of Drapers Road**

The land to the south of the Princes Highway, north of the Colac-Forest Road, and west of Drapers Road, has a relatively fragmented land ownership with various property sizes well below the 40ha minimum typical of farming areas. It is about 125ha in area. The land displays a range of land uses ranging from accommodation through to rural industries. The land sits adjacent to industrial land and important industries including a sawmill, and is therefore within buffers of these uses. The industrial buffer areas are important because they identify an area where potential land use conflict can occur. Given the importance of the adjacent industrial area to the local economy, it is paramount that the buffer areas are managed carefully.

A disused service station to the west of the Drapers Road – Princes Highway intersection is a prominent building, and forms part of a visually untidy entrance to Colac. The topography of the land at this intersection however, creates a sense of boundary to the town as the land commences its rise to the south west.

The land area west of Drapers Road is large and picturesque. It could provide sufficient supply for rural living development in the long-term. Development will however, need to manage the interface with industry



by considering a range of lot sizes and building envelopes transitioning away from the industrial interface next to the sawmill, to avoid land use conflict with industry. A development planning process required by the application of a Development Plan Overlay, could identify appropriate mechanisms to manage the buffer zone. Development should also consider

opportunities for connections back into Colac.

As part of the rezoning the disused service station, the contamination risk associated the former use will need to be managed appropriately. There is also an opportunity to explore ways to improve the appearance of this site as an important entrance to Colac, in partnership with the land owner and VicRoads.

The land to the east of Drapers Road is visually prominent from the Highway, and whilst well clear of the buffer areas of important industry, is remote from the urbanised areas of Colac. There are also some rural industries in Triggs Road which should be recognised. In the long-term future, however, this area could provide a natural extension to rural living uses as Colac grows, subject to further investigation. It should therefore be identified as a long-term investigation area for Rural Living uses.

## Recommendations

20. Support an application to rezone land currently zoned Farming west of Drapers Road and east of the industrial land, to Rural Living in the medium-term.
  - Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within the industrial buffer area.
21. Identify land east of Drapers Road as a long term Rural Living investigation area.
22. Consider the application of the Environmental Audit Overlay to the former service station site on the corner of Drapers Road and the Princes Highway.
23. Explore opportunities to improve the visual appearance of the disused service station site near the corner of Drapers Road and Princes Highway.

## Other areas

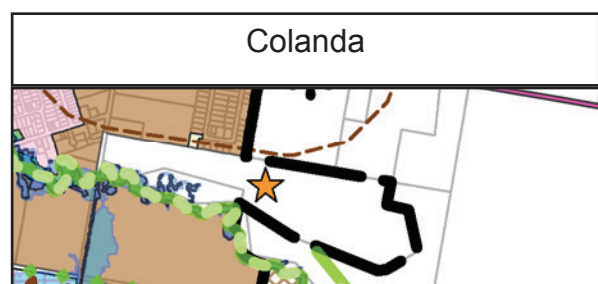
### North of Flaxmill Road

The land to the north of Flaxmill Road, has frontage to Lake Colac and views across the lake. It is currently zoned Farming. However, it is located between the waste water treatment plant and Colac Saleyards further north. The land is also part of an important view corridor of the lake as people approach Colac along the Princes Highway. It is therefore considered unsuitable for residential uses and should remain outside the urban boundary.

### Colanda

Colanda is an area of Crown land located to the east of Colac, currently managed by the Department of Health and Human Services (DHHS). The facility provides residential services including residential disability services, and is earmarked for closure in 2019, with a loss of over 200 jobs. The land is wedged between industrial land to its north and south, and farming land to its east. Its southern boundary is the Barongarook Creek. The land is fully serviced with infrastructure fit for its current use.

Council is seeking Government to strategically respond to the future planning of the site and consider opportunities for its future use before selling it. Given its location proximate to industrial uses and inside industrial buffer areas, conventional residential development should not be considered. There is however, a clear opportunity as Colanda is located next to the Barongarook Creek, for future development to contribute to the 'Botanic Link', by





providing a public open space corridor along the creek frontage.

The Geelong Cemeteries Trust has approached Council to indicate that they are in the process of considering options for future expansion to cater for the long term needs of Colac. They have indicated their interest in the Colanda site. Whilst this is one of the uses that could potentially go on the land, there may be other compatible employment related uses which could co-locate on the land, and a master planning process to consider alternative uses which could include a future cemetery and / or other compatible commercial or community uses could be used to explore different opportunities.

## **Urban Growth Concluding Remarks**

All development should integrate with the existing township rather than developing as separate areas. The staging of development should commence from the urbanised side of the existing town to ensure connections with urban areas of Colac are realised, and maximise the benefits of connecting into existing infrastructure including sewer and roads. Rezoning of land will not be supported in the absence of appropriate planning mechanisms to ensure development is coordinated and achieves good urban design outcomes, as well as planning controls which plan for, deliver and fund shared infrastructure.

## **Urban Growth Principles and Directions**

The following overarching principles and directions have been developed in relation to the theme of Urban Growth described in this section (5.4.1).

### **Principles**

- *To facilitate appropriate growth for Colac in line with the G21 Regional Growth Plan.*
- *To identify Colac as the preferred location in the Shire for population growth as a location with reduced threat of bushfire.*
- *To facilitate a more compact urban form and avoid linear sprawl along the Princes Highway.*
- *To identify suitable locations for conventional residential, low density residential, and rural living development.*
- *To ensure physical and community infrastructure is adequately provided to growth areas.*
- *To protect areas identified for longer term urban growth from inappropriate development.*
- *To ensure new urban development is undertaken in a sustainable manner having regard to matters such as connectivity, water conservation, stormwater treatment and reuse, and energy conservation.*
- *To protect important industry and ensure that industrial buffer areas are appropriately managed to avoid land use conflict.*
- *To protect areas from the threat of bushfire and to prioritise the protection of human life.*

### **Directions**

- *Identify a revised urban boundary for Colac which reflects the Growth Plan's recommendations.*
- *Direct residential development to areas within the revised urban boundary.*
- *Support the rezoning of land identified for development in the Colac Framework*

*Plan in a staged manner, subject to an Outline Development Plan and/or a Development Plan Overlay, which addresses the matters raised in the Growth Plan.*

- *Support the development of Shared Infrastructure Plans and/or Infrastructure Contributions Plans, or similar mechanisms, to provide for, or contribute to, identified infrastructure needs.*

## 5.4.2 Housing and Accommodation

Colac has historically developed a limited range of housing types, most of which are detached family homes with three or more bedrooms. With an aging population, a high proportion of people living with a disability, and a trend to smaller household sizes, there is an opportunity to develop policy to support diverse housing and accommodation options in Colac, which are close to services. This includes different and smaller housing types such as townhouses, units, or apartments with one, two, or three bedrooms.

There is also a need for broader accommodation options. The recent *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy (2017)* noted there is a shortage of suitable worker and tourism accommodation.

Colac has historically developed larger lots, and there are general infill housing opportunities in the existing urban areas on these larger lots, where they are proximate to existing services such as the CBD and schools. In addition to these general areas, there are two areas in Colac of further note.

## Increased Housing Diversity Area Opportunities

### Colac Civic, Rail, and Health Precinct

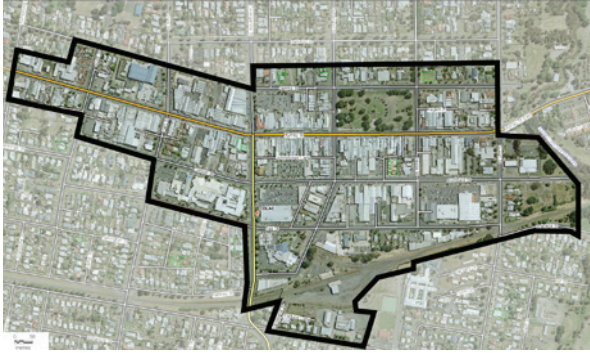
There is opportunity to plan for medium to high density housing close to the Colac Railway Station. The land is close to the health precinct which includes Colac Area Health, Colac Railway Station, Colac Performing Arts and Cultural Centre, many government services including Council, and is located within the CBD. There is potential surplus Government and Council land, as well as underutilised freehold land. A precinct plan could be developed to coordinate the use and development of the land to facilitate diverse accommodation that is close to the CBD and services, and meet a variety of needs.

### Recommendation

24. Develop a precinct plan in the short term in collaboration with: VicTrack; Colac Area Health; other relevant State Government departments or agencies; and the community, to consider a holistic response to maximise this land to deliver diverse housing and short term accommodation options.

Colac Civic, Rail and Health Precinct





## Colac CBD

Colac's CBD is a large area, and whilst its primary focus should remain for retail and commercial activities, there is an opportunity to encourage shop-top living to promote renewal within the city centre and extend activity beyond the core business hours. Apartments nested in upper levels and behind existing parapet lines could provide different types of accommodation close to existing services and facilities.

## Recommendation

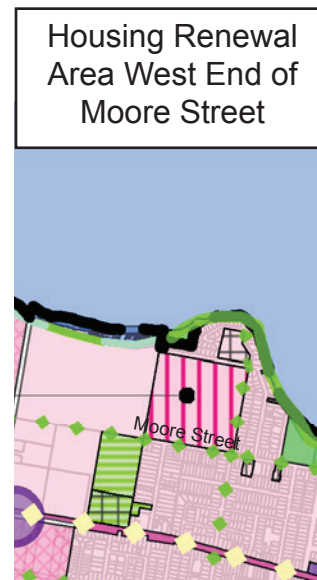
25. Consider opportunities for encouraging apartment accommodation within the CBD to facilitate diverse accommodation options.

## West End of Moore Street Area Housing Renewal Opportunity

The west end of Moore Street, east of the former Colac High School site, has a high proportion of public housing, developed in the 1960s and 70s. The street patterns and provision of open spaces are typical of that era with curvilinear subdivision patterns and public open spaces which have poor passive surveillance. There is an opportunity to engage with the Department of Housing and Human Services to collaborate on a master planning process, to explore opportunities to modernise and diversify housing options in the area, with improved connectivity, and provision of public open space.

## Recommendation

26. Advocate to the Department of Housing and Human Services and/or Registered Housing Associations to collaborate on a master planning process for the Colac Housing Renewal area in Colac west with landowners and the community.

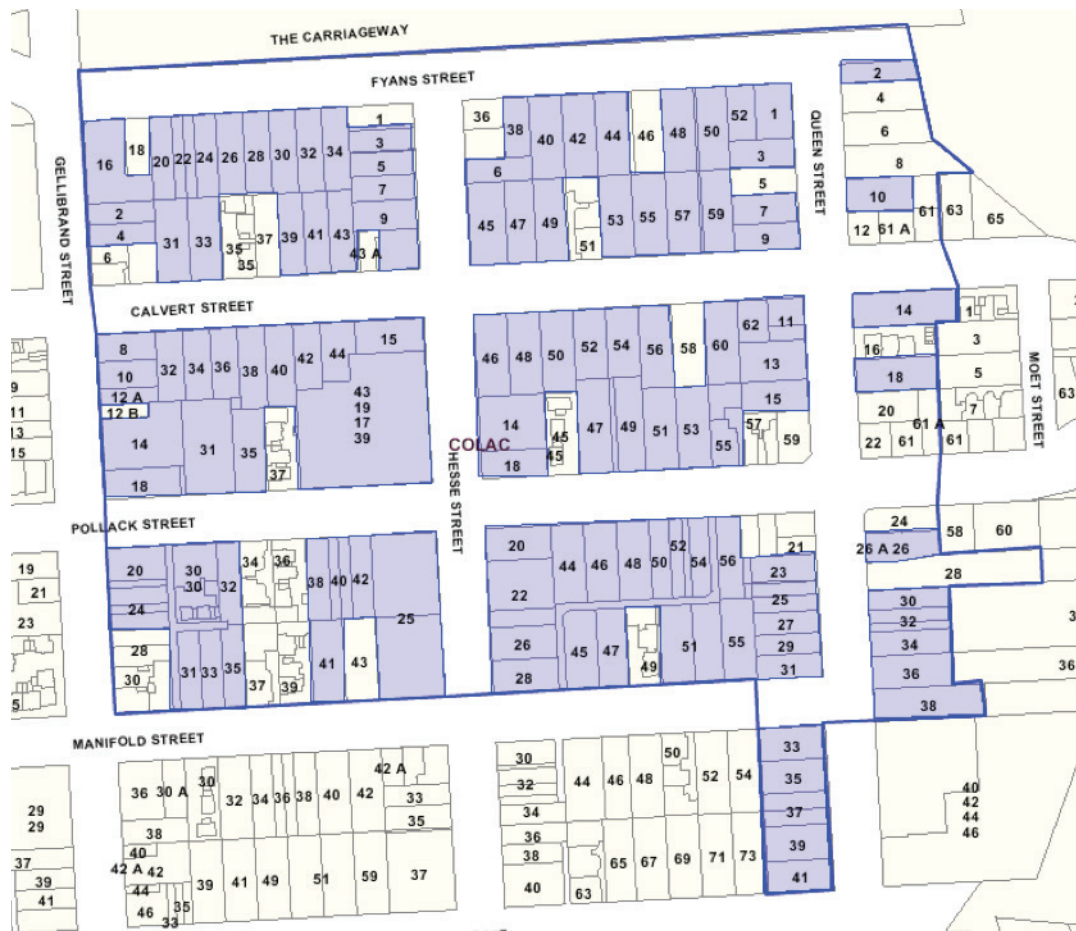


## Colac Residential Heritage Precinct

Colac has two residential precincts which are controlled by the Heritage Overlay. The Colac Residential Precinct (HO307) is of note because it is located next to Colac's CBD, and has been identified in policy as a location to encourage infill opportunities. Whilst it is close to town, the land is protected by a Heritage Overlay, contains detached housing on single allotments, and displays a relative cohesive neighbourhood character with wide, mature tree lined streets. The draft *Colac Heritage Built Form Review* commissioned as a background assessment to inform the Growth Plan identified some discrepancies in the mapping of contributory and non-contributory buildings. It also recommended that a revised Statement of Significance be advanced in the Planning Scheme.

It is considered, that despite its proximate location to the CBD, the area is not ideal for substantial change or urban infill, although some modest development could be





Colac Residential Heritage Precinct

accommodated. It is potentially a candidate for the Neighbourhood Residential Zone which would recognise the area for minimal change, because of its identified heritage significance and strong neighbourhood character.

Council should consider exploring whether the area should be rezoned to Neighbourhood Residential Zone and pursue a Planning Scheme amendment to implement the findings of the draft *Colac Heritage Built Form Review*.

## Recommendations

27. Finalise the draft *Colac Heritage Built Form Review* and implement its findings.
28. Investigate whether the Colac Residential Precinct (identified as HO307) should be rezoned to Neighbourhood Residential.

## Urban Design and Subdivision

Although Colac has a historically good urban structure based on Hoddle's grid, subdivision patterns developed over more recent decades, have seen: ad hoc development with disconnected streets accessed by court bowls; a lack of provision of open space and footpaths; and ad hoc drainage solutions. It is also important that future development considers the 'regional town feel' of Colac and complements Colac's character. There is a need for clear policy guidance to improve urban design outcomes in subdivision layouts, including the provision of street frontages to open spaces, connected streets with footpaths, and strategic stormwater management solutions.

## **Recommendation**

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29. Develop a 'good subdivision design' local policy to provide guidance in relation to matters such as the need to design with CPTED (Crime Prevention Through Environmental Design) principles providing street frontage to public open space, avoiding court bowls and enhancing street connectivity, and requirements for infrastructure such as footpaths.

## **Housing and Accommodation Principles and Directions**

The following overarching principles and directions have been developed in relation to the theme of Housing and Accommodation described in this section (5.4.2).

### **Principles**

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- *To ensure future housing development complements the character of Colac and provides a variety of housing types and sizes, and includes affordable housing.*
- *To ensure that new subdivisions incorporate sustainability principles including energy efficiency and connectivity.*
- *To ensure that new subdivisions are designed to integrate with the water cycle to enhance stormwater management, ecological values, provision of public open space, and management of cultural heritage values.*
- *To ensure that new subdivisions provide for community health and safety in their design.*

### **Directions**

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- *Encourage a diverse range of housing types and sizes that considers population growth, community needs and affordability.*
- *Encourage medium density development within 400 metres of an activity centre and around areas of public open space.*
- *Ensure that new subdivisions incorporate principles of Crime Prevention Through Environmental Design (CPTED) and Healthy by Design.*
- *Ensure new subdivision include Environmental Sensitive Design, Water Sensitive Urban Design principles and stormwater re-use design techniques.*
- *Encourage urban design treatments in new subdivisions to reflect the regional character of the town.*







## 5.4.3 Economic Development and Employment

Commercial and industrial activity in Colac is largely a good news story. With low levels of unemployment, and an expanding manufacturing and health sector, Colac is well placed into the future for a thriving local economy to sustain a growing population. However, industry continues to provide feedback that they cannot fill job vacancies, there is relatively high youth unemployment, there is a lack of suitable accommodation for professionals and short term workers who visit, and tourism and emerging green industries are a largely untapped market in Colac.

*The Colac Township: Economic Development, Commercial and Industrial Land Supply Strategy* was completed in 2017 and has been implemented into the Planning Scheme. It provides guidance in relation to the three subject areas noted in its title.

### Commercial

The Strategy identified several outcomes in relation to commercial and industrial land. For commercial land these included:

- Council should focus on improving the performance of existing retail/commercial areas in Colac, rather than identifying new areas for retail/commercial land.
- The Colac town centre has several unique aspects which could be drawn upon as key strengths in any future planning or design study, including Memorial Square, Bulla Dairy Foods, proximity to the Colac Botanic Gardens and Lake Colac, and the existence of a considerable number of heritage buildings throughout the centre.
- Demand for approximately 12,000m<sup>2</sup> of additional retail floorspace and 5,000m<sup>2</sup> of additional office floorspace,

is forecast over the next 20 years in Colac. Capacity exists for this floorspace to be accommodated within existing Commercial 1 and Commercial 2 zoned land.

- Colac's office market is likely to focus on the provision of office accommodation for small to mid-sized businesses that provide important services to the surrounding region.
- Other forms of development should also be encouraged in the Colac town centre that contribute to its role as a regional centre that provides a wide variety of facilities and services, including visitor accommodation and community, entertainment and cultural facilities.
- The majority of the demand for additional retail/commercial floorspace will be for locations in the Colac town centre, although limited potential for highway-based bulky goods retailing may also eventuate to the west on the Princes Highway. It is unlikely sufficient demand will arise for a new stand-alone neighbourhood centre elsewhere in Colac in the foreseeable future, although it would be prudent to consider the potential for neighbourhood or local centre development in the planning for new urban areas.
- Having regard for a potential population of 20,000 residents in Colac by 2050, it would be prudent in longer-term planning (i.e. beyond the next 20 years) to consider the following:
  - Identification of a future direction for any potential future expansion of the Colac town centre; and
  - Consideration of neighbourhood or local centres when planning for new residential areas.

Whilst the Strategy suggested that a future plan could identify long term expansion of the CBD, it is considered unnecessary at this stage because Council seeks to encourage investment within the bounds of the existing CBD. There are many current commercial

uses in the CBD which do not need to operate from this location, and by moving to industrial or Commercial 2 zoned land, could free up additional land within the CBD for retail, commercial, and cultural activities.

## Industrial

In relation to industrial land, the *Colac Township: Economic Development, Commercial and Industrial Land Supply Strategy* identified the need for additional land supply for larger development sites. A 70ha parcel was rezoned in 2017 as part of the implementation of the Strategy. Whilst no additional land is considered required in the medium or long term, it is considered prudent to identify an area for long term investigation as part of this Growth Plan adjacent to existing industrial land in Colac's east, in order to preserve the opportunity in the future.

## Economic Development

*Colac Township: Economic Development, Commercial and Industrial Land Supply Strategy (2017)* noted opportunities for growth in the following sectors:

- Transport and logistics
- Tourism
- Green energy
- Dairy farming and processing
- Health care and social assistance.

It also identified several 'catalyst' projects for Council to undertake to foster economic development opportunities. The projects relevant to the Growth Plan include:

- Investigate the opportunities and viability for the future development of an intermodal freight facility for transport and logistics purposes in the Colac region
- Identify opportunities to attract visitors to Colac stay longer, whether for an

overnight or a longer stay, while passing through the town.

The Strategy also noted the need to improve Colac's 'sense of place': "*Continually improving overall 'offer' provided by the township of Colac, including the presentation of the town centre, housing choice, quality of industrial areas, education opportunities, recreation and community facilities, etc. will enhance Colac's reputation as a place to live and invest.*"

Several recent projects have sought to implement place making initiatives to improve Colac's appearance, functioning, and reputation to facilitate investment and land development. These include:

- Colac CBD and Entrance Project, 2012
- Colac Otway Active Transport Strategy 2013-2023, 2013
- Colac Urban Forest Strategy, 2016
- Lake Colac Foreshore Masterplan, 2016
- Grant program to improve facades in Murray Street, 2018.

Each of these projects provides actions and recommendations to improve Colac's 'sense of place'.

The CBD and Entrances Project, offered the following vision for the CBD and entrances which remains important:

- Become known as the 'Botanic Garden City'
- Be a pedestrian-focussed place, inclusive community for people of all ages and abilities
- 
- Grow as a thriving rural centre of retail, business and community services
- Connect to its natural systems of the Lake and creek corridors
- Proudly express its heritage in the built and natural environment



- Be renowned for its collection of great buildings from all eras of the City's development
- Present an impressive image along the Princes Highway corridor, from the edges of the City to its core.

Whilst part of the public realm in the CBD along Murray Street has recently been upgraded, much work remains. This includes improvements to other parts of the CBD public realm such as the extension of upgrades to Murray Street further west, streetscape improvements along Bromfield Street, and reducing visual clutter. The entrances to Colac also remain a prominent issue in the community as the arrival experience which people have of the town as they enter. Furthermore, there is an opportunity to create a 'Boulevard' treatment along Princes Highway. Street trees planted along the entire length of the Princes Highway within the town, from the eastern through to western entrances, will be an important part of this vision. It will be important to facilitate the undergrounding of the powerlines in the first instance to ensure that the trees when planted can establish to their full form.

Colac Area Health is experiencing continued growth in demand for its services. Given its substantial role in the local economy and presence in the city centre, it is important that the use and development of the area is planned for in a strategic way. Council seeks to collaborate with Colac Area Health to assist with the development of Precinct Plan to provide guidance in relation to the future use and development of this area.

A key concern mentioned frequently in discussions with community members is the disused service station site located near the corner of Drapers Road and the Princes Highway. Council should pursue opportunities to work with VicRoads and the landowner to explore options for improving this important intersection. Council should also actively discourage development which will visually detract from this important area, and the western entrance to the town.

It is important that Council continues to implement these strategies which aim to improve Colac's 'sense of place' and liveability as part of the management of future growth.

*Colac CBD from Memorial Square*





# Economic Development and Employment Principles and Directions

The following overarching principles and directions have been developed in relation to the theme of Economic Development and Employment described in this section (5.4.3).

## Recommendation

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30. Explore ways to facilitate the undergrounding of powerlines along the Princes Highway within Colac and in the CBD to allow street trees to be planted to create a boulevard treatment for the Highway and City Centre.
31. Progressively implement place making initiatives for Colac identified in Council strategies.
32. Implement the actions identified in the *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy, 2017*.
33. Identify opportunities to encourage the provision of short-stay accommodation in Colac to service tourist and visiting workers.
34. Collaborate with Colac Area Health to develop a Health Precinct Plan to assist with the long-term use and development of the area.

## Principles

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- *To consolidate the CBD as the primary commercial centre in Colac and encourage a diverse mix of uses and activities.*
- *To improve the performance of retail and commercial activities in the CBD in terms of improved levels of service, output and employment.*
- *To encourage development in the town centre which enhances its appearance and functionality to create a thriving and vibrant town centre.*
- *To build on the competitive advantages of Colac as a place to invest and do business, and focus on developing new and sustainable businesses and local jobs.*
- *To recognise the important role played by existing businesses located in industrial areas in Colac.*
- *To protect industrial precincts from inappropriate land use and development which may impact on their development and operating potential.*
- *To enhance an attractive rural landscape at the entrances to Colac.*
- *To enhance and strengthen the public realm, and promote the town as a desirable place to live.*
- *To provide training and skills development opportunities for the local labour force.*
- *To facilitate sustainable modes of transport.*

## Directions

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- *Discourage the development of an out of town neighbourhood centre unless it is required as part of the Deans Creek Growth Area, or as part of the expansion of the existing local centre in Elliminyt.*
- *Implement the findings of the Colac CBD and Entrances Project, Colac Otway Active Transport Strategy, and Colac Urban Forest Strategy.*
- *Consider opportunities to facilitate improvements to the entrances of Colac.*
- *Retain and further develop existing businesses that meet existing and new market opportunities in retail, commerce and industry.*

- *Attract new investment to Colac with a focus on developing new and sustainable businesses and local jobs.*
- *Attract a skilled and experienced labour force to Colac by promoting the town as a desirable place to live and where career opportunities can be pursued.*
- *Provide training and skills development opportunities for the local labour force.*
- *Encourage the development of accommodation for workers and tourists.*
- *Identify opportunities to attract visitors to Colac to stay longer, and promote Colac as a tourism destination and gateway to the Otway region.*
- *Improve support for events and community activities, and promote and facilitate place-based creativity and the arts.*
- *Attract and encourage innovative industries, and support industry sectors based on the region's strengths.*
- *Encourage light industrial, transport and logistics operations located in the CBD to relocate to land zoned Commercial 2 or industrial areas.*
- *Maintain a buffer of non-sensitive land uses between Colac's industrial areas and Colac's urban areas.*
- *Identify an area for long term industrial use subject to investigation next to existing industrial land in Colac east.*
- *Investigate the opportunities and viability for the future development of an intermodal freight facility for transport and logistics purposes in the Colac region.*

## 5.4.4 A Cultural Landscape, Sustainability, and Healthy Environment

### Cultural Landscape

The township of Colac is located on Gulidjan Country of the Eastern Maar Nation, and is an important cultural landscape for Aboriginal people and Colac's Eastern Maar citizens. The *Eastern Maar Country Plan* notes, that for Aboriginal people:

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*"Country is more than the land, water and air, the plants and animals. It's more than just what we can see – it's our spirituality, our Ancestors and our connection. It is the way we feel, the way we live and the connection that holds and defines us. When the health of our Country declines, so does the health of our citizens – we are all inextricably linked."*

Whilst Colac's post European arrival history is well documented and preserved, its Aboriginal story is ongoing and less well understood or celebrated by the broader community. There is a clear opportunity to improve our understanding, commemoration, and celebration of the Aboriginal story which spans thousands of years in the area. Whilst the focus of Colac's growth particularly along its waterways, offers an opportunity to learn more about this story, it will need to be managed carefully. The waterways and their environs are areas which hold great cultural significance to Aboriginal people and include some highly significant tangible and intangible values. It is important that future development considers this and preserves the context of important areas within the future open space network of Colac. It will be important to provide Colac's Maar citizens with a voice to share their stories with the

development and broader community, to ensure that places of significance are respectfully recognised, managed, and celebrated.

## Landscape Context, Rural Areas, and Views

Colac is located at the juncture between major changes in the landscape character in the region. It sits on the edge of: Lake Colac, the Lake district and volcanic plains that span from the north east through to the north west; and the rising hills of the Otways from the south east to south west. The culturally significant Red Rock is visible in the distance to the north west as part of the volcanic plains landscape. The pastoral hills and low lying flood plains are visible elements immediately adjoining the town.

The undulating land and rising hills to the south cradle Colac and create a landscape setting of rural pastoral hills to the south east of the town. There are views of Lake Colac and the volcanic plains from the hills in Elliminyt. There is also an important view corridor of Lake Colac when approaching the town along the Princes Highway from the east. This is facilitated by a natural depression in the land through a drainage line which meanders towards Lake Colac across cleared pastoral lands. These landscape settings and views are important features of the town's character and will need to be considered as part of future

planning. The views or landscape setting to the east are currently not formally controlled through the Planning Scheme and there is an opportunity to identify and protect them through planning controls, to ensure that future development appropriately responds to this element.

The rural hinterland surrounding Colac is a key feature of its landscape setting and character. The designation of an urban boundary will ensure that rural land is protected from ad-hoc urban use and development pressures.

## Waterways, Stormwater, and the Natural Environment

The Colac landscape is imbued with its waterways: Lake Colac; Deans Creek; and the Barongarook Creek.

Lake Colac is an ephemeral waterbody which is an important cultural, environmental and recreational feature of the town. Its health is paramount to the communities which live next to it. It also has important ecologically significant areas such as the Lake Colac Bird Reserve. The two creeks which flow through Colac and into the Lake have sections with high environmental values, whilst other parts flow through pastoral plains and have been channelised or modified. Some sections suffer from severe erosion



*View of Lake Colac  
Photo by Alison Pouliot*



which affects the water quality entering the Lake. Furthermore, Lake Colac is managed partly by the Colac Otway Shire and the balance is managed by Parks Victoria, and has an outdated management plan. There is an opportunity to work collaboratively with State Government, Aboriginal people, and other stakeholders, to develop a current Lake Colac Management Plan to consider this important waterbody holistically and strategically, and provide direction for the Lake's management into the future. It should be noted that such a whole of Lake Management Plan is distinct from the current Lake Colac Foreshore Masterplan, which only deals with the foreshore area in Colac directly, and is managed by Council.

In relation to Colac's creeks, they are liable to flooding which varies in intensity and depth. The flooding is not always a result of significant rainfall events and is also intensified by: channelized sections of the creek which lack water conveyance capacity; a lack of grade or fall across the land to convey water; and inadequate underground drainage systems.

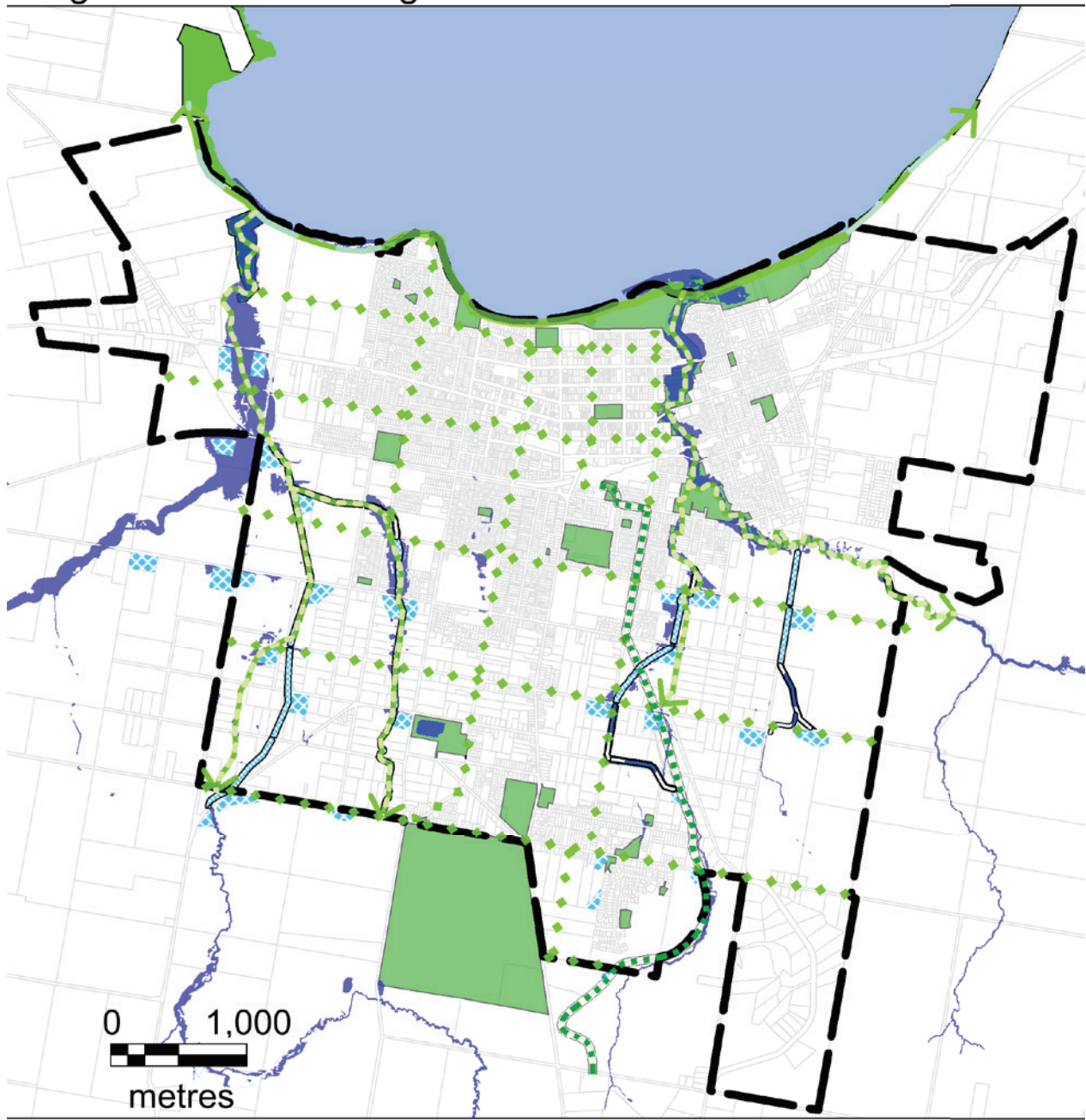
Urban development must consider this constraint, and manage the flooding issues to ensure that no urban development is located on land which is flood prone. Flood mitigation systems can be implemented to reduce the effects of flooding in many areas and enable some development to occur. The *Colac Stormwater Development Strategy*

#### Images of constructed wetlands and Integrated Water Management Treatments
















# Colac 2050 - Potential Open Space Network with Integrated Water Management Areas



## LEGEND

- |   |                                |   |  |   |   |
|---|--------------------------------|---|--|---|---|
|  | Property Boundary              |  | Existing Lake Colac Foreshore Open Space Corridor            |  | Investigate Open Space Link around the Lake to Cororooke and Beac |
|  | Area Subject to Flooding       |  | Potential Open Space Corridor using Creek and Drainage Lines |  | Investigate extending the Beechy Rail Trail                       |
|  | Water detention facility       |  | Investigate On-road Open Space Links                         |  | Existing Open Space   |
|  | Water Treatment Infrastructure |   |  |  |   |



(2019) provides guidance how to implement coordinated stormwater management and drainage solutions. It will be important to coordinate and share the infrastructure across many developments and ensure the costs of stormwater measures are borne by all the benefiting developments.

It is important that the Planning Scheme accurately identifies those areas affected by flooding and inundation through maps and overlay controls as proposed by Planning Scheme Amendment C90. Furthermore, the flood mapping will need to periodically be updated to reflect changes in flood risk as areas are developed and flood mitigation measures are installed.

The water quality flowing through the creeks and entering Lake Colac is largely uncontrolled and there is a unique opportunity for future development to enhance water treatment and environmental outcomes in the creek environs. New development must incorporate best practice stormwater management principles including Water Sensitive Urban Design techniques to manage stormwater, drainage and flood mitigation. This is particularly important to improve the water quality entering Lake Colac over time, and assist with ongoing ecological improvements to the lake and its environs. The management of stormwater is critical to protect the environmental values of Lake Colac from pollutants and sedimentation.

To ensure the highest possible level of

stormwater quality, future developments will be required to set aside areas for pre-treatment of stormwater using methods such as constructed wetlands and sediment basins. All developments will be required to model the treatments proposed to outline the levels of Nitrogen, Phosphorous, suspended sediments and litter that will drain from the site.

There is also an opportunity for development to include stormwater harvesting and re-use to reduce overall water consumption, particularly for use on recreational reserves and public open spaces.

Colac sits within a broader Grassy Woodland Ecological Vegetation Class (EVC), which stretches into Lowland Forest to the south. It has several different EVCs along its creek corridors including Swamp Scrub, Grassy Woodland, Swampy Riparian Woodland, Riparian Forest, and Herb-rich Foothill Forest. These are however, for the most part, highly modified.

Whilst a high-level flora and fauna assessment of the creek corridors was undertaken as part of the development of the Growth Plan, and no threatened species were recorded, further assessments will be required as part of urban growth to consider relevant environmental legislation in more detail. There is also an opportunity to improve habitat and ecological outcomes as part of future development, particularly along the proposed open space corridors.

*Colac Botanic Gardens*



## The Botanic City and Botanic Link Pathway

The *Colac CBD and Entrances Project* and *Colac Integrated Water Cycle Management Plan* both utilised the botanic theme as ways to reimagine Colac's public places and waterways. The *Colac Urban Forest Strategy* more recently detailed tree planting themes for Colac's streets. These strategies help achieve the community's aspirations for Colac to become a healthier, greener, 'botanic' city. The use of street trees which reflect both native and exotic species and celebrate the diverse history of Colac, can provide a key place-making opportunity for the town. The recently developed *Lake Colac Foreshore Masterplan* also identifies opportunities for enhanced pathways along the foreshore and sections of Barongarook Creek. It is important that these strategies are implemented as part of future development and capital works programs.

The creation of the 'Botanic Link Pathway' is also a key part of the community's aspiration and an important urban structuring element for the town. It imagines creating a series of public open space trails around Colac using its creeks, the Lake Colac foreshore, and nominated streets. These trails would provide safe, separated shared paths for cyclists and pedestrians to move around the town, largely along open space corridors. It is important that the Pathway is integrated into future stages of planning for growth, as well as capital works programs for the existing urban areas of Colac.

## Climate change

The Barwon South West region is continuing to get warmer and drier, and the more recent climatic projections for south western Victoria are for a generally drier and hotter climate with higher frequency of extreme weather events. The projections include:

- Average temperatures that will continue to increase in all seasons

- More hot days and warm spells
- Fewer frosts
- Generally, less rainfall in the cool season (winter and spring). Changes to summer and autumn rainfall are possible but less clear
- Increased intensity of extreme weather events such as extreme rainfall events and subsequent flooding, and increased bushfire risk, and drought.

Future stages of planning for growth in Colac will need to consider climate impacts and opportunities for climate-ready actions. There is an opportunity for Colac to embrace best practice climate-ready actions such as: reducing the heat island effect by increasing street tree plantings and implementing the *Colac Urban Forest Strategy*; identifying and protecting existing significant trees in Colac; exploring further ways to reduce the town's carbon footprint and achieve carbon-neutral status; examining ways Council can encourage the adoption of technologies in new development to achieve carbon neutral outcomes. It also emphasises the need to develop Colac with the water cycle as identified through the Botanic Pathway Link and *Colac Integrated Water Management Plan*.

## Managing Bushfire Risk

As part of the implementation of the Victorian Bushfires Royal Commission, the State Government introduced a series of changes to the provisions which manage bushfire risk across the State. In December 2017, Amendment VC140 changed the bushfire provisions in the State Planning Policy Framework for Bushfire at Clause 10 and Clause 13, which now requires Planning Authorities to prioritise the protection of human life in areas of extreme bushfire risk. This is achieved by ensuring that planning assesses bushfire risk and considers alternative locations to accommodate growth, and directs development to lowest risk areas.



There is a requirement that bushfire hazards are assessed as part of planning for growth.

The *Assessment of Bushfire Risk in the Colac Growth Precincts Report (2018)* has been prepared to inform the Growth Plan. The report assesses the bushfire risk at the landscape, local and neighbourhood levels. It identifies and responds to the risk of bushfire for the land targeted for growth, in accordance with the requirements of Clause 13.05 of the Colac Otway Planning Scheme. Whilst there is extreme risk of bushfire within the Shire, a landscape assessment notes that high risk bushfire areas are generally confined to the forested uplands south of Colac township. The report notes that vegetation in and around the growth precincts is primarily grasslands and urban development that pose a low bushfire risk.

An area of forest to the north-west of Colac has been identified as a bushfire hazard. This hazard is in the form of a mature, small scale, managed native tree plantation. The future development of the area may result in the conversion of this plantation to an urban use. In the interim, the preparation of Development Plans that include more detailed risk assessment and response to the bushfire threat will ensure that any future development adequately responds to the fire risk.

It is also noted that future development across all precincts will be managed in accordance with the requirements of the Bushfire Prone Area Mapping of the Building Code of Australia.

It is also noted that existing and future development across Colac is susceptible to ember attack during a landscape wide fire event. Existing building controls enforce a mandatory BAL12.5 building standard in the new precincts. It is important that new development be managed in accordance with the requirements of the Bushfire Prone Area Mapping of the Building Code of Australia. To ensure other new development across Colac responds to the bushfire threat, further strategic work could be considered on protecting new development throughout the township from the threat of ember attack.

## Recommendations

35. Develop a cultural heritage strategy for the Colac region to: improve our understanding of local Aboriginal culture and stories; inform future development and management of culturally significant areas whilst adding to and not taking away from a compromised cultural landscape; and provide a balanced narrative of cultural heritage in the Colac area.
36. Investigate opportunities to improve the education of: Colac Otway staff and their contractors; the development community; and construction workers, about Aboriginal Cultural Heritage Management.
37. Engage with the community to identify important views corridors and landscape elements such as views of Lake Colac from Colac's eastern entrance, and protect with appropriate planning controls.
38. Finalise and adopt the *Colac Stormwater Development Strategy* to provide guidance for the management of stormwater in Colac.
39. Develop concept designs for the 'Botanic Link Pathway' and stormwater facilities identified by the *Colac Stormwater Development Strategy*, to assist with a future shared infrastructure contributions plan.
40. Implement a long-term capital works program to ensure that the 'Botanic Link Pathway', including on-street sections, is planned for and delivered as part of Colac's growth, for the sections which Council is required to deliver.
41. Develop a Significant Tree register for Colac and protect through appropriate controls in the Planning Scheme.
42. Implement the *Colac Forest Strategy*.
43. Develop a strategy which considers ways to integrate climate ready actions and incentives to achieve carbon neutral



development, and climate adaptation outcomes associated with integrated water management.

44. Explore opportunities with relevant stakeholders to develop a new Lake Colac Management Plan.
45. Ensure Development Plan Overlays applied to future development land adjoining or near identified bushfire hazard areas require an assessment and response to the bushfire risk.
46. Ensure new development in the identified precincts is built to a minimum BAL12.5 building standards.
47. Explore mechanisms to ensure new development in Colac is resistant to ember attack.

## A Cultural Landscape, Sustainability, and Healthy Environment Principles and Directions

The following overarching principles and directions have been developed in relation to the theme of a Cultural Landscape, Sustainability, and Healthy Environment described in this section (5.4.4).

### Principles

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- *To respect and include the Eastern Maar, Guildjan and other Aboriginal community members in the planning of Colac.*
- *To acknowledge, recognise, protect, and celebrate Aboriginal culture, story, and areas of cultural significance.*
- *To develop and apply best practice approach to engagement and cultural heritage management with Traditional Owners/Registered Aboriginal Party.*
- *To recognise and protect key views which form important features of the City's character.*
- *To ensure that the surrounding rural landscape and setting of Colac is preserved.*
- *To protect agricultural land for agricultural purposes.*
- *To protect flood plains and allow the passage of flood waters.*
- *To ensure down-stream stormwater flows are managed to protect waterways and adjoining land.*
- *To enhance and preserve the health of Lake Colac, Deans Creek, Barongarook Creek and their environs.*
- *To protect, rehabilitate, enhance, and interpret Colac's environmental attributes*

View of Colac across Lake Colac



so that future generations may enjoy them.

- To consider climate change impacts in future development and how carbon neutral status and adaptation can be achieved.
- To strengthen and promote water recycling and reuse.
- To ensure the health of the environment, and the sustainable use of stormwater.
- To adequately protect development from bushfire and to prioritise the protection of human life.
- Ensure Colac is promoted as a fire refuge for residents in bushfire prone areas of the Shire.

## **Directions**

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- Ensure Aboriginal cultural heritage is appropriately managed, significant places are protected, and important artefacts are returned to the local Aboriginal community.
- Encourage a strong working relationship with the Eastern Maar Aboriginal Corporation and consider their views in the future planning of Colac's growth areas to ensure that places of significance are respectfully recognised, managed and celebrated in line with Eastern Maar's Country Plan's aspirations and rights of the Eastern Maar peoples.
- Consider opportunities to celebrate and promote local Aboriginal language, and celebrate Aboriginal history and stories in the development of Colac's open space network and the naming of future places, street names and infrastructure.
- Consider protecting key views and important landscape features which form part of the town's character through the application of appropriate planning controls.
- Retain the existing Farming Zone outside the revised urban boundary.
- Designate an urban boundary to protect rural land from urban encroachment.
- Ensure land use activities within the Farming Zone retain an agricultural focus and preserve the rural, environmental and landscape qualities of the area.
- Improve the health of Colac's waterways through strategic, long-term management in coordination with relevant authorities.
- Implement the Colac Stormwater Development Strategy and ensure that stormwater management and drainage solutions are coordinated across developments to improve the flooding situation in Colac and the quality of water entering Lake Colac.
- Ensure that new development appropriately manages flood risk to ensure that no urban development is located on land which is flood prone.
- Ensure that new subdivisions are designed to integrate with the Water Cycle in Colac and include Environmental Sensitive Design, Water Sensitive Urban Design principles and stormwater re-use principles.
- Update the flood mapping in the Planning Scheme periodically, to reflect changes in flood risk as areas are developed and flood mitigation measures are installed.
- Consider opportunities for climate-ready actions as part of new development.
- Encourage the adoption of technologies in new development to achieve carbon neutral outcomes.
- Implement adopted Council strategies to promote sustainability and a healthy environment.
- Ensure that future subdivision and development achieves a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).



- *Reinforce the Colac Otway Emergency Management Plan to direct that Colac township is promoted as a fire refuge for residents in bushfire prone areas of the Shire.*

## 5.4.5 Infrastructure

### Shared Infrastructure Contributions

The funding of infrastructure will be an important part of the implementation of the Growth Plan. In many municipalities, user pays principles are routinely used as accepted means of providing new infrastructure, as well as for the maintenance of existing infrastructure.

There are several mechanisms available to Council to collect and manage contributions towards shared infrastructure required for development. These include special rates and charges schemes under the provisions of the Local Government Act 1989. These schemes are applied in existing developed or subdivided areas which lack necessary urban infrastructure. The types of infrastructure which these mechanisms can be used for include: sealed roads; footpaths; kerb and channel; and drainage. Other mechanisms available through the Planning and Environment Act 1987, can deliver the aforementioned types of infrastructure in addition to other types of infrastructure such as: transport; open space improvements; and community infrastructure. These mechanisms include: s173 agreements; Development Contribution Plans; or Infrastructure Contribution Plans. A common factor of all these funding mechanisms is that where property owners benefit from the works, they contribute to the cost.

There are currently State Planning Reforms in relation to Infrastructure Contribution Plans and their application to regional growth areas. It will be important as part of the planning for future growth to investigate the appropriate mechanisms to ensure

that shared infrastructure required to service growth is adequately funded and delivered in appropriate locations. Council should investigate what mechanisms are suitable to manage growth in Colac, and formulate suitable policy. The policy should provide transparency to landowners and developers in relation to shared infrastructure contributions requirements, and guide the levels of landowner and Council contributions toward the cost in appropriate locations. Whichever the statutory tool, it will be necessary to impose levies on the proponents of new developments, to obtain fair and reasonable contributions towards specified, prescheduled infrastructure, including facilities and works. Such schemes should be implemented in Colac to assist meeting the shared infrastructure requirements of the township.

It is important that no land is rezoned as part of the adoption of the Growth Plan. Rezoning should not occur until more detailed planning has been undertaken for each development area to establish Outline Development Plans (ODPs) and Infrastructure Contribution Plans or similar suitable planning tools to guide how development should occur. This is critical to ensure that land development is sequenced properly, that affected landowners have an appropriate opportunity to influence the process, and that development is coordinated across multiple landowners. It will also allow for appropriate development contribution policy and mechanisms to be implemented to facilitate the fair, transparent and orderly funding of future infrastructure. The governance and administration of this will be important to ensure accountability, transparency, and access to relevant information and resources for the public.

It is critically important that Council investigate and plan for appropriate infrastructure contribution mechanisms to contribute to the funding of important infrastructure improvements, and implement a long-term capital works program to ensure that Colac transforms into a sustainable and attractive place to work, live and visit.

## Community and Recreation Needs

The *Colac Community Infrastructure Plan* (2016) has identified the current and future needs of the community based on the population target of 20,000. The study found:

- For most infrastructure types, existing and planned facilities in Colac have the capacity to satisfy current and future demand through to 2050 – early year’s facilities, indoor recreation facilities, school facilities, football/cricket ovals, tennis courts, lawn bowls facilities, netball courts, library, ambulance station
- For some infrastructure types, there is not sufficient or appropriate facilities to cater for existing and future demand and modified, expanded or new facilities will be required - soccer facilities, active reserve for low profile sports, additional seating capacity at Colac Otway Performing Arts and Culture Centre, more community centre/meeting space, additional parkland, larger neighbourhood house, larger Planning Activity Group centre etc.
- Some community facilities are dated, poorly designed and/or in poor condition
- Some facilities do not comply with accepted design standards – netball courts, lights over netball courts and playing fields etc. Some facilities do not meet contemporary design trends or promote service integration – e.g. single use, standalone Maternal and Child Health centre and kindergartens. Some items are underutilised because of declining demand – e.g. tennis courts
- The open space network in Colac lacks quality, diversity and connectivity - play spaces lack diversity and some passive open spaces areas lack quality. The path network is not extensive or connected.

Lake Colac Foreshore





## Early Childhood and Community Facilities

There is an opportunity to explore the feasibility of developing an integrated children's services and community centre in Colac, in collaboration with the State Government and local early years' service providers. The multi-purpose facility could provide various services including: Maternal and Child Health consulting rooms; consulting rooms for other permanent and visiting services; administration areas; licensed rooms for kindergarten and childcare; meeting rooms; and general activity rooms. Various sites should be investigated as part of future growth planning, including the Deans Creek corridor.

There is also the need for additional meeting space in the new growth areas, which could be combined with the integrated children's services and community centre if it was determined that this should be in one of the new areas identified for growth. There will also be a need for an additional childcare centre in the Deans Creek corridor which would be delivered by the private sector. There is an opportunity to co-locate these facilities around areas of neighbourhood public open space, to facilitate neighbourhood hubs. This should be explored as part of the future growth area planning.

There is an opportunity to prepare a masterplan for COPACC which could be integrated as part of the Civic, Rail and Health Precinct master planning process. This could consider future expansion needs of COPACC. Council has also recently adopted an *Arts and Culture Strategy* which provides further guidance in this area.

Whilst the *Colac Community Infrastructure Plan* suggests that primary and secondary educational facilities are adequate to meet the targeted population growth, it is suggested that this situation should be reassessed as part of future precinct planning, given the long forecast period for the Growth Plan, and noting that State Government education delivery models change from time to time.

## Active and Passive Recreation Facilities

There is current demand for the provision of soccer fields in Colac. There is potential to explore using the former Colac High School site in Colac west for this purpose. It could be jointly used with other compatible sports and community uses subject to further investigation. The site is currently owned by State Government, and it will be important that Council advocate or negotiate with the State to ensure that it is transferred into Council ownership so that it can be developed in the short to medium term for public open space and community uses.

In addition, there is the need to upgrade aging recreation infrastructure at existing reserves to meet future demand and comply with modern facility design standards, including meeting the needs of female players and umpires. The lighting of playing fields and courts is a short term priority, along with surface improvements.

There is an opportunity to investigate the redevelopment of the lawn tennis club including consolidating all tennis facilities in Colac at one venue to provide a modern and sustainable facility which is suitable for local competition and other tournament needs.

There may also be an opportunity to explore the feasibility of developing a single integrated facility at Lake Colac for the Colac Yacht, Rowing, Sea Scouts, and Angling Clubs, to consolidate and modernise aging facilities.

There is a need for an additional 8ha minimum reserve as a minimum in the Deans Creek corridor to service lower profile or emerging sports such as baseball and rugby. This could be integrated with the 'Botanic Link Pathway' which will provide connected open space and pathways along the Deans Creek corridor. There will also need to be the provision of 1ha neighbourhood public open spaces to service new communities in the growth areas within a walkable distance of all houses. These could become neighbourhood hubs with complementary service uses locating proximate to them.

The public open space areas should be delivered in accordance with Council's Public Open Space Strategy and its requirement for a range between 5% and 10% public open space contribution as set out in the provisions of the Colac Otway Planning Scheme.

A subdivision policy will assist with two lot subdivisions to clarify the requirement for a s173 agreement when a newly created lot is capable of further subdivision, to ensure that open space contributions are collected if future lots are created.

## Transport and Movement

### Roads

The arterial road network across the State is managed and planned for by VicRoads and Transport for Victoria respectively. In Colac, the main arterial road link to Melbourne and Geelong to the east, and Camperdown and Warrnambool to the west is the Princes Highway.

The Colac-Lavers Hill Road, Carlisle-Colac Road and the Colac-Forrest Road are key links which serve as connections to areas located generally to the south of Colac. Colac-Ballarat Road provides a link to Cressy and Ballarat to the north, whilst Corangamite Lake Road links Colac to Cororooke and Alvie also to the north.

Whilst it has been an aspiration for some in the community for a by-pass of Colac along the Princes Highway to be planned for and constructed, Transport for Victoria have advised they have no funding or plans for a by-pass of Colac at this point in time. They have further advised they will respond to the strategic directions established by the Growth Plan should funding become available in the future. Council is advocating to the State Government to consider the social, economic, and environmental impacts of a by-pass, prior to formalising any position on the matter.

Some upgrades to the arterial road network, however, will be required as part of future growth, particularly in relation to intersection upgrades with the Princes Highway for the Deans Creek Road intersection, and Rossmoyne Road, as well as upgrades to the Colac-Lavers Hill Road in Elliminyt. This should be determined as part of the planning for the growth areas.

The Colac Otway Shire is responsible for local roads. The local road network is characterised by a regular grid pattern. There is a clear opportunity to extend this grid network into the new growth areas, and it will be important that as part of future planning for the growth areas, a well-connected street network is developed to facilitate all modes of transport including walking and cycling. A formal subdivision policy will help support this position.

The local road network is largely sealed, however there are numerous roads particularly in the rural living areas which are unsealed with no formal kerb and channelling, or footpath infrastructure.

Details of the transport impacts and upgrades required should be considered as part of the planning for the growth areas, and should inform future infrastructure contribution plans.

### Rail

Colac is serviced by the Warrnambool – Melbourne rail line. A key aim of Council is to advocate for more frequent services to facilitate connectivity between Warrnambool and Geelong, particularly to access higher education offered by Deakin University, as well as enabling a two-way flow of workers and visitors. Frequent and reliable rail services provide sustainable alternatives to vehicle use and facilitate opportunities for young people and those without access to cars. It will also be important to help stimulate Colac's future growth and connectivity with the region. Hourly train services would enable people to access regional towns along the railway corridor for work and leisure activities, and help unlock

the growth potential in Colac and the region.

There is also an opportunity to explore an additional railway station in Colac's west as part of future growth, subject to further investigation.

## Active Transport

The *Colac Otway Active Transport Strategy* (2013) assessed the existing walking and cycling infrastructure in Colac. The Strategy provided recommendations, strategic directions and policy outcomes that address community needs over a ten-year period to 2023 as well as a framework for the design, development, planning and prioritisation of bicycle and walking infrastructure proposals. The key relevant actions of the Strategy relate to:

- New on and off-road bicycle routes and the completion of missing links in the existing network
- Improved transitions from bicycle lanes to intersections and the provision of new facilities at intersections
- Completing the Old Beechy Rail Trail
- Short and long term bicycle parking provision at key destinations
- New and upgraded accessible footpaths
- Removal of footpath interruptions and enhanced access and permeability for pedestrians of all abilities
- Requiring all new developments to provide for the needs of pedestrians and cyclists.

It will be important to implement the outstanding recommendations of the Active Transport Strategy for Colac, and to extend this into new areas as they develop over time.

Whilst a wayfinding strategy has been completed, it will be important to consider wayfinding in all new development.

It is also noted that Council requires that new subdivisions provide infrastructure in alignment with the requirements of the Infrastructure Design Manual (IDM). The IDM establishes standards in relation to road construction and design including requiring the provision of walking and cycling paths in new subdivisions that have internal roads.

With the identification of the growth area in Elliminyt, there is an opportunity to extend the Old Beechy Rail Trail further and provide a connection through to the Colac Racecourse and Recreation Reserve. There are also opportunities to improve the east-west and north-south pedestrian and cycle connections as proposed by the Botanic Pathway street connections. It is important to ensure that for major cycle connections, that these are designed as separated infrastructure, and not shared with other road users to maximise safety and use. There are also important north-south street connection improvements to enhance pedestrian movement between the CBD, Botanic Gardens and Foreshore Reserve including developing a 'Green Spine' along Gellibrand Street and Dennis Street.

In addition to the open space corridor, the 'Botanic Pathway' identified for Colac's waterways, there is also an opportunity to consider the broader open space connections to Cororooke to the west and Beeac to the east utilising an extended Lake Colac foreshore area to deliver an off-road pathway system and open space corridor extension around the Lake Colac. The feasibility and alignment of this should be investigated.

## Sewer and Utilities

The existing sewer network is limited to existing developed areas of Colac, and whilst some areas will be relatively straightforward to extend, other areas will require infrastructure upgrades to service the identified growth areas. Barwon Water is responsible for the sewer and water networks in Colac. As part of initial investigations of areas identified for future growth, Barwon

Water has advised they are able to service land identified for urban growth as part of this plan subject to specific upgrades to their infrastructure. Planning for subsequent stages will need to identify further details in relation to this.

Other utilities providers were also engaged as part of development of the Growth Plan. They have all advised that they will service future growth, subject to further detailed assessments as part of future planning.

## **Recommendations**

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48. Investigate and plan for appropriate shared infrastructure funding mechanisms to contribute to the funding of important infrastructure required to service growth.
49. Engage with State Government to review the adequacy of primary and secondary school provision as part of further growth planning in Colac.
50. Prepare a masterplan for COPACC to examine future expansion needs and opportunities, which could be integrated as part of the Civic, Rail and Health Precinct master planning process.
51. Advocate or negotiate with the State to ensure that the former Colac High School remains in public ownership and can be developed in the medium term for public open space and community uses.
52. Upgrade aging recreation infrastructure at existing reserves to meet future demand and comply with modern facility design standards, including upgrading sports lighting, playing surface improvements, and meeting the needs of female players and umpires.
53. Investigate the redevelopment of the lawn tennis club including consolidating all tennis facilities in Colac at one venue to provide a modern and sustainable facility which is suitable for local competition and other tournament needs.
54. Explore the feasibility of developing a single integrated facility at Lake Colac for the Colac Yacht, Sea Scouts, Rowing, and Angling Clubs.
55. Provide for a minimum additional 8ha reserve in the Deans Creek corridor to service lower profile sports.
56. Ensure that small lot subdivisions do not avoid contributions through the re-subdivision of land by requiring a s173 agreement.
57. Investigate and identify the alignment of the Old Beechy Rail Trail.
58. Explore the feasibility of developing an integrated children's services and community centre in Colac, in collaboration with the State Government and local early years' service providers.
59. Continue to implement the recommendations of the Active Transport Strategy, 2013, including detailed design for the Green Spine, and extend these to new areas.
60. Develop the on-street legs of the 'Botanic Link' with separated cycle lanes and significant street planting to enhance the street based connections of the circuit.
61. Investigate the extension of the Lake Colac Foreshore to the west and a potential linear open space connection between Colac and Cororooke, and Colac and Beeac.

## **Infrastructure Principles and Directions**

The following overarching principles and directions have been developed in relation to the theme of Infrastructure described in this section (5.4.5).



## **Principles**

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- *To enhance 'urban vitality', 'local identity' and 'sense of place'.*
- *To encourage the provision of a range of social and community services for Colac to promote social well-being.*
- *To provide adequate levels of unencumbered public open space in the town to cater for passive and active recreation needs of the community.*
- *To integrate future growth areas into existing infrastructure, including transport and movement routes (including public transport connections).*
- *To provide utility and drainage infrastructure and footpaths in new residential areas.*
- *To provide an improved transport network which includes better traffic movements, pedestrian and cyclist linkages.*
- *To integrate future growth areas into the existing social and urban structure of the town.*
- *To provide an improved transport and movement network, including pedestrian and cyclist linkages.*
- *To ensure principles of universal design, Crime Prevention Through Environmental Design, and good urban design are followed in new development and their design of and interface with public open space.*
- *To promote sustainable transport, access and movement.*
- *appropriate shared infrastructure funding mechanisms for the growth areas has been established.*
- *Ensure greater access, accountability, and transparency by Council in the future planning and management of growth.*
- *Ensure that future growth areas integrate into the existing urban structure to facilitate development of accessible neighbourhood hubs.*
- *Facilitate the master planning of future open space reserves and community infrastructure to support the development of neighbourhood hubs.*
- *Ensure that new community infrastructure considers the integration of multiple uses, access requirements to service diverse needs, and useability.*
- *Ensure detailed transport assessments are undertaken as part of the planning for growth areas, to inform future infrastructure contribution plans, and detailed plans for the areas.*

## **Directions**

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- *Support the implementation of Shared Infrastructure Plan implemented through 173 Agreements or a similar funding mechanism to assist in the delivery of shared infrastructure and community facilities.*
- *Ensure that no land is rezoned prior to*

# PART B - THE IMPLEMENTATION PLAN

## 1.0 PURPOSE

Colac Otway Shire Council plays a crucial leadership role in the realisation of the Colac 2050 Growth Plan (Growth Plan) and in ensuring that the Vision and directions are achieved. The Colac 2050 Implementation Plan (Implementation Plan) extracts the recommendations from the Growth Plan and puts them into a framework for action. It provides direction on prioritising actions, and is the strategic link that will inform Council's work plan, budget allocations, advocacy role and funding applications. The Implementation Plan also establishes a process for monitoring and review

## 2.0 OVERVIEW OF THE IMPLEMENTATION PLAN

The Implementation Plan includes a table with short term priorities listed first, followed by medium and then longer term priorities. The table outlines the following:

- Action(s) required to implement a recommendation from the Growth Plan
- Council's role
- Indicative cost
- A measure to enable ongoing monitoring of the Growth Plan and its implementation

The Implementation Plan also includes a section that specifies criteria for future review of the Growth Plan.

## 2.1 Actions

Actions in the Implementation Plan describe the tasks that need to be completed to progress the recommendations in the Colac 2050 Growth Plan. There are 59 recommendations and they are grouped in accordance with the five planning themes of the Growth Plan:

- Urban Growth
- Housing and accommodation
- Economic development and employment
- A cultural landscape, sustainability, and healthy environment
- Infrastructure.

## 2.2 Responsibilities

Council will adopt a range of roles as the key leader responsible for implementation of the Growth Plan. The role will vary depending on the action. These roles referred to in the table are described below:

- Planning/responsible authority - in accordance with its functions pursuant to the *Planning and Environment Act 1987*
- Partner – where the support of another agency is required to bring a recommendation to fruition
- Advocate – making submissions or representations to the Commonwealth and State Governments to attract funding for various projects
- Service provider - where capital works are required
- Regulator – providing governance and



regulatory services including local laws, building and environmental health roles

- Educator – providing information to the community, land developers and other stakeholders or interest groups.

## 2.3 Indicative cost

An estimate of the cost of actions is listed where this is known or can be reasonably estimated. Where the cost depends on further investigation or detailed design, this is noted.

## 2.4 Monitoring and Evaluation

The table includes a column outlining measures that will enable each action to be tracked and monitored. This will allow Council to easily identify whether a recommendation has been completed and actions that remain outstanding.

## 3.0 Criteria for Future Review

The Growth Plan is based on accommodating a potential population of 20,000 by 2050 and identifies land use needs on that basis. The Growth Plan should only be reviewed in full if there is a significant update to State or local policy that would result in the need for additional residential land in Colac.

The Implementation Plan should be reviewed bi-annually and reported to Council to ensure that commitment to the Vision principles is maintained. This will allow for an open and transparent monitoring process to progress the Implementation Plan, which is important to the community and other stakeholders.



*Aerial image of Colac*

## IMPLEMENTATION PLAN TABLE

SHORT TERM PRIORITIES (approximately 2019 to 2025)					
Ref to Rec. No.	Recommendation / Action	Council's Role	Indicative Cost	Measure	
	Adopt the Colac 2050 Growth Plan.	Planning authority	N/A	Council resolution to adopt plan.	
<b>URBAN GROWTH</b>					
	Incorporate the principles and directions of the Colac 2050 Growth Plan and revised town boundary in the Colac Otway Planning Scheme.	Planning authority	First planning scheme amendment \$20,000 (exhibition and Panel)	Approval of a planning scheme amendment by the Minister for Planning.	
1	<p>Prepare a Planning Scheme Amendment to:</p> <ul style="list-style-type: none"> <li>• remove DPO2 from the area west of Queen Street and north of Pound Road.</li> <li>• apply a revised DPO schedule to areas where no development plan has been approved, or is currently being prepared, which: <ul style="list-style-type: none"> <li><input type="checkbox"/> Does not allow the consideration of subdivision prior to the approval of a development plan, and</li> <li><input type="checkbox"/> Requires the preparation of a shared infrastructure plan informed by relevant technical assessments as part of the preparation of the development plan.</li> </ul> </li> </ul>	Planning authority	Part of first amendment	Approval of a planning scheme amendment by the Minister for Planning.	



2	Facilitate the preparation of the remaining development plans covered by the amended DPO2 in Colac.	Planning authority / partner	TBC	Approval of remaining development plans by Council.
3	Support an application to rezone land currently zoned Rural Living west of Main Street Elliminyt to General Residential. Apply the Development Plan Overlay to ensure the orderly development of the land, coordination of infrastructure, and preparation of a shared infrastructure plan.	Planning authority	Amendment costs to be borne by the developer.	Approval of a planning scheme amendment by the Minister for Planning.
4	Facilitate the coordination of development of the land currently zoned Rural Living west of Main Street Elliminyt for residential purposes with the landowners.	Planning authority / partner	Planning costs to be shared by Council and landowners (paid at the time of the development of land) noted as item on the Shared Infrastructure Plan	Approval of development plan and shared infrastructure plan by Council.
5	Support an application to rezone land west of the Wyuna Estate to General Residential. Apply the Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, and preparation of a shared infrastructure plan.	Planning authority	Amendment costs to be borne by the developer.	Approval of a planning scheme amendment by the Minister for Planning.
6	Review the BMO mapping in Colac west to identify the extent of the bushfire risk in this area.	Planning authority	\$20,000	Approval of a planning scheme amendment by the Minister for Planning.
8	Support an application to rezone land south of the railway line in the Deans Creek corridor to General Residential. Apply Development Plan Overlay(s) to ensure the orderly staging and development of land, coordination of infrastructure, and preparation of a shared infrastructure plan.	Planning authority	Amendment costs to be borne by the developer.	Approval of a planning scheme amendment by the Minister for Planning.

12	Rezone land currently zoned Industrial 1 in Rossmoyne Road to Industrial 3 to reflect this area as a buffer industrial area.	Planning Authority	\$20,000	Approval of a planning scheme amendment by the Minister for Planning.
13	Identify land south of Harris Road and west of the Colac Racecourse and Recreation Reserve as a long term residential investigation area located outside the urban boundary for Colac.	Planning authority	Part of first amendment	Approval of a planning scheme amendment by the Minister for Planning.
14	Rezone land currently zoned Low Density Residential south of Harris Road to Farming Zone to protect its long-term development potential for conventional residential purposes.	Planning authority	Part of first amendment	Approval of a planning scheme amendment by the Minister for Planning.
15	Identify land west of Deans Creek Road and south of the railway line as a long term residential investigation area located outside the urban boundary for Colac.	Planning authority	Part of first amendment	Approval of a planning scheme amendment by the Minister for Planning.
18	Identify land east of the Belvedere Estate as a long term low density residential investigation area.	Planning authority	Part of first amendment	Approval of a planning scheme amendment by the Minister for Planning.
22	Identify land east of Drapers Road as a long term rural living investigation area.	Planning authority	Part of first amendment	Approval of a planning scheme amendment by the Minister for Planning.
23	Consider the application of the Environmental Audit Overlay to the former service station site on the corner of Drapers Road and the Princes Highway.	Planning authority	Part of first amendment	Approval of a planning scheme amendment by the Minister for Planning.
24	Explore opportunities to improve the visual appearance of the disused service station site near the corner of Drapers Road and Princes Highway.	Planning authority / partner / advocate	TBC	Improvements to visual appearance of disused service station site.

HOUSING AND ACCOMMODATION					
25	Develop a precinct plan in the short term in collaboration with: VicTrack; Colac Area Health; other relevant State Government departments or agencies; and the community, to consider a holistic response to maximise this land to deliver diverse housing and short term accommodation options.	Planning authority / partner	\$60,000	Adoption of a precinct plan by Council.	
26	Consider opportunities for encouraging apartment accommodation within the CBD to facilitate diverse accommodation options.	Advocate to developers	N/A	Applications for planning permit applications for shop top accommodation.	
27	Advocate to the Department of Housing and Human Services and/or Registered Housing Associations to collaborate on a master planning process for the Colac Housing Renewal area in Colac west with landowners and the community.	Planning authority / partner	\$50,000	Commitment by either the Department of Housing and Human Services or a registered housing association to begin a master planning process.	
28	Finalise the draft Colac Heritage Built Form Review and implement its findings.	Planning authority	Part of subsequent amendment	Approval of a planning scheme amendment by the Minister for Planning.	
30	Develop a 'good subdivision design' local policy to provide guidance in relation to matters such as the need to design with CPTED (Crime Prevention Through Environmental Design) principles providing street frontage to public open space, avoiding court bowls and enhancing street connectivity, and requirements for infrastructure such as footpaths.	Planning authority	\$30,000	Preparation of 'good subdivision design' guidelines that can be used to inform a local policy in the Colac Otway Planning Scheme.	

ECONOMIC DEVELOPMENT AND EMPLOYMENT					
31	Explore ways to facilitate the undergrounding of powerlines along the Princes Highway within Colac and in the CBD to allow street trees to be planted to create a boulevard treatment for the Highway and City Centre.	Planning authority / advocate	TBC	Preparation of an implementation plan with funding sources for the undergrounding of powerlines.	
32	Progressively implement place making initiatives for Colac identified in Council strategies.	Planning authority / advocate	TBC	Implementation of place making initiatives identified in Council strategies.	
33	Implement the actions identified in the <i>Colac Township: Economic Development, Commercial and Industrial Land Use Strategy, 2017</i> .	Planning authority / advocate	TBC	Implementation of actions identified in the <i>Colac Township: Economic Development, Commercial and Industrial Land Use Strategy, 2017</i> .	
34	Identify opportunities to encourage the provision of short-stay accommodation in Colac to service tourist and visiting workers.	Planning authority / advocate	TBC	Sites identified for the provision of short-stay accommodation in Colac.	
35	Collaborate with Colac Area Health to develop a Health Precinct Plan to assist with the long-term use and development of the area.	Planning authority / advocate	TBC	Preparation of a Health Precinct Plan.	
CULTURAL LANDSCAPE, SUSTAINABILITY, AND HEALTHY ENVIRONMENT					
7	Explore opportunities to create a focal point along the lower reaches of the Deans Creek with a constructed wetland and Aboriginal focus, in consultation with the Eastern Maar	Planning authority / partner	TBC	Preparation of an implementation plan with funding sources for treatment of lower reaches of Deans Creek.	
36	Develop a cultural heritage strategy for the Colac region to: improve our understanding of local Aboriginal culture and stories; inform future development and management of culturally significant areas whilst adding to and not taking away from a compromised cultural landscape; and provide a balanced narrative of cultural heritage in the Colac area.	Planning authority / partner	TBC	Council adoption of a cultural heritage management plan for the Colac region.	



37	Investigate opportunities to improve the education of: Colac Otway staff and their contractors; the development community; and construction workers, about Aboriginal Cultural Heritage Management.	Planning authority / partner	TBC	Education program / material for Colac Otway staff and their contractors, the development community, and construction workers, about Aboriginal Cultural Heritage Management.
39	Finalise and adopt the Colac Stormwater Development Strategy to provide guidance for the management of stormwater in Colac.	Planning authority	Current budget item	Council adoption of <i>Colac Stormwater Development Strategy</i> .
40	Develop concept designs for the 'Botanic Link Pathway' and stormwater facilities identified by the <i>Colac Stormwater Development Strategy</i> , to assist with a future shared infrastructure contributions plan.	Planning authority	TBC	Concept designs for the Botanic Link Pathway and stormwater facilities.
43	Implement the <i>Colac Forest Strategy</i> .	Planning authority / partner	TBC	Progressive installation of street trees in Colac and other improvements identified in the <i>Colac Forest Strategy</i> .
45	Explore opportunities with relevant stakeholders to develop a new Lake Colac Management Plan.	Planning authority / partner	TBC	Agreement by relevant stakeholder to develop a Lake Colac Management Plan.
46	Ensure Development Plan Overlays applied to future development land adjoining or near identified bushfire hazard areas require an assessment and response to the bushfire risk.	Planning authority	TBC	Application of Development Plan Overlays or similar to land adjoining or near identified bushfire hazard areas which requires an assessment and response to the bushfire risk.

INFRASTRUCTURE						
	Investigate and plan for appropriate shared infrastructure funding mechanisms to contribute to the funding of important infrastructure required to service growth.	Planning authority	TBC	Implementation of shared funding mechanisms to service growth in Colac		
49	Investigate and plan for appropriate shared infrastructure funding mechanisms to contribute to the funding of important infrastructure required to service growth.	Planning authority / partner	TBC	Implementation of shared funding mechanisms to service growth in Colac		
51	Prepare a masterplan for COPACC to examine future expansion needs and opportunities, which could be integrated as part of the Civic, Rail and Health Precinct master planning process.	Planning authority / partner	\$50,000	Council adoption of a Masterplan for the Civic and Rail Precinct		
52	Advocate or negotiate with the State to ensure that the former Colac High School remains in public ownership and can be developed in the medium term for public open space and community uses.	Planning authority / advocate	TBC	Transfer of land to Council / community service providers for public open space purposes and community uses.		
53	Upgrade aging recreation infrastructure at existing reserves to meet future demand and comply with modern facility design standards, including upgrading sports lighting, playing surface improvements, and meeting the needs of female players and umpires.	Planning authority	TBC	Improved recreation infrastructure		
59	Explore the feasibility of developing an integrated children's services and community centre in Colac, in collaboration with the State Government and local early years' service providers.	Planning authority / advocate / partner	TBC	Feasibility plan for an integrated children's services and community centre.		
60	Continue to implement the recommendations of the <i>Active Transport Strategy, 2013</i> , including detailed design for the Green Spine, and extend these to new areas.		TBC	Construction of recommendations from the Active Transport Strategy.		
62	Investigate the extension of the Lake Colac Foreshore to the west and a potential open space connection between Colac and Cororooke, and Colac and Beecac.	Planning authority / partner	TBC	Feasibility plan and alignment of open space connections to Cororooke and Beecac.		

57	Ensure that small lot subdivisions do not avoid contributions through the re-subdivision of land by requiring a s173 agreement.	Planning authority	TBC	Regular use of s173 agreements as part of planning permit applications for subdivision where balance lots are capable of further subdivision.
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### MEDIUM TERM PRIORITIES (approximately 2026 to 2035)

Ref to Rec. No.	Recommendation / Action	Council's Role	Indicative Cost	Measure
<b>URBAN GROWTH</b>				
3	Support an application to rezone land currently zoned Rural Living east of Main Street Elliminyt to General Residential. Apply the Development Plan Overlay to ensure the orderly development of the land, coordination of infrastructure, and preparation of a shared infrastructure plan.	Planning authority	Amendment costs to be borne by the developer.	Approval of a planning scheme amendment by the Minister for Planning.
4	Facilitate the coordination of development of the land currently zoned Rural Living east of Main Street Elliminyt for residential purposes with the landowners.	Planning authority / partner	Planning costs to be shared by Council and landowners (paid at the time of the development of land) noted as item on the Shared Infrastructure Plan	Approval of development plan and shared infrastructure plan by Council.

8 and 10	<p>Support an application to rezone land south and north of the railway line in the Deans Creek corridor to General Residential. Apply Development Plan Overlay(s) to ensure the orderly staging and development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within industrial buffer areas.</p> <p>Include a requirement to investigate the potential for a neighbourhood centre to service local needs generated by the new population in Colac west.</p> <p>Develop design based controls and apply the Design and Development Overlay (or similar) to land adjoining the Princes Highway to ensure development responds to important character features such as space between buildings</p> <p>Develop design based controls and apply a Design and Development Overlay (or similar) for the sections of the Deans Creek corridor which are within or near the Bushfire Management Overlay to ensure that bushfire risk is acknowledged and future development is managed to ensure it achieves a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).</p>	Planning authority	Amendment costs to be borne by the developer.	Approval of a planning scheme amendment by the Minister for Planning.
9	Investigate opportunities to find a suitable alternative location for the Colac Rifle Club to avoid future conflict.	Partner /advocate	TBC	Site identified that is suitable to all parties involved.



16	Support an application to rezone land currently zoned Rural Living east of Woodrowvale Road and west of Forest Street to Low Density Residential or Rural Living. Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within industrial buffer areas.	Planning authority	Amendment costs to be borne by the developer.	Approval of the amendment by the Minister for Planning.
17	Support an application to rezone land currently zoned Farming east of Forest Street to Low Density Residential or Rural Living. Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within the industrial buffer area.	Planning authority	Amendment costs to be borne by the developer.	Approval of the amendment by the Minister for Planning.
19	Support an application to rezone land currently zoned Farming south of Harris Road and east of Forest Street South to Low Density Residential or Rural Living. Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, preparation of a shared infrastructure plan.	Planning authority	Amendment costs to be borne by the developer.	Approval of the amendment by the Minister for Planning.
20	Undertake a Precinct Plan for land south of Flaxmill Road to identify appropriate planning controls for the area to facilitate development which has regard to important industrial buffer areas.	Planning authority	\$20,000	Adopted Precinct Plan.
21	Support an application to rezone land currently zoned Farming west of Drapers Road and east of the industrial land, to Rural Living. Apply a Development Plan Overlay to ensure the orderly development of land, coordination of infrastructure, preparation of a shared infrastructure plan, and appropriate response to potential land use conflict within the industrial buffer area.	Planning authority	Amendment costs to be borne by the developer.	Approval of the amendment by the Minister for Planning.

HOUSING AND ACCOMMODATION					
29	Investigate whether the Colac Residential Precinct (identified as HO307) should be rezoned to Neighbourhood Residential.	Planning authority	\$15,000		Report to Council with a recommendation on the appropriate zone for land within Heritage Precinct 307.
CULTURAL LANDSCAPE, SUSTAINABILITY, AND HEALTHY ENVIRONMENT					
38	Engage with the community to identify important views corridors and landscape elements such as views of Lake Colac from Colac's eastern entrance, and protect with appropriate planning controls.	Planning authority	\$30,000		Approval of a planning scheme amendment by the Minister for Planning.
41	Implement a long-term capital works program to ensure that the 'Botanic Link Pathway', including on-street sections, is planned for and delivered as part of Colac's growth, for the sections which Council is required to deliver.	Planning authority	TBC		Creation of a long term capital works program.
42	Develop a Significant Tree register for Colac and protect through appropriate controls in the Planning Scheme.	Planning authority	TBC		Creation of a significant tree register and approval of Planning Scheme Amendment by the Minister for Planning.
44	Develop a strategy which considers ways to integrate climate ready actions and incentives to achieve carbon neutral development, and climate adaptation outcomes associated with integrated water management.	Planning authority	\$50,000		Adoption of a Climate Action Plan for Colac by Council.
47	Ensure new development in the identified precincts is built to a minimum BAL 12.5 building standards.	Advocate / Registered Building Surveyor	TBC		TBC
48	Explore mechanisms to ensure new development in Colac is resistant to ember attack.				

INFRASTRUCTURE					
No.	Recommendation / Action	Council's Role	Indicative Cost	Measure	
50	Engage with State Government to review the adequacy of primary and secondary school provision as part of further growth planning in Colac.	Planning authority / partner	TBC	Update in relation to requirements for the provision of primary and secondary schools in Colac to service growth.	
54	Investigate the redevelopment of the lawn tennis club including consolidating all tennis facilities in Colac at one venue to provide a modern and sustainable facility which is suitable for local competition and other tournament needs.	Planning authority / partner	TBC	Feasibility or masterplan of redeveloped lawn tennis club facility.	
55	Explore the feasibility of developing a single integrated facility at Lake Colac for the Colac Yacht, Sea Scouts, Rowing, and Angling Clubs.	Planning authority / partner	TBC	Feasibility or masterplan of redeveloped Yacht, Sea Scouts, Rowing and Angling Club facility.	
56	Provide for a minimum additional 8ha reserve in the Deans Creek corridor to service lower profile sports.	Planning authority / developer	TBC	Delivery of 8ha open space reserve	
61	Develop the on-street legs of the 'Botanic Link' with separated cycle lanes and significant street planting to enhance the street based connections of the circuit.	Planning authority / developer	TBC	Delivery of on-street legs of the 'Botanic Link'	
LONG TERM PRIORITIES (approximately 2036+)					
No.	Recommendation / Action	Council's Role	Indicative Cost	Measure	
URBAN GROWTH					
9	Support an application to rezone land east of Rossmoyne Road to General Residential or Low Density. Apply the Development Plan Overlay to ensure coordination of infrastructure and preparation of a shared infrastructure plan and include a requirement for a suitable buffer treatment to adjoining industrial land such as an open space corridor.	Planning authority	Amendment costs to be borne by the developer.	Approval of a planning scheme amendment by the Minister for Planning.	
46	Rezone land currently zoned Industrial 1 in the Rossmoyne Road area to Industrial 3 to reflect this area as a buffer industrial area.	Planning authority	\$20,000	Approval of a planning scheme amendment by the Minister for Planning.	

# APPENDIX - Potential Dwelling Yield Table

Location	Description	Zone	Size in Hectares (not excluding FO)	Affected by FO / LSIO	Size in Hectares (excluding FO)	70% Area (Nominal 30% for open space, roads, infrastructure) or 60% for LSIO affected	Average lot size in sqm	Potential No of Dwellings	Potential Population	Notes
									(Based on Average Household Size of 2.31)	
Colac East - Marriners Street	Rural Living or Low Density south of Marriner Street, Colac east (from RAZ)	RLZ or LDRZ	31.11	No	31.11	21.78	12000	18	42	
Colac East - Drapers Road	Rural Living between Drapers and Industrial land (from FZ)	RLZ	125.1	No	125.1	87.57	36000	24	56	Range from 6ha to 1.2ha (averaged at half 6ha closer to industrial and 1.2ha further away)
Elliminyt - Woodrowvale Road	Low Density Woodrowvale Road (from RLZ)	LDRZ	88.24	LSIO	88.24	52.94	5000	23	53	Range from 6000 to 4000sqm



Elliminyt - Infill West	General Residential West of Main Street, Elliminyt (from RLZ)	GRZ	276.9	FO	224.66	134.796	500	311	719	Range from 350 to 800sqm
Elliminyt - Infill East	General Residential East of Main Street, Elliminyt (from RLZ)	GRZ	151.9	FO	140.665	84.399	500	195	450	Range from 350 to 800sqm
Elliminyt - South	General Residential Wyuna Estate extension towards Colac Lavers Hill Road (from FZ)	GRZ	35.15	No	35.15	24.61	600	410	947	Range from 400 to 800sqm
Elliminyt - Forrest Street Low Density	Low Density east of Forrest Street (from FZ)	LDRZ	91.49	LSIO	91.49	54.894	5000	110	254	
Colac West - Rife Butts Road	General Residential east of Rife Butts Road (from FZ)	GRZ	33.2	FO	23.22	13.932	700	199	460	Range from 500 to 900sqm
Colac West - Deans Creek Road south - south of railway line	General Residential south of Railway Line west of current town boundary (from FZ)	GRZ	77.7	FO	71.39	42.834	600	714	1649	Range from 400 to 800sqm

Location	Description	Zone	Size in Hectares (not excluding FO)	Affected by FO / LSIO	Size in Hectares (excluding FO)	70% Area (Nominal 30% for open space, roads, infrastructure) or 60% for LSIO affected	Average lot size in sqm	Potential No of Dwellings	Potential Population	Notes
Colac West - Rossmoyne Road	General	GRZ	82.56	FO	82.62	49.572	600	826	1909	Range from 400 to 800sqm
Colac West - Deans Creek Road north - north of Railway, south of Highway	General	GRZ	67.05	FO	51.42	30.852	600	514	1188	Range from 400 to 800sqm
<b>TOTALS - all land</b>			<b>1060.4</b>			<b>598.18</b>		<b>3345</b>	<b>7727</b>	
<b>TOTALS - GRZ only</b>			<b>724.46</b>			<b>380.99</b>		<b>3170</b>	<b>7322</b>	
<b>TOTALS - LDRZ only</b>			<b>179.73</b>		<b>179.73</b>	<b>107.84</b>		<b>133</b>	<b>307</b>	
<b>TOTALS RLZ only</b>			<b>125.1</b>		<b>125.1</b>	<b>87.57</b>		<b>24</b>	<b>56</b>	
<b>TOTALS RLZ and / or LDRZ</b>			<b>31.11</b>		<b>31.11</b>	<b>21.78</b>		<b>18</b>	<b>42</b>	

# Glossary

## A

**Aboriginal cultural heritage:** The *Aboriginal Heritage Act 2006* defines Aboriginal Cultural Heritage as “Aboriginal places, Aboriginal objects and Aboriginal human remains”. They tell the story of Aboriginal use and occupation of the land. An Aboriginal place can be an area of land or water, a natural feature, formation or landscape, an archaeological site, as well as a building or structure. Aboriginal cultural heritage also includes intangible places where there may be no physical evidence of past cultural activities. These include places of spiritual or ceremonial significance, places where traditional plant or mineral resources occur, or trade and travel routes.

**Active transport:** Transport requiring physical activity, typically walking and cycling.

**Activity centres:** Areas that provide a focus for services, employment, housing, transport and social interaction. They range in size and intensity of use from smaller neighbourhood centres to major suburban centres.

**Affordable housing:** Housing that is appropriate for the needs of a range of very low to moderate income households, and priced (whether mortgage repayments or rent) so these households are able to meet their other essential basic living costs.

**Arterial Road:** A higher order road providing for moderate to high volumes at relatively higher speeds typically used for inter-suburban or inter-urban journeys, often linking to freeways. The Road Management Act 2004 includes a specific definition of arterial roads, being “a road which is declared to be an arterial road under section 14”. Declared arterial roads are managed by the State Government.

## B

**Biodiversity:** The variety of all life forms, the different plants, animals and microorganisms, the genes they contain and the ecosystems of which they form a part.

**Boulevard Design:** A design concept that emphasizes pedestrian travel, bicycling and the use of public transportation, and accommodates motor vehicle travel. It is often used as a ‘place making’ treatment (i.e. avenue of street trees).

**Buffer Zone:** An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

**Built form:** The combination of features of a building, including its style, façade treatments, height and site coverage.

## C

**Central Business District (CBD):** Colac’s original ‘Hoddle Grid’ street layout identified by the Commercial 1 Zone, where the City’s main commercial and retail uses are located.

**Climate change:** A long-term change of the earth’s temperature and weather patterns, generally attributed directly or indirectly to human activities such as fossil fuel combustion and vegetation clearing and burning.

**Community Engagement:** Community engagement is a planned process with the specific purpose of working across organisations, stakeholders and communities to shape the decisions or actions of member of the community, stakeholders or organisation in relation to a problem, opportunity or outcome.

**Community facilities:** Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs and activities. This includes facilities for education and learning; early years health and community services; community arts and culture; sport, recreation and leisure; justice; voluntary and faith and emergency services. For example: kindergarten & libraries.

**Country:** In Aboriginal English, a person’s land, sea, sky, rivers, sites, seasons, plants and animals; place of heritage, belonging and spirituality; is called ‘Country’. ‘Country’ is both a place of belonging and a way of believing.

**Curvilinear:** something that is formed or characterized by a set of curved lines.

**Cultural Landscape:** Term referring to the tangible and intangible values in a place, including people and stories about the place.

## D

**Decile:** Deciles divide a distribution into ten equal groups. In the case of SEIFA, the distribution of scores is divided into ten equal sized groups. The lowest scoring 10% of areas are given a decile number of 1, the second-lowest 10% of areas are given a decile number of 2 and so on, up to the highest 10% of areas which are given a decile number of 10.

**Disadvantage:** The Australian Bureau of Statistics (ABS) defines relative socio-economic advantage and disadvantage in terms of people's access to material and social resources, and their ability to participate in society. The terms "disadvantage" and "socio-economic disadvantage" are used interchangeably in this publication.

**Department of Environment, Land, Water and Planning (DELWP):** DELWP brings together Victoria's planning, local government, environment, energy, suburban development, forests, emergency management, climate change and water functions into a single department to strengthen connections between the environment, community, industry and economy.

**Developer:** An individual who or business that prepares land for the construction of buildings or causes to be built physical space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

**Development:** Generally, any man-made change to existing or proposed use of real property. Development activities include: land divisions, lot line adjustments, construction or alteration of structures, construction of roads and any other access way, establishing utilities or other associated facilities, grading, deposit of refuse, debris or fill, and clearing of vegetative cover. Does not include routine acts of repair or maintenance.

**Development contributions plan (DCP):** Development contributions are payments or in-kind works, facilities or services provided by developers towards the supply of infrastructure required to meet the future needs of the community.

## E

**Eastern Maar:** Traditional Owners of south-western Victoria. Their land extends as far north as Ararat and encompasses the Warrnambool, Port Fairy and Great Ocean Road areas. "Eastern Maar" is a name adopted by the people who identify as Maar, Eastern Gunditjmara, Tjap Wurrung, Peek Whurrung, Kirrae Whurrung, Kuurn Kopan Noot and/or Yarro waetch (Tooram Tribe) amongst others, who are Aboriginal people and who are:

- descendants, including by adoption, of the identified ancestors;
- who are members of families who have an association with the former Framlingham Aboriginal Mission Station; and
- who are recognised by other members of the Eastern Maar People as members of the group.

### **Eastern Maar Aboriginal Corporation**

**(EMAC):** The professional organisation that represents the Eastern Maar People of South West Victoria and manages their Native Title rights and Interests. EMAC has a board of directors of Traditional Owners and is a registered organisation under the *Corporations (Aboriginal and Torres Strait Islander) Act 2006*.

**Ecosystem services:** The benefits people obtain from healthy ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services such as nutrient cycling that maintain the conditions for life on earth.

### **Environmentally Sustainable Design:**

Environmentally Sustainable Design (ESD) comprises types of economic and social development that protect and enhance the natural environment and social equity.

## F

**Framework plan:** High level coordinating plan which sets policy direction (vision) and spatial structure for a growth area, urban renewal precinct, cluster, or regional city. A Framework Plan:



- Sets out the future vision for a defined area
- Guides sustainable growth development over the longer term
- Identifies the steps needed to manage growth
- Defines key projects and infrastructure required to support growth and
- Provides a more certain environment for making both public and private investment decision

## G

**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, Queenscliffe and Golden Plains.

**Greenfield land:** Undeveloped land identified for residential or industrial/commercial development.

## H

**Health and education precincts:** Locations to cluster synergistic health and/or education services to improve access to integrated service provision, improve outcomes, develop the health and education workforce and deliver economic benefits (such as innovation and job creation). These precincts may provide solely health, solely education, or a combination of health and education services.

**Heat island effect:** a localised heating effect in urban areas caused by a concentration of hard surfaces such as pavements, walls and roofs that retain heat and radiate it back into the environment.

**Heritage Place:** A heritage place may be a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site or other place of natural or cultural significance and its associated land. All municipalities contain important heritage places.

**Hoddle Grid:** The grid pattern of streets making up Melbourne's CBD bounded by the Yarra River, Spring Street, La Trobe Street and Spencer Street, as well as the triangular area to the north bounded by Victoria, Peel and La Trobe streets. The grid was designed by Robert Hoddle in 1837.

**Housing density:** The number of dwellings in an urban area divided by the area of the residential land they occupy, expressed as dwellings per hectare.

**Housing diversity:** The provision of a range of different housing types to suit different ages, lifestyles and incomes.

## I

**Industrial:** Activities generating income from the production, handling or distribution of goods. Industrial uses include, but are not limited to manufacturing, assembly, fabrication, processing, storage, logistics, warehousing, distribution and research and development. Industrial uses may have unique land, infrastructure and transportation requirements. Industrial uses tend to have external impacts on surrounding uses and cluster in traditional or new industrial areas where they are segregated from other non-industrial activities.

**Industrial Areas:** An area set aside for industrial activities. Supporting commercial and related uses may be allowed, provided they are intended to serve the primary industrial users.

**Infill Development:** Development on scattered vacant sites within the urbanized area of a community.

**Infrastructure:** Basic facilities and networks (e.g. buildings, roads, and utilities) needed for the functioning of a local community or broader society. Infrastructure can be provided by the private sector (local roads, childcare, shopping centres), or by Government (Kindergartens, schools, railways).

**Infrastructure contributions plan (ICP):** Infrastructure contributions help fund essential works and services for new communities.

**Integrated water management:** An approach to planning that brings together all facets of the water cycle including sewage management, water supply, stormwater management and water treatment, ensuring environmental, economic and social benefits.

**Intermodal freight facility/terminal:** A location for the transfer of freight from one transport mode to another, for example between road and rail, together with all the necessary support services and activities.

## K

## L

**Linear Open Spaces:** Corridors of public open space such as along waterways that link nodes of public open space or other activity areas or community facilities.

**Liveability:** A measure of a city's residents' quality of life, used to benchmark cities around the world. It includes socioeconomic, environmental, transport and recreational measures.

**Local town centre:** Town centres that are an important community focal point and have a mix of uses to meet local needs. Accessible to a viable user population by walking, cycling and by local bus services and public transport links to one or more principal or major town centres. This should be of sufficient size to accommodate a supermarket.

**Lot:** A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.

## M

**Master Plan:** A plan that directs how a single site of landholding or a cluster of related sites will be developed. It may include direction on traffic movements, allocation of spaces, and provision of open space and key facilities. It is usually more detailed than a structure plan.

**Median:** The median is a simple measure of central tendency. To find the median, observations, values or numbers are arranged in order from smallest to largest value. If there is an odd number of observations, the median is the middle value. If there is an even number of observations, the median is the average of the two middle values.

**Municipal Strategic Statement (MSS):** The MSS is a concise statement of the key strategic planning, land use and development objectives for the municipality with related strategies and actions. It provides:

- A link to the council corporate plan and the planning framework
- The strategic basis for the local content of the planning scheme, such as local policies and the choice of zones and overlays
- The strategic basis for decision-making by the responsible authority

## N

**Native vegetation:** Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.

**Natural hazard:** A natural event that has potential to cause harm to people, property or the environment, including climate change, bushfire, flooding and sea level rise.

**Neighbourhood activity centres:** Local centres that provide access to local goods, services and employment opportunities and serve the needs of the surrounding community.

## O

**Open space:** Land that provides outdoor recreation, leisure and/or environmental benefits and/or visual amenity.

**Overlay/s:** An overlay is a state-standard provision, forming part of a suite of provisions in the *Victoria Planning Provisions* (VPP). Each planning scheme includes only those overlays that are required to implement the strategy for its municipal district. Each overlay addresses a single issue or related set of issues (such as heritage, bushfire or flooding). The planning scheme maps identify land affected by overlays. Not all land is affected by an overlay, but where more than one issue applies to a parcel of land, multiple overlays can be used. Overlays must have a strategic justification and be linked to the Municipal Strategic Statement and local planning policy. Many overlays have schedules to specify local objectives and requirements. Many overlays set out requirements about development, not use. The requirements of an overlay apply in addition to the requirements of the zone. Neither is more important than the other. Overlays do not change the intent of the zone.

## P

**Planning scheme amendment:** Changes to the planning scheme are called amendments and the process is set out in the *Planning and Environment Act 1987*. An amendment may involve a change to a planning scheme map (for example: a rezoning), a change to the written part of the scheme, or both.

**Public housing:** Long-term rental housing that is owned by the government. Its purpose is to accommodate very low to moderate income households that are most in need.

**Public realm:** Incorporates all areas freely accessible to the public, including parks, plazas, streets and laneways.

## R

**Regional Growth Plans:** Plans providing a broad regional planning direction for land use and development across eight regions in Victoria developed through partnerships between local governments and state agencies and authorities.

**Regional Victoria:** Includes all municipalities outside metropolitan Melbourne.

**Registered Aboriginal Party:** Represents Aboriginal people in the management and protection of Aboriginal cultural heritage.

**Renewable energy:** Energy that comes from resources which are naturally replenished on a human timescale such as sunlight, wind, rain, tides, waves, and geothermal heat.

**Residential Zones:** Land that is suitable primarily for residential purposes is generally included in one of the three residential zones – the Neighbourhood Residential Zone, the General Residential Zone, or the Residential Growth Zone.

**Resilience:** The capacity of individuals, communities, institutions, businesses, systems and infrastructure to survive, adapt and grow, in response to challenges

**Resource recovery:** Extraction of useful material or energy from a waste stream.

**Rural residential land:** Land in a rural setting that is used and developed for dwellings that are not primarily associated with agriculture.

It generally includes lot sizes smaller than surrounding farms.

## S

**Schedules:** Together with the Local Planning Policy Framework (LPPF), schedules are the means of including local content in planning schemes. They are used to supplement the basic provisions of a state-standard clause, zone or overlay in a planning scheme, adapting it to local circumstances and locally defined objectives. This means that schedules are a key tool for implementing objectives and strategies in the MSS.

**State Planning Policy Framework (SPPF):** Every planning scheme includes the SPPF containing general principles for land use and development in Victoria. Planning authorities and responsible authorities must take these general principles and specific policies into account in their integrated decision making process.

**Statutory planning:** The fundamental instrument for statutory planning is a planning scheme. Statutory planning is the process of decision making by way of planning permits for new use and development. It includes the preparation and implementation of planning provisions for the planning scheme.

**Strategic planning:** Strategic planning is the research and formulation of policies or strategies to implement goals and objectives relating to particular land uses or areas. Strategic planning also involves monitoring and evaluating the implications of the provisions on land use and development.

**Structure plan:** A plan for implementing a framework or vision for a precinct. It may include proposed land zonings and building controls, plans for infrastructure provision, proposed development contributions, strategies for addressing issues such as drainage, and nominated sites for more detailed master planning.

**Surplus government land:** Sites identified as being surplus to government requirements.

**Sustainable development:** An approach to development that seeks to meet the needs of the present without compromising the ability of future generations to meet their own needs. It has economic, social and environmental dimensions.

**Sustainable transport:** Transport by modes other than single-occupancy cars. Includes walking, cycling, bus, tram, train and carpooling.

## T

**Topography:** The arrangement of the natural and artificial physical features of an area.

**Traditional Owners:** People who, through membership of a descent group or clan, are responsible for caring for particular Country. A Traditional Owner is authorised to speak for Country and its heritage as a senior Traditional Owner, an Elder or, in more recent times, a registered native title claimant.

## U

**Urban forest:** All of the trees and other vegetation in a city as well as the soil and water that supports it.

## V

## W

**Walkability:** The degree to which an environment supports walking as a transport mode, for instance by providing frequent, safe and attractive paths that connect common trip origins and destinations.

**Water Sensitive Urban Design:** Integrating the urban water cycle into urban design to minimise environmental damage and improve recreational and aesthetic outcomes. Water Sensitive Urban Design (WSUD) is sustainable water management approach that aims to provide water-quality treatment, flood management to reduce the pollution carried to our waterways and more sustainable urban landscapes. Key principles include minimising water resistant areas; recharging natural groundwater aquifers (where appropriate) by increasing the amount of rain absorbed into the ground; encouraging on site reuse of rain; encouraging on-site treatment to improve water quality and remove pollution and using temporary rainfall storage (retarding basins / wetlands) to reduce the load on drains and improve landscape viability.

## Z

**Zones:** A planning scheme uses zones to designate land for particular uses, such as residential, industrial or business. A zone will have its own purpose and set of requirements. Standard zones for state-wide application are set out in the VPP. These zones are used in all planning schemes, as required. Each planning scheme includes only those zones required to implement its strategy, as set out in its MSS. There is no ability to vary the zones or to introduce local zones. However, some zones have schedules to provide for local circumstances, such as the Mixed Use Zone and the Rural Living Zone.

# Acronyms

**AKD:** Associated Kiln Driers Pty Ltd (trading as AKD Softwoods)

**ALC:** Australian Lamb Company

**ASR:** Australian Social Research

**CMA:** Catchment Management Authority

**COPACC:** Colac Otway Performing Arts & Cultural Centre

**CPTED:** Crime Prevention Through Environmental Design

**DELWP:** Department of Environment, Land, Water and Planning

**DHHS:** Department of Health & Human Services

**G21:** G21 Geelong Regional Alliance

**IDM:** Infrastructure Design Manual

**IRSD:** Index of Relative Socio-economic Disadvantage

**SEIFA:** Socio-Economic Indexes for Areas

**WSUD:** Water Sensitive Urban Design



# Referenced Documents

*Assessment of Bushfire Risk in the Colac Growth Precincts Report (2018)*

*Colac Community Infrastructure Plan (2016)*

*Colac Integrated Water Cycle Management Plan (2014)*

*Colac Otway Active transport Strategy (2013)*

*Colac Otway Rural Living Strategy (2011)*

*Colac Structure Plan (2007)*

*Colac Township: Economic Development, Commercial and Industrial Land Use Strategy (2017)*

*Colac 2050 Background Report (2017)*

*Colac 2050 "What We Heard" Report and Addendum (2017)*

*Colac 2050 Citizens' Jury Report (2017)*

*Colac Stormwater Development Strategy (2019)*

*Draft Colac Urban Forest Strategy (2015)*

*G21 Regional Growth Plan (2013)*

*Lake Colac Foreshore Masterplan (2016-2026)*

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**Colac Otway**  
SHIRE

## Colac 2050 Growth Plan

## List of changes post exhibition – For Adoption

- Title – change date and version
- Document control – update to final version for adoption
- Footer – update version and date to final version for adoption
- P 6 – update last paragraph to note Colac 2050 is being implemented by Amendment C97.
- P 13 – update last paragraph to describe Amendment process
- P 26 – replace Framework plan with to post-panel version of map 1 and map 2, and adjust formatting to accommodate map 2
- P 28 – update reference to Colac Stormwater Development Strategy to final
- p 29 of the Growth Plan, first column, last paragraph to include additional reasons for opposition to the development plan to include safety and privacy associated with the open space and walkway, and not wanting to develop (in response to submission s18)
- p 29 note the need to review the DPO2 boundary north of Aireys, west of Main Street to consider the extent of the mapping. Amend Clause 21.03-2 Implementation to include a new line to review the extent of the mapping for the DPO2 area north of Aireys, west of Main Street to consider in particular small lots which have been developed, where appropriate.
- P 29 – update to note that the development plan for area 4 is now approved, and update wording for Rifle Butts Road to reflect current status of preparation.
- P 31 – include a recommendation to review the extent of the mapping for DPO2 consistent with Clause 21.03.
- P 36, second column, third paragraph- update to remove reference to use as plantation (describe as previous use which has since been harvested), and include a new recommendation to review the extent of the BMO in Colac west.
- P 36 - Include reference and recommendation to investigate in Colac west on the Deans Creek the potential for a focal point with constructed wetland and Aboriginal focus. (s25)
- P 37, second column, first paragraph, amend recommendation and discussion to reflect medium term residential / low density investigation area consistent with Panel recommendation
- P 37 amend diagram to change future residential to medium term residential / low density investigation area
- P 36, second column, amend reference to timber plantation being removed
- P 37 – update recommendation 9 to reflect medium term residential / low density investigation area
- P 40 – East of Woodrowvale Road, and East of Forest Street - adjust recommendations 16 and 17 and text and map legends to reflect recommendation to rezone to Rural Living or Low Density, partly in line with Panel recommendation.
- P 41 - Include a new section under Rural Living and Low Density opportunities for the Scanlan land.

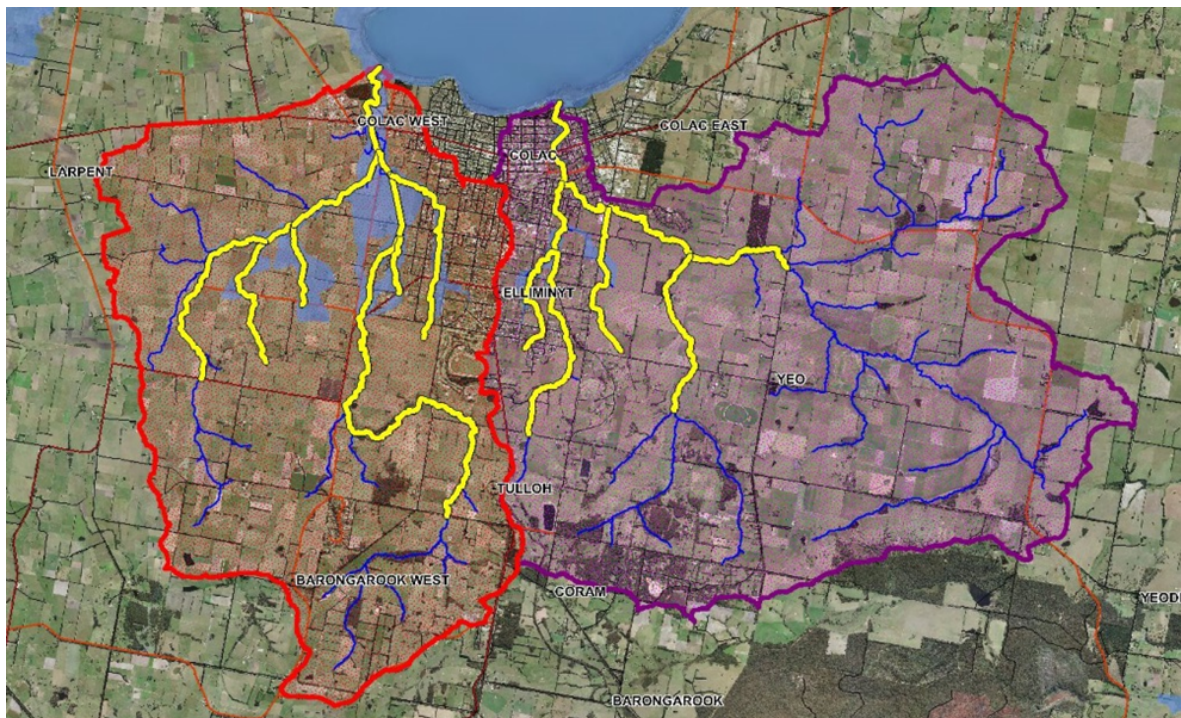
- P 42 – amend text for south of Flaxmill Road to reflect the requirement for a precinct plan to determine appropriate land uses and whether residential development is appropriate outside of industrial buffer areas.
- Adjust layout to accommodate extra section on Scanlan land.
- Amend references in document to reflect final version rather than draft version of Colac Stormwater Development Strategy 2019
- Update implementation table to reflect revised recommendations



Item: 10.2

## Planning Scheme Amendment C90 - Colac Flood Overlay Amendment - Further Consideration of Submissions

<b>OFFICER</b>	Sean O’Keeffe
<b>GENERAL MANAGER</b>	Ian Seuren
<b>DIVISION</b>	Development & Community Services
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"><li>1. Amended Submission Review Table [<b>10.2.1</b> - 11 pages]</li><li>2. Schedule LSIO Final [<b>10.2.2</b> - 2 pages]</li><li>3. Schedule Flood Overlay Final [<b>10.2.3</b> - 2 pages]</li></ol>
<b>PURPOSE</b>	To give further consideration to submissions received for Planning Scheme Amendment C90 – Colac Flood Overlay Amendment.



## 1. EXECUTIVE SUMMARY

The purpose of this report is to reconsider submissions received during the exhibition period of Planning Scheme Amendment C90 to the Colac Otway Planning Scheme and to further advance Council's resolution from 23 May 2018, whereby it was resolved to:

***"...defer consideration of Amendment C90 to facilitate further deliberation by Councillors directed at avoiding any further restrictions being imposed on land parcels by virtue of the Amendment C90 provisions".***

Council officers have continued to work with the submitters and the Corangamite Catchment Management Authority (CCMA) to refine the Amendment, resulting in several changes that seek to minimise the imposition on land parcels in Colac.

Planning officers have also worked with Service and Operations staff to identified deficiencies in maintenance of the drainage network.

The proposed changes are in addition to the earlier recommended removal of 136 properties from the amendment where there had only been a small encroachment of the Land subject to Inundation Overlay (LSIO) control over a minor part of a property. Further work and discussions undertaken since Council's resolution has resolved a total of 9 submissions. There are now thirteen unresolved submissions (from 741 properties impacted by the Assessment).

## 2. RECOMMENDATION

***That Council:***

- 1. Note Council officers' actions to avoid any further restrictions being imposed on land parcels by virtue of Amendment C90 provisions in accordance with Council's resolution dated 23 May 2018.***
- 2. Consider all submissions received to Colac Otway Amendment C90 pursuant to section 22 (1) of the Planning and Environment Act 1987.***
- 3. Make the following changes to Amendment C90 pursuant to section 23 (1)(a) of the Planning and Environment Act 1987:***
  - a. Amend the exhibited flood overlays mapping to exclude slivers of Land Subject to Inundation Overlay and Flood Overlay from land parcels;***
  - b. Amend the exhibited flood overlays to exclude land subject to overland flow inundation to the north and south of Trinity College, Pound Road, Colac;***
  - c. Amend the exhibited Land Subject to Inundation Overlay Schedule to allow the development of a dwelling on land within the Land Subject to Inundation Overlay without a planning permit, subject to permit requirements.***
- 4. Refer any unresolved submissions to a Planning Panel pursuant to section 23 (1)(b) of the Planning and Environment Act 1987.***
- 5. Authorise officers/suitable persons to represent Council at the Planning Panel hearing generally in accordance with the response to issues outlined in this report.***

## 3. KEY INFORMATION

### BACKGROUND

In October 2017, Council resolved to place Planning Scheme Amendment C90 on public exhibition for a period of six weeks. Amendment C90 seeks to implement the findings of the *Deans Creek and Barongarook Creek Flood Study (August 2017)*.

The Amendment is the culmination of the combined efforts of Council, the Corangamite Catchment Management Authority (CCMA) and the Department of Environment Land Water and Planning (DELWP). It involved extensive investigations on the potential for flooding in Colac, Elliminyt and surrounds.

### KEY INFORMATION

A total of 23 submissions were received during the exhibition period. A summary of submissions received, and officer responses are provided in Attachment 1. The submissions revolve around several key themes. These range from disputing the flood mapping accuracy, concerns over land values and insurance premiums, concerns regarding the ability to develop or improve land in the future, comments that recent development is exacerbating flooding in Colac and Elliminyt and an overall lack of maintenance of waterways and lack of investment in Council's drainage networks. Several submissions generally supported the amendment.

#### Council Resolution - 23 May 2018 and officer response

Council considered Amendment C90 and the submissions received at its meeting on 23 May 2018. At this meeting Council resolved to defer the amendment for officers to further investigate ways to reduce restrictions being imposed on land parcels by virtue of the amendment provisions. Since this Council meeting, officers have continued to work with the submitters, CCMA and consulting engineers to address concerns raised and improve the amendment.

Agreed outcomes include:

- 1) Removal of the area to be covered in the Land subject to Inundation (LSIO) and Flood Overlay (FO) to the north and south of Trinity College from the Amendment

Potential flooding on this land is not caused by riverine flooding, but drainage infrastructure that fails to adequately manage localised high rainfall events. This land is not included in the current LSIO mapping. 146 properties, including significant areas of Trinity College, fall within this area. The Victorian Planning Provisions state that the Special Building Overlay (SBO) should be applied to land in urban areas liable to inundation by overland flows from the urban drainage systems. This land should be included in the SBO as part of the implementation of the Colac Drainage Study, and not be part of Amendment C90.

- 2) An updated Schedule to the LSIO

The CCMA has agreed to a revised Overlay Schedule which states that a planning permit would not be required for the development of a dwelling in the LSIO, providing the finished floor level is built 300mm above the applicable flood level, the building is constructed on stumps of piers and that cladding to the subfloor has openings to allow for the passage of flood waters. A planning permit would still be required to vary these requirements. The proposed amended schedule with tracked changes is included as Attachment 2. The proposed Flood Overlay Schedule is at Attachment 3.

As planning permits issued generally mandate requirements such as building floor levels up above the applicable flood level, this provision is a significant departure from previous practices, and of considerable advantage to land-owners seeking to develop residential lots in a flood overlay. It would mean that development is still required to respond to the flood risk, but no planning permit process would be required. A land-owner would simply need to seek advice from the CCMA concerning the applicable floor level. This would significantly reduce the number of planning permits generated by the overlay.

### 3) Improved management of Colac's waterways and drainage network

Council officers have explored a central theme of the submissions – that Colac's waterways are poorly managed which contribute to localised flooding events. Investigations revealed that no public authority is undertaking ongoing management of the public areas of Barongarook and Deans Creeks. The CCMA does not maintain waterways in Colac but does occasionally respond to one-off incidents such as illegal dumping or undertake restoration activities through externally funded sources (e.g. the Barongarook Creek bridge project). While the Barongarook and Deans Creeks are mostly Crown land, Council technically has some management responsibility, but does not have funding allocated to this purpose. Infrastructure officers will consider the issues raised by submitters on this issue when developing budgets in future years and will respond to specific concerns as they arise. More active management, such as the removal of weeds, litter and other obstructions could reduce the potential for localised flooding however this has budgetary implications.

Council's Infrastructure Department has also responded to the submissions received by reviewing maintenance schedules of culverts and drains around Colac. Services and Operations staff have met with some submitters to discuss drainage maintenance issues, and this has led to active responses that have improved drainage flows. The on-going implementation of the Colac Stormwater Strategy will continue to improve localised drainage over time.

Following exhibition of Amendment C90, and after extensive and on-going consultation with the CCMA, the mapping of the LSIO and FO was further refined to remove slivers of overlay affecting small areas of land parcels. All submissions that disputed the accuracy of the mapping were re-referred to the CCMA for re-analysis. No changes to the mapping were recommended as a result of the review.

The work undertaken by officers since the 23 May Council resolution has resolved seven of the original 23 submissions. Two other submissions have since been withdrawn. Officers are now satisfied that all appropriate actions have been taken in accordance with Council's resolution to minimise the permit burden on land-owners because of these actions.

## 4. COMMUNITY CONSULTATION & ENGAGEMENT

The local community was consulted in the preparation of the *Deans Creek and Barongarook Creek Flood Study 2017* and their comments were incorporated into the Study.

Amendment C90 was placed on formal public exhibition from 29 January to 9 March 2018. The Amendment was advertised in the local newspaper and on Council's website. All affected landowners were directly notified in writing.

As part of the formal exhibition process, and as resolved by Council, community information sessions were held on 12 and 15 February 2018. Staff from Council's planning and infrastructure departments



and CCMA officers attended and provided advice at these sessions. Approximately 120 interested persons attended these sessions.

Council has recently conducted further consultation with individual submitters to Amendment C90.

## 5. ALIGNMENT TO COUNCIL PLANS, POLICIES OR STRATEGIES

Alignment to Council Plan 2017-2021:

Theme 1 - Our Prosperity

1. Plan infrastructure, assets and land use with a long-term vision for economic growth.
2. Support a thriving economy and industries.
3. Strengthen partnerships with key stakeholders to benefit the whole community.

Theme 2 - Our Places

2. Our places are managed for long-term sustainability.
4. Leadership in natural environment through good management practices.
6. Emergency management is coordinated locally and on a regional basis.

## 6. CONSIDERATIONS

### ENVIRONMENTAL, SOCIAL & CULTURAL, & ECONOMIC

#### Environmental

By accurately reflecting the flood risk areas in the Planning Scheme, the amendment protects designated flood paths and the riverine areas from development and encroachment from other activities. It also contributes to minimising flood risks to people, assets and properties.

#### Social and Cultural

The amendment will have indirect implications to the Colac community by protecting communities, public and private assets from flood risks/damage. It may impose planning controls over some land currently not impacted by controls, which will influence the way in which development can occur on that land in future, and for others, it may remove the current permit controls, benefitting those owners.

#### Economic

While there are no direct economic implications of the amendment, the updated flood controls in Colac will have indirect economic benefits to the local economy. The revised flood mapping combined with proposed streamlined changes to the planning controls will reduce permit triggers within the LSIO and FO. This will facilitate minor developments without needing to go through planning permit processes, which saves money and time for developers. Further the removal of the LSIO and FO from areas that are no longer affected by flooding will allow those areas to be developed to their capacity as allowed by respective zones and overlays.

With respect to property values, research suggests that where such controls have been introduced elsewhere, there is little evidence of any significant impact.

However, it should be noted that impacts on property values cannot be considered in decisions on planning matters, instead the focus must remain on the planning merit of the amendment. Council has a duty to apply the flood based overlays to areas where it is aware that flooding could occur.

## LEGAL & RISK

Council has an obligation to the community to ensure that its planning controls accurately reflect risk. If Council does not pursue the mapping update, it could result in risks for Council and the community. For instance:

- People could buy land that they later learn has limited development potential
- People could sell land, believing that the development potential is limited, when it later becomes apparent that the development potential was far greater than they had known at the time of sale
- People could unknowingly develop their land which is subject to flooding.

There are properties in Birregurra that have flooded in recent years, which are not covered by the flood overlays. This is a good example of where improved mapping of overlays could have contributed to those houses being designed in a way to increase floor levels above the flood level, thereby limiting flood damage to the dwellings.

## FINANCIAL & BUDGETARY

Council has received \$30,000 of financial assistance from the DELWP to progress this Amendment. The CCMA will also continue to work with Council in processing the Amendment. It is noted that the State government has born the substantial costs of the work to date.

# 7. IMPLEMENTATION STRATEGY

## COMMUNICATION

The Amendment was advertised in accordance with the provisions of the *Planning and Environment Act 1987*. Officers undertook a community engagement process in accordance with the previous Council Resolution.

Council officers will advise submitters of Council's resolution, and should the recommendation be adopted, Planning Panels Victoria will directly advise submitters on the process of making submissions to the panel.

## TIMELINE

Proposed key milestones:

- August 2019 – Consider submissions received and refer the Amendment to an independent Panel
- November 2019 – Panel Hearing considering the submissions received
- February 2020 – Council to consider Panel report

# 8. OFFICER DIRECT OR INDIRECT INTEREST

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

## Attachment 1: Planning Scheme Amendment C90 – Flood Amendment Submission Review

Number	Address	Issue	Officer response	Outcome
1	5 Thomas Street Colac	Minor impact on land. Requests that the proposed LSIO be removed.	LSIO covers less than 20m <sup>2</sup> at rear of property. Recommend removal.	LSIO removed from lot. <b>Resolved</b>
2	88 Wilson Street Colac	Considers that Council engineering has improved and that land will not be flooded as per overlay.	CCMA has reviewed the submission and recommended that no change be made to the mapping as a result.	Council will review maintenance regimes along Barongarook Creek. No change to Amendment C90 recommended.
		Should take into account local knowledge	Local knowledge was included in the preparation of the flood study, with local residents invited to provide initial advice.	
		Recently subdivided the lot and no concerns were raised by the CCMA or Council.	The planning permit process, including referral to CCMA, would have considered previous flood mapping as new information was not available.	
		Concerns may impact the sale of the new vacant lot.	Research suggests that where flood controls have been introduced elsewhere, there is little evidence that such controls have had an overall adverse impact on land valuations. Nonetheless, the <i>Planning and Environment Act 1987</i> does not allow the consideration of land valuation in the decision making process.	
3	3 Thomas Street Colac	Concerned about weeds, reeds, trees and rubbish that need to be removed from the creek. Creek needs regular maintenance.	It is noted that many submissions raised maintenance as a key concern. Individual issues have been passed onto Council's Infrastructure Department. The flood mapping is based on current expected flooding conditions for an AEP 1% (1 in 100 year) event. Council has separately prepared a drainage study for Colac which seeks to guide future drainage improvements. Future drainage improvements could result in reduced coverage of the overlay mapping in the future.	A fence appears to be constructed across the creek line at the rear of the property on Crown land. Council will review maintenance regimes along Barongarook Creek. No change to Amendment C90 recommended.
		Council wasting money on consultants and mapping.	Council is obliged under legislation to review its planning controls. It is noted that the Flood Study was funded by the Victorian Government, who have also contributed to the costs of preparing this amendment.	

## Attachment 1: Planning Scheme Amendment C90 – Flood Amendment Submission Review

Number	Address	Issue	Officer response	Outcome
4	82 Aireys Street Elliminyt	Notes the overlay will be placed on the front of the lot.	Agree, but note the proposed LSIO covers over 2000m <sup>2</sup> of land.	Wyuna Estate is preparing an overall storm water drainage plan which should alleviate drainage issues. Council officers are exploring on-street drainage works that may assist in improving the local drainage network. No change to Amendment C90 recommended.
		Considers if there were adequate drains along the street then the water would run away and not cause flooding on this address. Lack of maintenance. Lack of infrastructure. Water coming down from the Scanlon Estate is causing problems.	It is noted that many submissions raised maintenance as a key concern. Individual issues have been passed onto Council's Infrastructure Department. The flood mapping is based on current expected flooding conditions for an AEP 1% (1 in 100 year) event. Council has separately prepared a drainage study for Colac which seeks to guide future drainage improvements. Future drainage improvements could result in reduced coverage of the overlay mapping in the future.	
		Council wasting money on consultants and mapping.	Council is obliged under legislation to review its planning controls. It is noted that the Flood Study was funded by the Victorian Government, who have also contributed to the costs of preparing this amendment.	
5	280 Princess Highway Colac	New mapping much clearer.	Noted.	The future drainage needs of Colac is being considered as part of the Colac 2050 project. No change to Amendment C90 recommended.
		Only small section of lot impacted so it would make sense to build up section of lot or fix drainage.	CCMA has reviewed the submission and recommended that no change be made to the mapping as a result.	
		Requests to have the FO replaced with the LSIO.	Around 20% of the site is covered by the proposed Flood Overlay. Nevertheless, the submission is noted and was forwarded to CCMA for review. No change was recommended.	
		New overlays may reduce options to develop land in the future.	Noted, but proposed changes to the Schedules allow certain development without the need for a planning permit. Greater certainty on flood depth and velocity may also assist in future redevelopment opportunities.	
		Current development in Colac is straining infrastructure and drainage.	Noted. Colac 2050 is considering drainage and infrastructure issues as part of its assessment. It	



## Attachment 1: Planning Scheme Amendment C90 – Flood Amendment Submission Review

Number	Address	Issue	Officer response	Outcome
			is noted that the drainage strategy currently being finalised addresses these issues.	
6	215 Deans Creek Road Elliminyt	Should look at why Deans Creek floods.	Noted. Drainage strategy completed for Colac provides direction on how flooding, might be reduced in the future.	Council will review maintenance regimes along Barongarook Creek. No change to Amendment C90 recommended.
		Creek blocked at railway line.	Noted.	
		Creek is full of rubbish and weeds.	Noted.	
		Pound Road has had a height increase forcing water to back up.	Noted.	
		Increased housing has increased water flows.	Noted.	
		Notes that flooding is becoming worse.	Noted.	
		Impact on land values.	Research suggests that where flood controls have been introduced elsewhere, there is little evidence that such controls have had an overall adverse impact on land valuations. Nonetheless, the <i>Planning and Environment Act 1987</i> does not allow the consideration of land valuation in the decision making process.	
7	65 Calvert Street Colac	Believes that the property is at such an elevation that it would not be impacted by flood waters, therefore the overlay should be removed.	The proposed flood overlay covers less than 20m <sup>2</sup> at rear of property. The proposed overlay has been removed from the Amendment.	Flood overlay removed from lot. <b>Resolved</b>
8	10 Cruickshank Court Elliminyt	Seek to have the LSIO removed as the area covered is insignificant, and not developable.	LSIO covers less than 20m <sup>2</sup> at rear of property. The proposed overlay has been removed from the Amendment.	LSIO removed from lot. <b>Resolved</b>

## Attachment 1: Planning Scheme Amendment C90 – Flood Amendment Submission Review

Number	Address	Issue	Officer response	Outcome
9	366 Queen Street Colac	States that the old overlay is correct and the new overlay is not.	CCMA has reviewed the submission and recommended that no change be made to the mapping as a result.	No change to Amendment C90 recommended.
		Opposes the new overlay as it is wrong.	CCMA has reviewed the submission and recommended that no change be made to the mapping as a result.	
10	10 Pound Road Elliminyt	Changes will financially and emotionally ruin our family.	Research suggests that where flood controls have been introduced elsewhere, there is little evidence that such controls have had an overall adverse impact on land valuations. Nonetheless, the <i>Planning and Environment Act 1987</i> does not allow the consideration of land valuation in the decision making process. Matters of emotion cannot be considered as part of the planning process, rather Council needs to ensure the planning merits of the amendment are carefully considered.	Drainage on the south side of Queens Street will be cleaned. Wyuna Estate is preparing an overall storm water drainage plan which will assist in alleviating drainage issues. Council officers are exploring on-street drainage works that may assist in improving the local drainage network. No change to Amendment C90 recommended.
		Received no response from initial queries.	Officers have had extensive discussion with the submitter to discuss their concerns.	
		Built house in keeping with the current LSIO.	Noted. Previous data was used in guiding decision makers. This data will be replaced by the proposed new mapping.	
		Problems are associated with 'drainage', not 'flooding'.	Noted.	
		Land to be 'rezoned to Floodway Overlay'	No land is proposed to be rezoned and the LSIO is proposed to be applied to the land, not the FO.	
		Needs Council drainage works on Pound Road but nothing has been done.	It is noted that many submissions raised maintenance as a key concern. Individual issues have been passed onto Council's Infrastructure Department. The flood mapping is based on current expected flooding conditions for an AEP 1% (1 in 100 year) event. Council has separately prepared a drainage study for Colac which seeks	

## Attachment 1: Planning Scheme Amendment C90 – Flood Amendment Submission Review

Number	Address	Issue	Officer response	Outcome
			to guide future drainage improvements. Future drainage improvements could result in reduced coverage of the overlay mapping in the future.	
		Previously sought rate relief with no success	Not a relevant consideration for the Amendment.	
		Changes will make land worthless.	Research suggests that where flood controls have been introduced elsewhere, there is little evidence that such controls have had an overall adverse impact on land valuations. Nonetheless, the <i>Planning and Environment Act 1987</i> does not allow the consideration of land valuation in the decision making process.	
		Seeks compensation for allowing buildings in areas that will be considered flood areas.	The <i>Planning and Environment Act 1987</i> does not support compensation in such matters. It is likely that the submitter will be able to develop other buildings on the site, provided they take into account the flood level. Flooding of the site has been modelled as being shallow, in a rare 1 in 100 year event.	
		Flood water from other estates are impacting on flooding in the area and on the site. Better maintenance of drains is required.	It is noted that many submissions raised maintenance as a key concern. Individual issues have been passed onto Council's Infrastructure Department. The flood mapping is based on current expected flooding conditions for an AEP 1% (1 in 100 year) event. Council has separately prepared a drainage study for Colac which seeks to guide future drainage improvements. Future drainage improvements could result in reduced coverage of the overlay mapping in the future.	
		Considers that the current LSIO mapping is more accurate as the dam on the property is not included in the proposed LSIO.	CCMA has reviewed the submission and recommended that no change be made to the mapping as a result.	

## Attachment 1: Planning Scheme Amendment C90 – Flood Amendment Submission Review

Number	Address	Issue	Officer response	Outcome
		During rainfall events the land has never been flooded.	Noted. The proposed flood mapping is for a 1 in 100 year flood. Statistically, there is little likelihood that many residents in Colac have experienced such a flood event.	
11	250 Irrewillipe Road Elliminyt	Flooding caused by debris blocking bridges.	It is noted that many submissions raised maintenance as a key concern. Individual issues have been passed onto Council's Infrastructure Department. The flood mapping is based on current expected flooding conditions for a AEP 1% (1 in 100 year) event. Council has separately prepared a drainage study for Colac which seeks to guide future drainage improvements. Future drainage improvements could result in reduced coverage of the overlay mapping in the future.	Deans Creek at the Pound Road bridge will be added to the Council maintenance regime. No change to Amendment C90 recommended.
		Makes comment that mapping does not appear to cover the land.	CCMA has reviewed the submission and recommended that no change be made to the mapping as a result.	
		Provides information on previous flood events.	CCMA has reviewed the submission and recommended that no change be made to the mapping as a result.	
12	13 Tulloh Elliminyt	Land not included in Amendment.	Noted.	Submission has been withdrawn by submitter. <b>Withdrawn</b>
		Believes the land is subject to inundation and should be included (1/3 of property floods to 30cm depth).	CCMA has reviewed the submission and recommended that no change be made to the mapping as a result.	
13	249 Armstrong Street Elliminyt	Only a small part of the site is covered by the new overlay - seeks to have it removed.	Over 50% of the site is covered by LSIO, with an extremely small section in the Flood Overlay. Smoothing out of pixels has removed FO from the lot.	FO has been removed from lot. It is noted that the proposed LSIO extent is less than the current LSIO extent. <b>Resolved</b>



## Attachment 1: Planning Scheme Amendment C90 – Flood Amendment Submission Review

Number	Address	Issue	Officer response	Outcome
14	295 Armstrong Street Elliminyt	Seeks to have the FO reclassified as LSIO given its minor nature.	Over 50% of the site is covered by LSIO, with an extremely small section in the Flood Overlay. Smoothing out of pixels has removed FO from the lot.	FO removed from lot. Resolved
15	56 Harris Road Elliminyt	Request the Overlay be removed.	CCMA has reviewed the submission and recommended that no change be made to the mapping as a result. Council officers undertook further discussions with submitter, and submission has now been withdrawn	Submission withdrawn. Resolved
16	30 Dowling Road Elliminyt	Note that the owners have never observed the land flooding.	Noted. The proposed flood mapping is for a 1 in 100 year flood. Statistically, there is little likelihood that many residents in Colac have experienced such a flood event.	Wyuna Estate is preparing an overall storm water drainage plan which should assist in alleviating drainage issues. Council officers are exploring on-street drainage works that may assist in improving the local drainage network. Council will also undertake drainage upgrade works on Tulloh Street. No change to Amendment C90 recommended.
		Flooding problems have been exacerbated by the Scanlon, Huggans and Buchanan developments, lack of maintenance at the dam on the corner of Tulloh and Dowling Street and inadequate drainage infrastructure.	It is noted that many submissions raised maintenance as a key concern. Individual issues have been passed onto Council's Infrastructure Department. The flood mapping is based on current expected flooding conditions for a AEP 1% (1 in 100 year) event. Council has separately prepared a drainage study for Colac which seeks to guide future drainage improvements. Future drainage improvements could result in reduced coverage of the overlay mapping in the future.	
		Object to having flood controls on their land as the problem has been caused by poor planning and lack of maintenance.	Noted.	
		Objects to paying full rates.	Not a relevant planning issue.	

## Attachment 1: Planning Scheme Amendment C90 – Flood Amendment Submission Review

Number	Address	Issue	Officer response	Outcome
		Will impact on insurance premiums and decrease property value.	Insurance premiums are not calculated using planning mapping. Research suggests that where flood controls have been introduced elsewhere, there is little evidence that such controls have had an overall adverse impact on land valuations. The <i>Planning and Environment Act 1987</i> does not allow the consideration of land valuation in the decision making process.	
17	526-544 Murray Street, Colac	Objects to new overlays as problems come from no maintenance to drainage network.	It is noted that many submissions raised maintenance as a key concern. Individual issues have been passed onto Council's Infrastructure Department. The flood mapping is based on current expected flooding conditions for an AEP 1% (1 in 100 year) event. Council has separately prepared a drainage study for Colac which seeks to guide future drainage improvements. Future drainage improvements could result in reduced coverage of the overlay mapping in the future.	Maintenance of drains to occur more frequently, with investigations of upgrading the Deans Creek culvert to be further explored. No change to Amendment C90 recommended.
18	Geelong	Represents the owner of Crown Land.	Noted.	Submission in support. No action required.
		No concerns.	Noted.	
19	54-72 Talbot Street, Colac	Supports the amendment	Noted.	No change to Amendment C90 recommended.
		Seeks clarification on proposed Schedules.	Noted.	
		Seeks a mechanism to provide alternative modelling during a planning permit process.	The proposed overlays trigger the need for a planning permit process. Any applicant can provide alternate modelling during a permit process. This alternate modelling will be assessed on its merits, like any other information provided.	
		Background reports should be made a reference document.	The Dean Creek and Barongarook Creek Flood Study August 2017 was exhibited with Amendment C90 and is proposed to be a	

## Attachment 1: Planning Scheme Amendment C90 – Flood Amendment Submission Review

Number	Address	Issue	Officer response	Outcome
			Reference Document of the Colac Otway Planning Scheme.	
		Compare with other Council flood amendment process.	Other recent amendments were considered in preparing Amendment C90.	
		Seeks an amendment to the Schedule that exempts land for which a planning permit has already been obtained under the previous controls.	In accordance with planning practice, a planning permit issued remains valid until its lapsing date or when works are completed, regardless of any changes to the planning system affecting the land.	
		Seeks an amendment to the Schedule that exempts referral to the floodplain manager if approval is already granted from the Manager.	Included in the proposed Schedules to the Overlays.	
20	131 Hart Street Elliminyt	Notes the mapping only covers 1% of the property.	Noted.	LSIO removed from lot. <b>Resolved</b>
		Request that the property be removed from LSIO.	LSIO covers less than 20m <sup>2</sup> at rear of property. Mapping to be adjusted and site removed from the LSIO.	
21	206 Hearn Street Colac	Notes that only a very small part of the property is included in the flood mapping.	The area covered by the proposed LSIO is not subject to riverine flooding, but rather overland flooding associated with Council's urban drainage system. All land associated with potential overland flooding has been removed from Amendment C90 and will be considered as part of a further amendment associated with the implementation of Council's drainage plan at a later date.	Land on Hearn Street and surrounds has been removed from Amendment C90. <b>Resolved.</b>
		Believes property should not be included in LSIO.	Noted.	
		Believes that all properties west of 196 Hearn Street should be reviewed.	Noted.	

## Attachment 1: Planning Scheme Amendment C90 – Flood Amendment Submission Review

Number	Address	Issue	Officer response	Outcome
22	109 Sinclair Street Colac	Opposes LSIO on land.	Noted but not supported. The land is entirely covered by the proposed LSIO and Flood Overlay. The request was forwarded to the CCMA for consideration and no change was recommended.	Council is exploring issues to upgrade box culverts and stormwater drains on Cants Road. No change to Amendment C90 recommended.
		More culverts needed on Cants Road and drainage issues in the wider area. Stormwater pipe on the property cannot cater for flows.	It is noted that many submissions raised maintenance as a key concern. Individual issues have been passed onto Council's Infrastructure Department. The flood mapping is based on current expected flooding conditions for an AEP 1% (1 in 100 year) event. Council has separately prepared a drainage study for Colac which seeks to guide future drainage improvements. Future drainage improvements could result in reduced coverage of the overlay mapping in the future.	
23	115a Bromfield Street Colac	Raises concerns of a previous submitter.	Noted.	No change to Amendment C90 recommended.
		Understands that the owners of this property will be prevented from doing any improvements to their home, and will substantially devalue their home.	The proposed overlays do not prevent future works or improvements, but require a planning permit application for some proposed works. Some works will not require a planning permit. Research suggests that where flood controls have been introduced elsewhere, there is little evidence that such controls have had an overall adverse impact on land valuations. Nonetheless, the <i>Planning and Environment Act 1987</i> does not allow the consideration of land valuation in the decision making process.	
		States there is little value in changing the mapping as the site cannot be subdivided.	Flood overlays are proposed where modelling indicates inundation, regardless of the development potential of a site. Council should not remove an overlay from an individual lot without considering the entire amendment.	



## Attachment 1: Planning Scheme Amendment C90 – Flood Amendment Submission Review

Number	Address	Issue	Officer response	Outcome
		Requests Council to work with the Submitter.	Council officers continue to have discussions with all submitters.	
		Formally wishes to object on the owner's behalf, as it seems an unnecessary bureaucratic amendment causing unnecessary stress, and delivers no community benefit.	Submission included for consideration.	

-END-

**Abbreviations:**

CCMA = Corangamite Catchment Management Authority

LSIO = Land Subject to Inundation Overlay

FO = Flood Overlay

AEP = Annual Exceedance Probability

--/20--  
Proposed C90

## SCHEDULE TO CLAUSE 44.04 LAND SUBJECT ~~TO~~ INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO**.

### 1.0 Permit requirement

--/20--  
Proposed C90

A permit is not required for the following:

#### ~~Replacement buildings~~

- ~~▪ If the footprint of the replacement building(s) is the same or less than the original building(s), and~~
- ~~▪ If the floor level of the building is finished at least 300 mm above the 100-year ARI flood level, and~~
- ~~▪ If the replacement building is constructed on stumps (or piers) and bearers, and~~
- ~~▪ Cladding to the subfloor structure of the extension has openings or is of an open style (such as spaced timber boards) to allow automatic entry and exit of flood water for all floods up to the 1 per cent AEP event.~~

#### New buildings, including extensions

- If the floor level of the building is finished at least 300 mm above the 100 year ARI flood level and meets the safety hazard of FMA, and
- If the new building is constructed on stumps (or piers) and bearers, and
- Cladding to the subfloor structure of the extension has openings or is of an open style (such as spaced timber boards) to allow automatic entry and exit of flood water for all floods up to the 1 per cent AEP event, and
- Earthworks ~~associated with~~ including any driveways, paths or services that do not alter the natural ground level.

#### **External alterations to existing buildings**

- If the original building footprint remains the same.

#### ~~Ground level extensions to existing buildings~~

- ~~▪ If the floor level of the extension is at least 300mm above the applicable 100-year ARI flood level, and~~
- ~~▪ The extension of the building is constructed on stumps (or piers) and bearers, and~~
- ~~▪ Cladding to the subfloor structure of the extension has openings or is of an open style (such as spaced timber boards) to allow automatic entry and exit of flood water for all floods up to the 1 per cent AEP event.~~
- ~~▪ If the floor level of the extension is not lower than the existing floor level and the combined ground floor area of extensions since 31 December 2018 is no greater than 20sqm.~~

#### ~~Upper level extensions to existing buildings~~

- ~~▪ If there is no increase in the ground floor building footprint other than the floor area exempted above and except for any additions or alterations to the footings to support the extensions to the upper level.~~

#### **Repairs and routine maintenance of existing fences**

- If the fence design and material remains the same

#### **New or replacement fence**

- A post and wire fence with:

- Post spacing no less than three metres apart
- Single wires spaced no more than one horizontal strand per 200mm.
- A post and rail fence with:
  - Post spacing no less than three metres apart
  - Rails no more than 150mm wide
  - Rails spaced no less than 200mm apart
  - Bottom rail no less than 150mm off the ground.
- Tubular steel/pool fencing

#### **Other buildings and works**

- A building which is open on all sides including a pergola, carport, domestic shed, animal enclosure outbuildings, stockyard or agricultural sheds with unenclosed foundations.
- A ramp, verandah or decking and similar structures with a floor raised on stumps or piers and with unenclosed foundations
- Road works or works including footpath/shared paths, bicycle path, car parks, access ways, pathways or driveways (public or private) that do not change the natural ground level.
- A mast, antenna, satellite dish, power pole, light pole, or telecommunication tower
- An outdoor advertising sign/structure provided it does not alter flood flows or floodplain storage capacity
- Repairs and routine maintenance that do not affect the height, length, width or location of a levee or embankment
- A rainwater tank with a capacity of not more than 5000 litres
- A shed of 20sqm or less gross floor area
- An in-ground domestic swimming pool or spa, and associated mechanical and safety equipment, providing that:
  - The excavated spoil is removed from within the 100 year ARI floodplain; and
  - The perimeter edging of the pool is finished at natural ground level; and
  - Security pool fencing is of an open style.
- A sportsground, racecourse or recreation area, pathways and trails constructed at general natural surface elevation, playground, open picnic shelter, picnic table, drinking tap, rubbish bin, barbecue and or similar works associated with a park, recreation area and or public places.

#### **Referral of applications**

An application does not have to be referred to the relevant flood plain management authority under section 55 of the Act providing it is:

- Accompanied by the relevant floodplain management authority's written approval. The written approval must:
  - Be granted not more than three months prior to lodging with the Responsible Authority
  - Quote the reference number, revision number and date of the approved plans
  - State the applicable flood level and required floor levels
  - Include any conditions to be included in any planning permit.

--/20--  
Proposed C90

## SCHEDULE TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as **FO**.

### 1.0 Permit requirement

--/20--  
Proposed C90

A permit is not required for the following:

#### Replacement buildings

- If the footprint of the replacement building(s) is the same or less than the original building(s), and
- If the floor level of the building is finished at least 300 mm above the 100 year ARI flood level, and
- If the replacement building is constructed on stumps (or piers) and bearers, and
- Cladding to the subfloor structure of the extension has openings or is of an open style (such as spaced timber boards) to allow automatic entry and exit of flood water for all floods up to the 1 per cent AEP event.

#### External alterations to existing buildings

- If the original building footprint remains the same

#### Ground level extensions to existing buildings

- If the floor level of the extension is at least 300mm above the applicable 100 year ARI flood level, and
- The extension of the building is constructed on stumps (or piers) and bearers, and
- Cladding to the subfloor structure of the extension has openings or is of an open style (such as spaced timber boards) to allow automatic entry and exit of flood water for all floods up to the 1 per cent AEP event.
- If the floor level of the extension is not lower than the existing floor level and the combined ground floor area of extensions since 31 December 2018 is no greater than 20sqm.

#### Upper level extensions to existing buildings

- If there is no increase in the ground floor building footprint other than the floor area exempted above and except for any additions or alterations to the footings to support the extensions to the upper level.

#### Repairs and routine maintenance of existing fences

- If the fence design and material remains the same.

#### New or replacement fence

- A post and wire fence with:
  - Post spacing no less than three metres apart
  - Single wires spaced no more than one horizontal strand per 200mm.
- A post and rail fence with:
  - Post spacing no less than three metres apart
  - Rails no more than 150mm wide
  - Rails spaced no less than 200mm apart
  - Bottom rail no less than 150mm off the ground.
- Tubular steel/pool fencing.



**Other buildings and works**

- A building which is open on all sides including a pergola, carport, domestic shed, animal enclosure outbuildings, stockyard or agricultural sheds with unenclosed foundations.
- A ramp, verandah or decking and similar structures with a floor raised on stumps or piers and with unenclosed foundations
- Road works or works including footpath/shared paths, bicycle path, car parks, access ways or driveways (public or private) that do not change the natural ground level
- A mast, antenna, satellite dish, power pole, light pole, or telecommunication tower
- An outdoor advertising sign/structure provided it does not alter flood flows or floodplain storage capacity
- Repairs and routine maintenance that do not affect the height, length, width or location of a levee or embankment
- A rainwater tank with a capacity of not more than 5000 litres
- A shed of 20sqm or less gross floor area
- An in-ground domestic swimming pool or spa, and associated mechanical and safety equipment, providing that:
  - The excavated spoil is removed from within the 100 year ARI floodplain; and
  - The perimeter edging of the pool is finished at natural ground level; and
  - Security pool fencing is of an open style.
- A sportsground, racecourse or recreation area, pathways and trails constructed at general natural surface elevation, playground, open picnic shelter, picnic table, drinking tap, rubbish bin, barbecue and or similar works associated with a park, recreation area and or public places.

**Referral of applications**

An application does not have to be referred to the relevant flood plain management authority under section 55 of the Act providing it is:

- Accompanied by the relevant floodplain management authority's written approval. The written approval must:
  - Be granted not more than three months prior to lodging with the Responsible Authority
  - Quote the reference number, revision number and date of the approved plans
  - State the applicable flood level and required floor levels
  - Include any conditions to be included in any planning permit.

Item: 10.3

## Irrewarra Cricket Club Clubrooms Development - Final Project Costs and Project Contributions

<b>OFFICER</b>	Nicole Frampton
<b>GENERAL MANAGER</b>	Tony McGann
<b>DIVISION</b>	Infrastructure & Leisure Services
<b>ATTACHMENTS</b>	Nil
<b>PURPOSE</b>	To provide Council with a report on the project costs for the Irrewarra Cricket Club / Colac Secondary College Clubrooms at the completion of the project.

### 1. EXECUTIVE SUMMARY

In June 2017 Colac Otway Shire, in partnership with the Irrewarra Cricket Club, received a grant of \$100,000 from Sport and Recreation Victoria to construct clubrooms at the Colac Secondary College sports field. Funding contributions were also made by Council, the Federal Government, the Irrewarra Cricket Club and the Colac Football Netball Club.

Following the detailed design phase of the project, it was identified that the budget was insufficient to complete the project to the required scope. In August 2017, the Irrewarra Cricket Club made a request to Council seeking an additional Council cash contribution of \$30,000 towards the project to ensure its delivery. At its September 2017 Ordinary Council Meeting, Council resolved to contribute additional funding to the project, upon condition that the club also contribute additional funds and requested that officers provide a report on the project costs to Council at the completion of the works.

This project has now been completed and acquitted under the State Government's 2017/18 Community Sport Infrastructure Fund as per funding requirements.

### 2. RECOMMENDATION

***That Council notes the final project costs and funding contributions for the Irrewarra Cricket Club – Clubrooms Development project.***

### 3. KEY INFORMATION

Council, on behalf of the Irrewarra Cricket Club, applied to the State Government's 2017/18 Community Sport Infrastructure Fund for the development of new clubrooms and amenities at the Colac Secondary College (CSC) sports field. The project application was successful with the State Government allocating \$100,000 to the project. Further funding contributions towards the project were committed by Council, the Federal Government and the Irrewarra Cricket Club and Colac Football Netball Club.

Following the detailed design phase of the project, it was identified that the budget allocated was insufficient to complete the project to the required scope. The Irrewarra Cricket Club made a request to Council in August 2017 seeking an additional amount of \$30,000 towards the project to ensure its delivery.

At its September 2017 Ordinary meeting, Council resolved:

**That Council:**

1. **Contribute an additional amount of up to \$20,000 to the Irrewarra Cricket Club – Clubrooms Development project, financed by savings from the 2017/18 Capital Works budget.**
2. **Contribute the additional amount based on a \$2 Council : \$1 Irrewarra Cricket Club funding ratio.**
3. **Inform the club that any additional budget shortfall would be the responsibility of the club to meet and that there be no further funds from Council for the project.**
4. **Officers provide a report to the October Council meeting indicating:**
  - a. **Details of the works and costs sought to be funded by the Council up to an amount of \$20,000.**
  - b. **Details of the works and costs sought to be funded by the Irrewarra Cricket Club.**
5. **Officers provide a report on the project costs to Council at the completion of the work.**

This report relates specifically to Point 5 of the resolution.

Following the completion of the new clubrooms, the final expenditure (total project cost) is itemised below:

ITEM	COST
Professional Planning Advice	\$9,111.00
Tender Process - Advertising and Contractor Appointment Expenses	\$1,805.54
Project Construction - other works (plumbing/cabinetry)	\$19,441.58
Project Construction - Contractor	\$187,684.00
In-kind labour contributions including internal framing (Colac Trade Centre and ICC), site preparation (ICC), joinery (ICC), plumbing (ICC), painting (CFC), site clean-up (ICC), security fencing (ICC).	\$21,945.00
In-kind materials/services including crushed rock for the driveway (Western Waste), timber for framing (AKD), security fence hire (L & J Rich), Plaster (L & W Plasters)	\$11,300.00
Project Management (Contractors)	\$6,945.91
Project Completion Signage	\$87.50
<b>TOTAL EXPENDITURE</b>	<b>\$258,320.53</b>

The final income contributions and comparisons to the original and revised contributions are summarised in the table below:

<b>INCOME PROVIDER/TYPE</b>	<b>INITIAL PROPOSED CONTRIBUTION AMOUNT</b>	<b>REVISED CONTRIBUTION WITH ESTIMATED INCREASED PROJECT COST</b>	<b>FINAL ACTUAL CONTRIBUTION AMOUNT</b>
State Government (Community Sports Infrastructure Fund)	\$100,000	\$100,000	\$100,000.00
Federal Government (Stronger Communities Programme)	\$20,000	\$20,000	\$20,000.00
Colac Otway Shire Council (\$40,000 cash plus \$20,000 allocation for project management costs)	\$40,000 (Cash) \$20,000 (PM)	\$60,000 (Cash) \$20,000 (PM)	\$66,945.91 * <i>(* which includes \$6,945.91 in PM costs)</i>
Clubs/Users Financial Contribution (Irrewarra Cricket Club (ICC), Colac Football Netball Club (CFNC))	\$27,500	\$37,500	\$38,129.62 * <i>(* of which \$30,629.62 was contributed by ICC &amp; \$7,500 by CFNC)</i>
Club/Users In-kind Contribution (ICC, CFNC)	\$32,500	32,500	\$33,245.00 * <i>(* of which \$23,972 contributed by ICC &amp; \$9,273 by CFNC)</i>
<b>TOTAL INCOME (TOTAL PROJECT COST)</b>	<b>\$240,000</b>	<b>\$270,000.00</b>	<b>\$258,320.53</b>

Based on the September 2018 Council resolution:

1. Council provided the full additional \$20,000 towards the project plus \$6,945.91 in project management costs.
2. Irrewarra Cricket and Colac Football Netball Clubs increased their cash financial contribution from \$27,500 to \$38,192.62, an increase of \$10,629.62, which is in line with the Council resolution of additional funding being provided on a \$2 Council: \$1 Irrewarra Cricket Club basis.

This project has provided the Colac community with a new off-field facility at the Colac Secondary College sports field, inclusive of player and umpire change rooms and amenities, social space/meeting room, kitchen and storage. The key user groups have been the Irrewarra Cricket Club (2018/19 cricket season) and Colac Football Netball Club (home usage for junior teams when Central Reserve is unavailable).

The new facilities provide our community with inclusive unisex facilities which have seen an increase in club participation, including female players, and improved family friendly club culture.

An emphasis on the in-kind contributions towards the construction of the new facilities must be acknowledged. The club received amazing in-kind contributions in the delivery of this project. The school's Colac Trade Centre came on board to complete the framing with the donated timber from AKD as a trade school student project. The club installed the framing through additional club in-kind works which were supervised and signed-off by the appointed builder. The outcome from this is that the students can see their work and skills being used in our community for a 'real project' and there was a significant sense of ownership.



The new facilities have also been recognised at both a state and national level by winning the:

- Cricket Victoria – Community Facility Project of the Year Award, followed by
- Cricket Australia – Community Facility Project of the Year Award.

A community project like this without a partnership funding approach could not occur. Without Council's financial support, projects of this magnitude would not be able to secure external funding. Council's allocation of funds ensures that community projects can be realised for our local community and sporting organisations.

## 4. COMMUNITY CONSULTATION & ENGAGEMENT

The development of new clubrooms at the Community Secondary College Community Sports Field was driven by the Irrewarra Cricket Club in partnership with other proposed users, including the Colac Football Netball Club. The Irrewarra Cricket Club worked closely with Council, Colac Secondary College (principal and Colac Trade School) and the Colac Football Netball Club to progress the project.

The development of the concept and detailed designs included consultation with both Sport and Recreation Victoria and Cricket Victoria to ensure they met the minimum facility requirements as per Cricket Victoria's Facility Guidelines.

## 5. ALIGNMENT TO COUNCIL PLANS, POLICIES OR STRATEGIES

Alignment to Council Plan 2017-2021:

Theme 3 - Our Community

1. Increase social connection opportunities and community safety.
2. Connect people through events and activities.
4. Provision of resources to support physical activity by the community.
6. Community planning informs provision of Council services and social infrastructure.

## 6. CONSIDERATIONS

### ENVIRONMENTAL, SOCIAL & CULTURAL, & ECONOMIC

The physical benefits of sport and physical activity are well documented, and it is an important factor in maintaining good overall health and wellbeing, both physically and mentally. Physical inactivity is estimated to be responsible for 16,178 premature deaths per year in Australia, with participation in physical activity providing clear benefits in the five Australian national health priorities:

- Cardiovascular disease prevention.
- Diabetes prevention and control.
- Primary prevention of some cancer.
- Injury prevention.
- Promoting mental health.

Sport also plays a vital role on the psychological and social well-being of our community, as well as teaching valuable life skills.

Communities that participate in sport and recreation develop strong social bonds, are safer places and the people who live in them are generally healthier and happier than places where physical activity isn't a priority.

Through social inclusion and a sense of connection, communities are strengthened. Families become closer through shared experiences and achievements. When at-risk people participate, sport negates anti-social behaviour and can support positive education outcomes.

The Irrewarra Cricket Club is a long-established and well organised local sporting club. It has three senior teams and two junior sides participating in the Colac and District Cricket Association, with more than 80 members. The club had a successful 2018/19 season and the new facilities will further assist the Irrewarra Cricket Club in increasing participation as well as building social capital through club activities.

Recreation facilities contribute greatly to the liveability of a town and assist with population attraction. This project saw most of the expenditure being spent in Colac and provided economic benefits to the local business community.

#### **LEGAL & RISK**

A Joint Use Agreement between the Department of Education, Colac Secondary College and Council has secured community use of this facility outside of school hours for the future.

Without Council's additional cash contribution towards the project, external funding received would have needed to be handed back to the State and Federal Governments. This would have resulted in the project not being undertaken and would have likely impacted Council's ability to source external grants for future projects.

#### **FINANCIAL & BUDGETARY**

The project has been acquitted with the State Government with all income for the project being received.

## **7. IMPLEMENTATION STRATEGY**

Not applicable.

#### **COMMUNICATION**

Not applicable.

#### **TIMELINE**

Not applicable.

## **8. OFFICER DIRECT OR INDIRECT INTEREST**

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

Item: 10.4

## G21 and Cricket Victoria Barwon Regional Cricket Strategy - Final Report

<b>OFFICER</b>	Nicole Frampton
<b>GENERAL MANAGER</b>	Tony McGann
<b>DIVISION</b>	Infrastructure & Leisure Services
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"> <li>1. FINAL G21 and Cricket Victoria Barwon Regional Cricket Strategy [<b>10.4.1</b> - 72 pages]</li> <li>2. G21 and Cricket Victoria Barwon Regional Cricket Strategy - Consultation Log Public Exhibition Period [<b>10.4.2</b> - 7 pages]</li> </ol>
<b>PURPOSE</b>	To seek endorsement of the G21 and Cricket Victoria Barwon Regional Cricket Strategy.

### 1. EXECUTIVE SUMMARY

The G21 Sport and Recreation Pillar, along with key stakeholders, has developed the *G21 and Cricket Victoria Barwon Regional Cricket Strategy* (the Strategy) to provide clear strategic direction for cricket in our region for the next 10 years. The Strategy investigated issues and opportunities facing cricket on a regional scale and provides 67 regional and local level recommendations and strategic actions for implementation by Cricket Victoria, G21 Local Government Authorities (LGAs) and the local Barwon cricket community. This is another piece of strategic work that complements our understanding of sports facilities in Colac Otway Shire, and will assist with comprehensive master planning. Actions in the Strategy have some financial implication for Council.

The *Draft G21 and Cricket Victoria Barwon Regional Cricket Strategy* (Draft Strategy) was presented to Council at the 24 October 2018 Ordinary Council Meeting and endorsed for public exhibition from 26 October to 7 December 2018. Comments and feedback were received during the public exhibition period resulting in preparation of the Final Strategy (refer attached).

It is acknowledged that since 2016, when this project commenced, some positive change in participation levels has been achieved across the Region. Local partners, including the Colac and District Cricket Association (CDCA), should be commended on the stepped change that has been achieved, particularly in the growth in women's and girl's cricket.

The development of the Strategy has involved significant consultation with the wider cricket community, input from key stakeholders and a public exhibition period. The CDCA and local clubs did not provide any feedback to the draft strategy during the public exhibition period although being directly contacted. A meeting was held with the CDCA in early August 2019 where a copy of the final Strategy was provided to the Association following the meeting. The Association has provided Council with feedback that they have read the Draft Strategy and that Critical Action 3.1 would accord with the CDCA's direction.

The Project Control Group (PCG), G21 Sport and Recreation Pillar, and four of the five Councils have endorsed the Final Strategy. The G21 Board will receive and note the Final Strategy following all five G21 Councils endorsement the final report.

The Strategic Recommendations for the Colac Otway Shire are important in ensuring that Council supports the continued growth of cricket in our catchment and provides opportunities for our community to participate in physical activity and experience the associated benefits.

## 2. RECOMMENDATION

*That Council endorse the G21 and Cricket Victoria Barwon Regional Cricket Strategy.*

## 3. KEY INFORMATION

### BACKGROUND

Local Government Authorities (LGAs) within the G21 region, in partnership with Cricket Victoria, commissioned insideEDGE Sport and Leisure Planning to develop a regional strategy to guide the future planning and development of cricket across the Barwon Region to 2028. Through Colac Otway Shire Council's membership on the G21 Sport and Recreation Pillar, Council has been able to participate in the strategy development for cricket provision in the G21 area with minimal resources required.

Addressing the issues concerning cricket provision and delivery on a regional scale provides many benefits for the sport and project partners. As the focus of the Strategy is at a higher level, State and Local Government can implement actions in a planned and coordinated manner.

At the October 2018 Ordinary Council Meeting, Council endorsed the Draft Strategy for public exhibition from 26 October to 7 December 2018, along with the other G21 LGAs.

### STRATEGY OVERVIEW

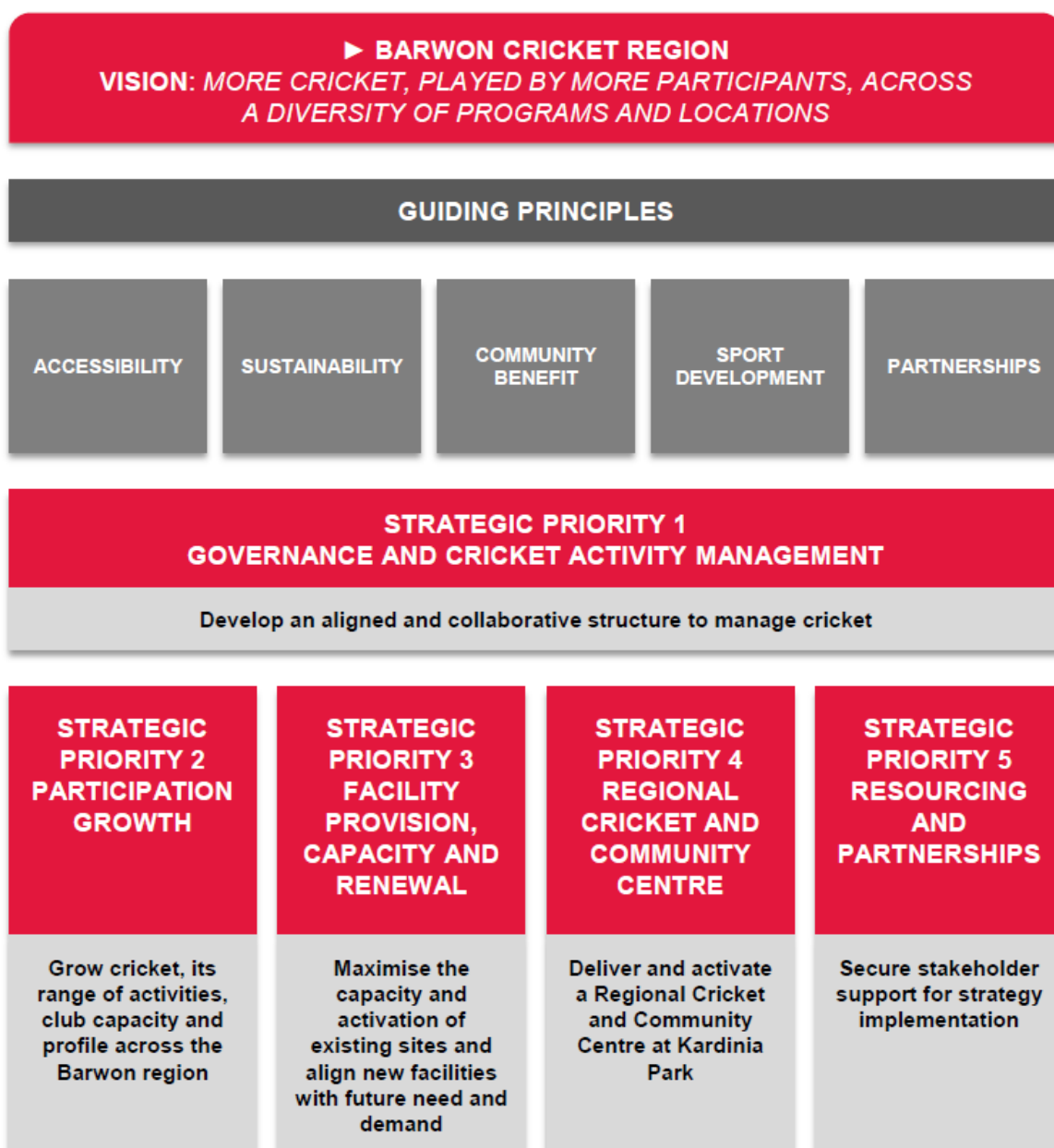
The Strategy aims to guide the future planning and development of cricket across the Barwon region to 2028 and provide a framework to support the future management, development and infrastructure needs of the sport. The strategy is a collaborative planning project between the G21 Region Alliance, G21 local government authorities (LGAs), Cricket Victoria, Victorian Government and the local cricket community. The Strategy focuses on both the built 'on-field' element of the game (facilities and infrastructure) as well as the equally important 'off-field' factors including sport development, increasing participation levels, policy and planning, partnerships and the overarching governance and management of cricket across the Region.



The Strategy investigates issues and opportunities facing cricket which have been identified through extensive consultation with the Barwon cricket region and relevant stakeholders. It is also acknowledged that each cricket region (and local government area) is different, and that their unique characteristics, available resources, structure and mix of programs all need to be considered when planning and delivering facility environments. The commitment of State Government and peak sporting bodies allows for greater collaboration, which assists the targeted provision and future investment in facilities and services, impacting a larger portion of the Victorian community.

### STRATEGIC PRIORITIES

The following diagram outlines the strategic framework and structure for the provision of cricket facilities and sport development initiatives across the Barwon Cricket Region 2018-2028. Five key strategic priorities will guide the direction for support and will be underpinned by objectives, strategies and actions that can be implemented at the local level.



The five key strategic priorities in detail:

#### Priority 1 – Governance and Cricket Activity Management

The Final Strategy notes improving the structure and governance of cricket as the most immediate priority.

The structure of cricket within the Barwon region currently sees a mixed approach to the delivery of services, competitions, programs and activities with a number of clubs, associations, committees and player development programs operating independently of each other. This is impacting on the viability of all other elements of the game and must be addressed in order for the sport to prosper. The most critical action under this priority is to 'Develop an aligned and collaborative structure to manage cricket' and for Cricket Victoria to lead a stakeholder working party in partnership with the local cricketering community. It is noted that all other strategic priorities cannot be progressed until this is addressed. A future amended governance model will require coordinated and supported administration and sustainable management.

Whilst this key focus is more directed at the Geelong and Bellarine Peninsula competitions and associations, Colac will be a partner in the overall review into cricket governance in the Barwon region. If supported and endorsed by local stakeholders (including Colac), Cricket Victoria will provide a greater leadership role in how the sport is managed and delivered across the Region through additional resource allocation. Cricket Victoria has commenced working with the Barwon cricket region including the Colac and District Cricket Association (CDCA) on this action.

#### Priority 2 – Participation Growth

This priority aims to grow cricket, its range of activities, club capacity and profile across the region. It is identified within the draft strategy that cricket in G21 has experienced a decline in participation in recent seasons which contrasts with the rest of Victoria. In addition, despite considerable improvement in the past two years, female participation rates are very low, and clubs and associations require continued support from Cricket Victoria to provide diversification and flexible formats to help address this.

There is a need for Cricket Victoria to lead a strategic review of current structures and game formats and to work with clubs to introduce flexible and diversified programs. This includes engaging and promoting junior, youth and female programs and growing inclusive cricket for multi-cultural and Indigenous communities. Along with this wider suite of cricket opportunities, there must be adequate resources to support implementation and ongoing operation.

Specific to Colac Otway Shire, the 2017/18 Colac and District Cricket Association membership trends and breakdown is detailed below.

### Colac District Cricket Association Detailed Membership Trends and Breakdown 2016/17 and 2017/18

Club	2017/18 Season						2016/17 Participants	2016/17 - 2017/18 +/-	Member Category				
	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Stoneyford CC	60	9	16	35	60	0	51	9	4	-3	8	9	0
Alvie CC	63	11	25	27	62	1	55	8	6	1	1	7	1
Colac CC	76	7	17	52	74	0	68	8	1	-2	9	9	0
Coragulac CC**	0	0	0	0	0	0	0	0	0	0	0	0	0
Otway CC**	0	0	0	0	0	0	0	0	0	0	0	0	0
Warrion CC	71	8	25	38	69	2	71	0	2	-3	1	3	-3
Forrest CC	18	0	4	14	18	0	20	-2	0	3	-5	-2	0
Tomahawk Creek CC	17	0	1	16	17	0	19	-2	0	0	-2	-2	0
Birregurra CC	48	5	12	31	48	0	51	-3	2	-5	0	-3	0
Deans Marsh CC	16	0	6	10	16	0	20	-4	0	3	-7	-4	0
Apollo Bay CC	72	5	15	52	71	1	80	-8	2	-15	5	-7	-1
City United CC	76	7	21	48	75	1	87	-11	2	-3	-10	-12	1
Colac West CC	73	10	28	35	73	0	84	-11	2	-8	-5	-10	-1
Irrewara CC	71	7	24	40	70	1	83	-12	1	-4	-9	-11	0
<b>Total</b>	<b>661</b>	<b>69</b>	<b>194</b>	<b>398</b>	<b>653</b>	<b>6</b>	<b>689</b>	<b>-28</b>	<b>22</b>	<b>-36</b>	<b>-14</b>	<b>-23</b>	<b>-3</b>

\*\* Identifies clubs that have moved Cricket Associations between seasons and participant numbers are reflected in alternate Associations

Locally, the CDCA is working extremely hard in providing more opportunities for junior, youth and female cricket participation in our local government area.

#### Priority 3 – Facility Provision, Capacity and Renewal

The Barwon region's unique 'metro meets country' hybrid profile means that there is no one size fits all approach when looking at future cricket facility provision. Of the 155 playing fields in G21, 70% are located within the City, 12% in Colac Otway Shire, 11% Surf Coast Shire, 6% Golden Plains Shire and 1% in the Borough of Queenscliffe.

The provision of playing facilities in G21 align with recommendations for both country and metropolitan areas however the unique geographical spread of the region sees varying levels of demand for infrastructure. Due to this, the Strategy notes that the prioritisation of new venues and facilities should be by capacity, equity and within areas of population growth (e.g. Armstrong Creek).

The findings from the 'Facility Condition and Compliance Audit Report' which was completed in 2017 highlight that there are facility gaps for most cricket facilities located within our shire:

- Most player change-rooms are not female friendly (unisex design) and in most cases separate umpire change rooms are not provided;
- The main pavilion condition ranges from poor to good;
- For many ovals, the centre synthetic pitch no longer meets Cricket Australia standards due to recent changes in the length and width of the required pitch. Councils within the G21 region have agreed as a high priority that when the synthetic pitch's concrete base reaches the end

of its life, it will be replaced in accordance with Cricket Australia's Community Cricket Facility Guidelines (25m+ x 2.4m+).

In order to attract investment for the development of cricket facilities, the first critical action under this priority is for G21 LGAs, in partnership with Cricket Victoria, to assist clubs in developing facility renewal plans that highlight projects that promote diversity and inclusion. The Strategy identifies that a key future focus area is centred on increasing the capacity and functionality of existing facilities through projects such as improved playing field surfaces, centre synthetic wicket and training net upgrades and/or replacements, refurbishing player and umpire change rooms and amenities.

In completing this Critical Action, Colac Otway Shire will be required to develop a prioritised list of facility upgrades at those cricket venues not currently meeting recommended provision levels, at sites with identified and potential female participation growth, and for projects that deliver diversity and inclusion outcomes. Projects that increase the carrying capacity, functionality and activation of existing facilities (eg. Refurbished player and umpire change rooms and amenities and amenities to encourage greater use and inclusiveness) should be prioritised. This work will be completed in conjunction with the CDCA.

Since 2017, Colac Otway Shire has been successful in receiving external and allocating internal funding to assist in meeting this strategy objective, including:

- Construction of clubrooms at Colac Secondary College for Irrewarra Cricket Club (to meet current sporting facility standards and provide compliant unisex change facilities and amenities for players and umpires);
- Upgrade of the playing surface for Western Reserve for Colac West Cricket Club and Colac Imperials Football Netball Club (drainage, irrigation and turf/surface upgrades); and
- Support for the development of cricket nets and other facility initiatives for various clubs under Council's Community Grants Program.

#### Priority 4 – Regional Cricket and Community Centre

Cricket Victoria has identified a need to deliver and activate regional level Cricket and Community Centres across a number of regions, including G21, to achieve and address the following key roles and functions:

- Participation development – for year-round competition activities, program delivery and school participant development including a venue suitable for finals and events.
- Education – provide adequate support, education and training for players, coaches, umpires and off-field support services including volunteers.
- High performance – provision of indoor, outdoor, health and fitness infrastructure particularly within an area where access to such facilities may be limited.
- Shared regional services – to provide a more centralised and streamlined approach to future cricket activities including competition, marketing and promotion.

The delivery of a regional centre includes the opportunity to leverage off existing facilities using a multi-use approach.

The critical action under this priority is for a working group to further investigate this proposal and to consider potential locations. It is noted that any investment for a regional cricket and community centre will require a collaborative approach from G21 LGAs along with Cricket Victoria, Cricket Australia, State and Federal government and potentially commercial partners.



### Priority 5 – Resourcing and Partnerships

It is identified within the Strategy that no single organisation can deliver all activities and priorities alone, and that collaboration is required to create cohesive and efficient sports administration, programs, partnerships and infrastructure for the Barwon cricket region.

A Critical Action under this priority will be for G21 LGAs and Cricket Victoria to actively advocate to the State Government and Cricket Australia for the continuation of Sport & Recreation Victoria's Community Sports Infrastructure Fund 'Cricket Facilities' category along with Cricket Australia's National Facilities Funding Scheme.

### IMPLICATIONS FOR COLAC OTWAY SHIRE

The Strategy identifies a total of 67 actions for implementation over the next 10 years. These actions are guided by the 5 strategic priorities previously outlined. Seven actions are considered to be 'Critical Actions'.

Out of the seven Critical Actions, two are most relevant to Colac Otway Shire, with a further five actions specific to Colac Otway Shire.

The Strategy considers a range of regional and local issues, with many of the strategic directions listed in the Strategy being the responsibility of Cricket Victoria, Barwon region cricket associations, clubs and the cricket community to implement. For a majority of the identified strategic directions, the role of the G21 Region LGAs (including Colac Otway Shire Council) is to "support" other organisations to initiate or deliver the identified strategic direction. However, there are also resource implications for Colac Otway Shire Council arising from some actions, as summarised in the table below.

Strategic Priority #	Action	Priority	Colac Otway Shire (COS) Responsibility (initiate, deliver, support)	Cost Implication to COS
3	CRITICAL ACTION 3.1 – Guided by facility audit findings and analysis, support cricket clubs to develop individual facility renewal and improvement programs. Prioritise facility upgrades at those venues not currently meeting recommended provision levels or at sites with identified and potential female participation growth. Projects that deliver diversity and inclusion outcomes should also be prioritised.	Critical	Deliverer	Officer time allocation required to work with CDCA and local clubs to understand club growth and immediate need for facility upgrades.  COS Financial contribution required to undertake master plans for at least 8 sites.
3	3.6 – In accordance with facility audit findings and LGA resources (and at the end of the pitch's concrete base and synthetic surface life), replace existing synthetic wickets in accordance with Cricket Australia's Community Cricket Facility Guidelines (25m+ x 2.4m+).	High	Initiator and Deliverer	COS Financial contribution may be required to replace non-compliant synthetic wickets at 'end of life'.

Strategic Priority #	Action	Priority	Colac Otway Shire (COS) Responsibility (initiate, deliver, support)	Cost Implication to COS
3	3.13 – Consider options for the potential consolidation of underutilised facilities and merging of struggling clubs to improve efficiencies in capital investment and club servicing and delivery.	Medium and Ongoing	Initiator and Deliverer	Will be achieved in implementing Action 3.1.
5	5.3 – The already established G21 Sport and Recreation Pillar to monitor and manage Strategy review processes, with the Barwon Regional Cricket Manager invited to attend and present on cricket's progress twice yearly at regular Pillar meetings and network with LGAs	Ongoing	Initiator and Deliverer	Officer time to attend meetings and required reporting.
5	5.8 – Communicate annual LGA facility improvement priorities to Cricket Australia and Cricket Victoria and seek input on funding application development.	Ongoing	Initiator and Deliverer	Will be an output of implementing 3.1. Officer time required to report to CV.
5	5.11 – Liaise with Cricket Victoria and Leisure Networks to confirm what programs and resources are available to assist with club and sport development initiatives recommended within this Strategy.	High	Initiator, Deliverer and Supporter	COS funds may be required to cover venue hire costs.
5	5.16 – G21 Region LGAs continue to support the Cricket Victoria Local Government Forum held every two years.	Medium and Ongoing	Initiator and Deliverer	Officer time to attend forum.

Analysis of the Cricket Facility Audit findings do highlight, that for Colac Otway Shire there are facility gaps when comparing the current facilities to the Cricket Community Facility Guidelines. Audit results including cost estimates to upgrade the facilities are not provided within the Final Strategy. Addressing the identified facility gaps will have an impact on Council resourcing and future budgets.

Critical Strategic Direction 3.1 will require Council resources, including officer time, to analyse and prioritise the audit and condition findings. This will require Council officers to work with the CDCA and local clubs to develop individual facility renewal and improvement programs. In at least 8 cases, master plans for venues will be required to consider not just cricket needs but other sports needs which share the facilities. To complete a master plan would require an investment of \$20-\$40,000 per site depending on the level of broader consultation required. Further funding would be required to develop more detailed schematic plans in order to attract funding.

Completing site specific master plans provides an opportunity for Council to centre any facility upgrades around increasing the capacity and functionality of existing facilities to benefit multiple users, through projects such as improved playing field surfaces, refurbishing player and umpire change rooms and amenities to encourage greater use and inclusiveness, centre synthetic wicket replacement at end of life, and training net upgrades and/or replacements. The development of master plans provides the justification for all sporting and community requests to be effectively prioritised and

ensures there is an agreed and coordinated approach from all user groups to upgrade and improve the facilities.

The Final Strategy was endorsed by the G21 Sport & Recreation Pillar at their meeting on 3 June 2019. The four other G21 Council have already endorsed the Final Strategy. Following reporting to and endorsement from each G21 Council, the final Strategy will proceed to the G21 Board for consideration. The final Strategy will also be received by Cricket Victoria and the Barwon Region cricket associations, clubs and cricket community.

## 4. COMMUNITY CONSULTATION & ENGAGEMENT

The Strategy development has been driven through extensive engagement with the cricket community including local clubs, schools, stakeholder workshops as well as Project Control and Project Steering Groups.

The development of the Strategy focused on key demographic and participation data, and the findings of comprehensive consultation with the cricket community. The following is a summary of stakeholder consultation activities and community engagement methods of the project:

- Project meetings with the Project Control Group (ongoing).
- G21 Sport and Recreation Pillar presentation (December 2016).
- Online Club Health Check Survey (February, 42 responses received).
- Online Community Survey (February, 137 responses received).
- Online Schools Survey (February, 13 responses received).
- Cricket Stakeholder Reference Group Workshop (May).
- G21 Government Reference Group Workshop including Sport and Recreation Victoria (May).
- Cricket Victoria staff interviews.
- Local Association/Competition providers, Cricket Manager-Barwon, umpires and the Geelong Cricket Club have also been consulted directly as part of the Victorian Cricket Infrastructure Strategy project (being developed concurrently with this Strategy).
- Meeting with Geelong T20 representative.
- Detailed review of Key Findings Report by PCG and PRG representatives (November-December 2017).
- Vision and Principles Workshop with PCG (December 2017).
- Project Control Group meeting to review and discuss Draft Strategy content (June 2018).
- Cricket stakeholder meeting to review and discuss the Draft Strategy (September 2018).
- Public exhibition of the Draft Strategy (25 October 2018 to 7 December 2018). Receiving of formal responses during the public exhibition period.

The public exhibition of the draft strategy occurred from 25 October 2018 to 7 December 2018 and received 12 formal responses as well as additional feedback from all G21 LGAs (see attached consultation log). No submissions were received from the CDCA or Colac Otway Shire clubs. Whilst these organisations were directly approached on numerous occasions from both Council and Cricket Victoria, no formal responses were received. A meeting was held with the CDCA in early August 2019

where a copy of the final Strategy was provided to the Association following the meeting. The Association has provided Council with feedback that they have read the Draft Strategy and that Critical Action 3.1 would accord with the CDCA's direction.

Themes from the feedback received were consistent with the key strategic priorities identified in the strategy, including increasing participation and diversification of game formats, addressing governance and management issues as well as facility development opportunities.

## 5. ALIGNMENT TO COUNCIL PLANS, POLICIES OR STRATEGIES

Alignment to Council Plan 2017-2021:

Theme 2 - Our Places

1. Assets and infrastructure meet community needs.

Theme 3 - Our Community

4. Provision of resources to support physical activity by the community.

By consulting with the community and developing a prioritised action plan with key stakeholders, the Strategy will provide greater participation opportunities and health outcomes through cricket which is in line with Council's Physical Activity Strategy 2014. Furthermore, this Strategy will support and provide strategic justification for the future management and infrastructure requirements for the sport within the G21 region.

## 6. CONSIDERATIONS

### ENVIRONMENTAL, SOCIAL & CULTURAL, & ECONOMIC

The vision for the Strategy is 'more cricket, played by more participants, across a diversity of programs and locations. Participation in sport and recreation activities provide significant social and health outcomes for our community. The Strategy provides high level planning for our community to participate in cricket activities. The Strategy recognises the need to improve diversity and inclusion in cricket across the Barwon region. There is a strong focus on delivering programs which promote and support female participation, all-abilities as well as Indigenous and multicultural communities. It is noted within the Strategy that female participation in the region is well below the State's average, and a key action under Priority 2 – 'Participation Growth: Grow cricket, its range of activities and profile across the Barwon region' is to support local clubs and associations in engaging and growing their female participant base.

In addition to strengthening the female cricket pathway, it will be important to diversify and offer more flexible, non-structured formats to engage more people outside of their current traditional player profile. These opportunities will target participants with time or financial constraints who may not be inclined to participate on a more structured basis.

The Strategy also highlights improving female friendly facilities by working with clubs on developing improvement plans that prioritise inclusive outcomes.

There are no environmental implications associated with this report.



## **LEGAL & RISK**

There is no policy, legal or statutory implications arising from this report.

There are no notable risks associated with this report. If the strategic recommendations identified in the Strategy are developed, each of these will have their own individual risk assessment completed at the time of implementation.

The four other G21 LGAs endorsed the Final Strategy at their respective July 2019 Council meetings. There is a risk that if Colac Otway Shire Council does not endorse the Strategy, this would further delay the progression of the sport in the region.

## **FINANCIAL & BUDGETARY**

There are direct financial implications arising from this report for Colac Otway Shire.

As this is a high-level regional strategy, there are no cost estimates provided with the Final Strategy.

Council's responsibility in implementing most of the Strategy's recommendations is to support other organisations responsible for delivering the strategic recommendations. This may require officers to attend meetings, forward information, liaise with Cricket Victoria to deliver club training. Funding for implementation of actions noted in the Strategy into the future will be sought through a range of funding opportunities and partnerships, and at the time of implementation will be presented to Council for consideration.

The Strategy has significant staff resource implications which have been previously noted in this report – i.e. implementation of Strategic Action 3.1. There will be a need to complete at least 8 master plans for venues where cricket is a co-tenant. Council will need to allocate funding to complete these master plans (\$20-\$30,000 per plan). Development of a master plan will provide strategic direction with all reserve stakeholders involved in the process. It should be noted that each master plan will identify actions for several other sports and reserve users and will identify potential for consolidation of underutilised facilities (an action identified in the Strategy.)

Facility provision and condition data captured as part of the National Facilities Audit (2016-17) highlight that there are facility gaps identified for most cricket facilities located within Colac Otway Shire. There are no cost estimates to upgrade the facilities provided with the Strategy. Any requests for facility upgrades and improvements will be considered in future Council budget processes.

## **7. IMPLEMENTATION STRATEGY**

G21 strategic planning exercises emanating from the G21 Sport and Recreation Pillar have been subject to annual reviews through the delivery of annual State of Play reports.

### **COMMUNICATION**

The outcome from this report will be communicated to the G21 Sport and Recreation Pillar to pass onto the G21 Board.

G21, Cricket Victoria, each G21 LGA and the CDCA will undertake their own promotion of the Strategy once endorsed by all Councils. This may include website, social media, print media and direction

promotion to relevant clubs. Cricket Victoria will play a critical role in ensuring that the cricket community are aware of the Strategy.

#### **TIMELINE**

Ongoing once endorsed by all G21 Councils and the G21 Board.

## **8. OFFICER DIRECT OR INDIRECT INTEREST**

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



# G21 AND CRICKET VICTORIA BARWON REGIONAL CRICKET STRATEGY

FINAL REPORT | MAY 2019



## ACKNOWLEDGEMENTS

**This project has been a collaborative effort of a number of partner organisations, in particular Cricket Victoria and the five local government authorities comprising the G21 Geelong Region Alliance.**

The consulting team wish to acknowledge the significant contribution made by a number of other stakeholders in the development of the Strategy since its commencement in 2016. Thank you to the cricket community, umpires, associations, Victorian Country Cricket League, Premier Cricket, local clubs, schools, Geelong Region T20 Group, individuals and organisations that have contributed significant information and feedback throughout the development of the Strategy.

Cricket Victoria and the G21 Region Alliance acknowledges the support provided by the Victorian Government in co-funding the project and Sport and Recreation Victoria representatives whom formed part of the Project Reference Group.

### DATA LIMITATIONS

It should be noted that this project commenced in 2016 with the undertaking of community cricket facility audits as part of the National Cricket Facility Audit program. Data collected through this audit provides an assessment of facility provision as at 2016, with venue specific audit information available via Cricket Victoria.

Participation information gathered from Cricket Victoria's MyCricket database for the 2016/17 season has been used to identify the strategic directions and priorities for the project. It should be acknowledged that some positive change in participation levels has been achieved across the Region in recent years. Local partners should be commended on the stepped change that has been achieved, particularly in the growth in women's and girls cricket.

Refer to Page 14 for further explanation of data sources used and their limitations.





# CONTENTS

SECTION	PAGE
▶ INTRODUCTION	4
▶ EXECUTIVE SUMMARY	5
▶ PROJECT CONTEXT	7
▶ STRATEGIC DRIVERS AND CONTEXT	9
▶ STATE OF PLAY	13
▶ STRATEGIC FRAMEWORK, VISION AND KEY PRIORITIES	17
▶ STRATEGY IMPLEMENTATION	44
▶ APPENDICES	47

## ABOUT THIS DOCUMENT

**The G21 and Cricket Victoria Barwon Regional Cricket Strategy aims to guide the future planning and development of cricket across the Barwon Region to 2028.**

**The Strategy focuses on both the built ‘on-field’ element of the game (facilities and infrastructure) as well as the equally important ‘off-field’ factors including sport development, increasing participation levels, policy and planning, partnerships and the overarching governance and management of cricket across the Region.**

This Strategy investigates the issues and opportunities facing cricket on a regional scale, utilising the knowledge and resources from each of the five representative LGAs of the G21 Region Alliance. It builds on recently collected facility provision and condition data captured as part of Cricket Australia’s National Facilities Audit (2016-17), as well as information outlined within the **Key Findings Report**. It provides regional level recommendations and strategic directions for implementation by Cricket Victoria, G21 Local Government Authorities (LGAs) and the local Barwon cricket community.

Other components that have helped inform and shape strategic directions and priority actions include:

- G21 and Cricket Victoria Barwon Regional Cricket Strategy *Key Findings Report* (August 2017)
- Online Club Health Check Survey Analysis Report (April 2017)
- Online Community Survey Analysis Report (April 2017)
- Online Schools Survey Analysis Report (April 2017)
- Directions for Barwon Cricket Region identified in the *Victorian Cricket Infrastructure Strategy* (completed in March 2018)
- Online Premier Club Survey Analysis Report (administered as part of the Victorian Cricket Infrastructure Strategy - 2017)
- Online Association / Competition Survey Analysis Report (administered as part of the Victorian Cricket Infrastructure Strategy - 2017)
- Online Umpire Survey Analysis Report (administered as part of Victorian Cricket Infrastructure Strategy)
- Individual facility condition and compliance audit reports (February 2017)

These documents can be made available from the City of Greater Geelong and Cricket Victoria upon request.

## WHY A REGIONAL APPROACH?

**Addressing the issues concerning cricket provision and delivery on a regional scale provides many benefits for the sport and project partners.**

As the focus of the Strategy is at a higher level, State and Local Government have the opportunity to implement actions in a planned and coordinated manner. The commitment of State Government and peak sporting bodies allows for greater collaboration which assists the targeted provision and future investment in facilities and services, impacting a larger portion of the Victorian community.

Cricket Victoria also acknowledges that each Cricket Region (and local government area) is different, and that their unique characteristics, available resources, structure and mix of programs all need to be considered when planning and delivering facility environments.



*It should be noted that this report represents a snapshot in time based on historic information provided by a range of stakeholders and sources, which is liable to change. While care has been taken to ensure that content in this report is accurate and complete, it cannot be guaranteed it is without error of any kind. insideEDGE, Cricket Victoria and participating Local Government Authorities take no responsibility, and disclaims all liability for any error, loss or other consequence which may arise from any information contained within this report.*

The G21 and Cricket Victoria Barwon Regional Cricket Strategy has been developed to guide the overall direction and development of cricket across the G21 and Cricket Victoria Barwon Region for the next 10 years.

The Strategy focuses on both the built 'on-field' elements of the game (facilities and infrastructure) as well as the equally important 'off-field' components including sport development, increasing participation levels, policy and planning, partnership development and the overarching governance and management of cricket across the region.

The Strategy is also an aspirational document. Geelong and the Barwon Region is a growth region and the Strategy seeks to outline a vision for the growth of cricket in the region at all levels. It reflects the need to build on the profile of Geelong as a major events destination and the role that elite cricket, including International Cricket and the Big Bash League, can play in attracting and retaining young male and female cricketers by providing them with role models and a sense of playing for their local team.

Recommendations made within this Strategy have been based on extensive research and consultation with local, regional and state level stakeholders that represent government, cricket and community clubs, as well as individuals involved in the support and provision of cricket at the community level.

Development of the G21 and Cricket Victoria Barwon Regional Cricket Strategy highlighted five key focus areas that Cricket Victoria, G21 Region LGAs and the local Barwon cricket community will need to address to ensure future growth and sustainability of cricket across the Region. These include:

## 1. GOVERNANCE AND CRICKET ACTIVITY MANAGEMENT

Cricket community and local government consultation identified the need to restructure and enhance the cricket governance model within the Barwon Cricket Region. Current structures are creating duplication of activities and require significant volunteer resourcing to deliver. Other opportunities for enhancement include the alignment of competition structures, streamlining of talent identification and pathways and providing one central voice for cricket across the Region.

## 2. PARTICIPATION GROWTH

Cricket participation is diversifying and the market for participants is changing. The Barwon Cricket Region is not currently keeping pace with this change and greater focus is required on maintaining, growing and implementing new junior formats to arrest recent declines and providing an increased focus on female cricket overall. While some clubs have shown recent growth, an equal amount have experienced a decline in participants. Coordinated efforts in growing player, umpire and coaching numbers is also required, as is the sustained and continued focus on growing participation through the school network. This is particularly important in the Region's new growth areas.

## 3. FACILITY PROVISION, CAPACITY AND RENEWAL

While ground and pitch surface type ratios across the Region are consistent with country and state averages, achieving the right balance of facilities and their location and distribution is important to promote access and use. Planning and investment into the regional cricket facility network that supports diversity in participation, player development, increased capacity, ground access and safe utilisation will be a future focus. Implementation of multi-use options for playing and training facilities and partnering with compatible sports and activities will help to achieve access to a greater range of funding.

## 4. REGIONAL CRICKET AND COMMUNITY CENTRE

In-line with Cricket Victoria's 10 year Infrastructure Strategy, the regional cricket community have highlighted the need for a regional cricket hub. The announcement that a hub will be developed at Kardinia Park will provide cricket with a facility from which to drive central administration and promotion, regional pathway and talent development, junior and senior (male and female) high performance training, cricket industry training and education activities, local to premier competition and hosting of state and national events.

Providing a strong pathway from introductory cricket activities through to elite level training and competition is important to increasing participation and engagement at all levels of the sport.

## 5. RESOURCING AND PARTNERSHIPS

It is acknowledged that no single organisation can deliver all activities, funding and support required to create a collaborative environment for sports administration and development. Cricket Victoria, partnering local government authorities and local organisations will need to dedicate staff, financial and volunteer resources to improve and enhance the sustainability of cricket. An approach that focuses on creating the greatest positive impact via targeted investment and collective communication and promotion of cricket regionally should be adopted.

The following seven actions are considered critical to the improvement of cricket across the Region and will require immediate planning to commence. These seven critical actions also set the foundation for the remainder of regional and local actions and will require a cohesive and coordinated regional approach to implement them.

1. Develop a stakeholder working party to prepare and define the scope and detailed requirements for restructuring cricket governance and management across the Barwon Region. Implement the new governance and management model.
2. Cricket Victoria to conduct a strategic review of current club and association structures (including all formats of the game) and work with key stakeholders to assist club and program sustainability and competition equalisation.
3. Seek to provide a wider suite of cricket programming and competition opportunities including shorter, more flexible cricket and competition formats.
4. Work with Kardinia Park stadium management and the City of Greater Geelong to progress future Regional Cricket and Community Centre planning and development.
5. G21 Region LGAs and Cricket Victoria work with their respective councils to develop projects and seek funding under future Community Sports Infrastructure Fund 'Cricket Facilities' category and the recently announced Australian Cricket Infrastructure Fund.
6. Guided by facility audit findings and analysis, support cricket clubs to develop individual facility renewal and improvement programs.
7. Promote and communicate what infrastructure a 'club cricket facility' needs, and what is critical to cricket.

Attachment 10.4.1

To support the achievement of the proposed strategic direction and objectives highlighted within this Strategy, and to ensure the needs of the Barwon cricket community are met in the short, medium and long-term, 68 strategic directions have been identified for implementation over the next 10 years. These directions are guided by the following five key strategic priorities.

<b>STRATEGIC PRIORITY #1</b>	<b>Develop an aligned and collaborative structure to manage cricket</b>
<b>STRATEGIC PRIORITY #2</b>	<b>Grow cricket, its range of activities, club capacity and profile across the Barwon Region</b>
<b>STRATEGIC PRIORITY #3</b>	<b>Maximise the capacity and activation of existing sites and align facilities with future need and demand</b>
<b>STRATEGIC PRIORITY #4</b>	<b>Deliver and activate a Regional Cricket and Community Centre at Kardinia Park</b>
<b>STRATEGIC PRIORITY #5</b>	<b>Secure stakeholder support for strategy implementation</b>

Achieving aligned thinking and commitment to the regional vision and to working consistently and collaboratively will have the single greatest influence on cricket across the Barwon Region. It will also enable Cricket and Government to prioritise and target facility and sport development investment that addresses current and future need.

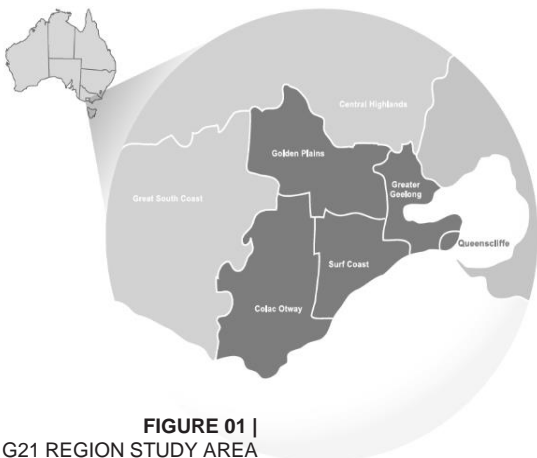
It will also assist in attracting and retaining elite level cricket in the region and support the aims of the Geelong Region T20 Group's bid for establishment of a Big Bash team in Geelong.

Recommendations within this Strategy set regional level directions, while allowing emerging opportunities to be harnessed at the local level. As priorities continue to evolve, the periodic monitoring and review of recommendations will be vital in maintaining the relevance of the Strategy through to 2028.



## PROJECT STUDY AREA

The project study area includes the five Local Government areas within the G21 Region and aligns with the geographic region of Cricket Victoria's Barwon Region.



**FIGURE 01 |**  
G21 REGION STUDY AREA

## OUTLIERS

Not all cricket sites located within the Golden Plains Shire are included within the project study area. Only those that fall within Cricket Victoria's Barwon Region have been included. These are:

- Bannockburn Victoria Park Recreation Reserve
- Inverleigh Sporting Complex
- Lethbridge Recreation Reserve
- Meredith Recreation Reserve
- Shelford Recreation Reserve
- Teesdale (Don Wallace) Recreation Reserve

Facility audit data for sites located within Cricket Victoria's Central Highlands Region but sit outside the study area has been provided to Golden Plains Shire for their use in local planning.

## QUICK FACTS (SEASON 2016/17)

- ▶ 5 Local Government Authorities
- ▶ 4 local cricket associations
- ▶ 1 premier cricket club (Geelong Cricket Club)
- ▶ 2 umpires association
- ▶ 66 clubs
- ▶ 111 sites (155 playing fields)
- ▶ 36 turf pitches, 117 synthetic pitches
- ▶ 5,718 participants (highest VIC country region total)
- ▶ 476 introductory participants (2-11 years)
- ▶ 1,752 junior participants (12-17 years)
- ▶ 3,490 senior participants (18+ years)
- ▶ 98 female participants (2<sup>nd</sup> lowest region across state)

## PROJECT METHODOLOGY

This strategy is being undertaken in five key stages and is to be delivered by April 2019. The following diagram outlines the project's timelines and associated key tasks to be delivered during each stage.

### STAGE ONE

#### Project Establishment November 2016

Project commencement, agreed project plan, timeframes and communications plan

### STAGE TWO

#### Situation Analysis December 2016 – June 2017

Literature review, demographic and participation analysis, facility mapping, audit data review and stakeholder consultation

### STAGE THREE

#### Vision, Principles and Framework July 2017 – December 2017

Governance and management benchmarking, Key Findings Report, Draft Strategy framework and vision developed

### STAGE FOUR

#### Strategy Development January 2018 – December 2018

Facility distribution and gap analysis, Draft Strategy development, prioritised regional and municipal action plans formulated and public exhibition of Draft Strategy

### STAGE FIVE

#### Final Strategy and Summary Document December 2018 – April 2019

Final G21 and Cricket Victoria Barwon Regional Cricket Strategy developed and adopted by partners.

**Refer to Appendix 2 for update on season 2017/18 statistics.**



## PROJECT MANAGEMENT

To ensure the project engages with a range of key stakeholders, the City of Greater Geelong and Cricket Victoria (CV) have developed a Project Control Group with representatives from partnering G21 Sport and Recreation Pillar (representing G21 Councils of Surf Coast Shire, Golden Plains Shire, Colac Otway Shire and the Borough of Queenscliffe), Cricket Victoria, Cricket Australia (CA), Sport and Recreation Victoria (SRV) and other technical advice staff. The Project Control Group will help guide the overall direction of the project, provide ongoing technical advice, as well as being responsible for approving project recommendations and reporting outputs.

Separate government and cricket Stakeholder Reference Groups have also been established, providing opportunities for other key stakeholders (e.g. local cricket association representatives and Cricket Victoria regional staff) to have input into the development of the Strategy.

The G21 Sport and Recreation Pillar have nominated the City of Greater Geelong to serve the role of Project Manager on their behalf. Cricket Victoria is also a key driver of the project, providing ongoing project management assistance.

## PROJECT CONSULTATION PROGRAM

In developing the G21 and Cricket Victoria Barwon Regional Cricket Strategy, the following stakeholder consultation activities have been undertaken:

- Project meetings with the Project Control Group (ongoing)
- G21 Sport and Recreation Pillar presentation (December 2016)
- Online Club Health Check Survey (February 2017, 42 responses received)
- Online Community Survey (February 2017, 137 responses received)
- Online Schools Survey (February 2017, 13 responses received)
- Cricket Stakeholder Reference Group Workshop (May 2017)
- G21 Government Reference Group Workshop including Sport and Recreation Victoria (May 2017).
- Cricket Victoria staff interviews (ongoing)
- Local Association / Competition providers, Victorian Country Cricket League. Cricket Manager-Barwon, umpires and the Geelong Cricket Club have also been consulted directly as part of the Victorian Cricket Infrastructure Strategy project (developed concurrently with this Strategy, 2017).
- Meeting with Geelong Region T20 representative (2017)
- Detailed review of Key Findings Report by PCG and PRG representatives (November-December 2017)
- Vision and Principles Workshop with PCG (December 2017)
- Project Control Group meeting to review and discuss Draft Strategy content (June 2018 & February 2019).

## **Common Ground: A Unified Plan for Victorian Cricket Facilities (2014)**

Cricket Victoria has undertaken significant consultation and planning to develop *Common Ground: A Unified Plan for Victorian Cricket Facilities Development*. The following five strategic priority areas have been identified as being critical to the overall planning and development of cricket facilities across Victoria. These directions will help guide the G21 and Cricket Victoria Barwon Regional Cricket Strategy:

- Game and practice facilities
- Regional centres
- Female cricket
- Multi-use facilities
- Planning and investment.

## **Cricket Australia National Facilities Audit (2015-2017)**

Another key driver of the G21 and Cricket Victoria Barwon Regional Cricket Strategy is Cricket Australia's National Facilities Audit. The National Facilities Audit is an initiative designed to establish the future facility needs of cricket across the country. The audit has captured the most detailed set of facility data in the history of Australian cricket and will be the catalyst for the development of facility strategies in each state and territory.

Audits for all G21 and Cricket Victoria Barwon Region cricket venues have been completed as part of the nation wide program. Detailed facility condition and suitability information collected during the audit process provides a platform of baseline data for Strategy partners to monitor and measure over time, in addition to providing the overall basis for cricket facility planning and development across the G21 and Cricket Victoria Barwon region for the next 10 years.

## **Victorian Cricket Infrastructure Strategy (VCIS 2018)**

The VCIS provides an integrated and strategic approach to the future provision of, and investment in cricket facilities across both Metropolitan Melbourne and Country Victoria for the next 10 years. The Strategy identifies a very clear framework for how Cricket Victoria, the cricket community and government stakeholders view the future development of cricket and associated facilities. The VCIS provides detailed assessment, strategic priorities and recommendations for each of Cricket Victoria's 16 Regions.

The VCIS (2018) supports a regional approach to future facility planning and provision via the development of 16 individual regional facility priority implementation plans. Regional facility priorities were developed following extensive data analysis, consultation and engagement with the cricket community and government representatives and from review of state-wide, metropolitan and country specific priorities.

Each Region had its 'Big 6' priorities identified as part of the VCIS. The Barwon Region's 'Big 6' infrastructure priorities identified in the VCIS have been referenced within this Strategy and have guided several key facility development, upgrade and renewal related actions. They are:

1. Deliver and activate a regional level Cricket and Community Centre.
2. Improve condition of synthetic cricket pitches.
3. Assess the suitability of the current balance of synthetic and turf pitch provision.
4. Increase support and education in playing field surface management.
5. Improve condition of synthetic training net practice facilities.
6. Prioritise infrastructure development and renewal in alignment with population change.

## **Cricket Australia Community Facility Guidelines (2015)**

Cricket Australia's recent development of the Community Cricket Facility Guidelines provides a consolidated resource of community cricket facility planning, development, management and maintenance information for use by community, government and national cricket industry partners and stakeholders. Recommended provision levels and facility development guidelines will help guide infrastructure related planning directions within this Strategy.

Cricket Australia's Community Facility Guidelines outline the national facility development framework (shown below). The development of individual state / territory facility strategies is a key deliverable within the framework, as is the identification of specific regional facility planning and development priorities.

**A number of other strategic documents have been considered in the context of the G21 and Cricket Victoria Barwon Regional Strategy's development, including localised government facility planning documents, sport development strategies, policies and the G21 and AFL Barwon Regional Strategy.**



## WHAT'S IMPACTING ON CRICKET DELIVERY IN BARWON?

**A number of industry and community trends and changes outside of Cricket's control must be considered when planning for the future of the sport.**

Changes in community needs, demographics and stakeholder priorities all play a role in shaping future planning directions and decision making. The following factors outlined in the VCIS have been identified as potential influences on the future delivery of Cricket across the Barwon Cricket Region.

### State Government Priorities

The Victorian Government's *Active Victoria – Strategic Framework for Sport and Recreation in Victoria 2017-2021* guides the strategic directions for how the government will respond to changes and challenges within the sport and recreation industry.

Future policies in the education sector, stadium precinct development and growth corridor strategies will also inform how and where community and high performance infrastructure is built.

G21 Region LGAs and Cricket Victoria will need to collectively align infrastructure planning responses to these strategic directions in order to maximise future partner investment and benefits from stakeholder collaboration.

Continued commitment from Barwon Cricket Region stakeholders towards meeting future community demands, providing a broad range of inclusive participation opportunities, working collaboratively with partners and supporting events and high performance venue use will be critical to providing an aligned approach to meeting both cricket and government objectives.

### Supporting Local Government objectives

Project consultation identified a very strong desire from G21 Region LGAs to work alongside Cricket Victoria and the Barwon cricket community, but it also identified the need to maximise the value of cricket facilities for their local communities.

Cricket is the majority user of outdoor playing fields and associated infrastructure in the summer months across the Barwon Region and has proven itself to be a true partner in shared use community infrastructure. More work is still to be done in planning for and delivering shared spaces that involve cricket, but there is a general recognition that outdoor playing fields and community pavilions will need to be flexible multi-use spaces into the future.

At a state level, Cricket is also seeking to identify solutions within its programming, scheduling and formats to accommodate this more widely. For example, the trialling of portable synthetic wickets that can be used on outfields.

Turf management practices are also a key consideration for local government. Consultation with G21 Region LGAs raised the challenges of cost, location, access to natural resources and gaps in knowledge in order to deliver a quality and affordable solution.

Access to off-field amenities is also a focus for local government as is managing the challenge of increasing demand, maintenance and renewal costs. Cricket's use of clubrooms will also need to attract a benefits based approach to access and support the adaption of facilities to meet the changing needs of local communities (for example inclusive design to meet growing demand in female cricket).





### Demographic change

As the Barwon Region population changes so does the market for cricket. Changes in game formats and programs, increased access to cricket for girls and women, year round competitions and a higher number of 40 plus year olds returning to the game, all play a vital role in determining Cricket's participation markets.

Changes to modified formats of the game have also increased the demand for competition cricket at the younger age level, with more seven, eight and nine year olds being involved in club cricket. It will be increasingly important for cricket to provide and maintain a strong venue footprint in areas where growth in the five to nine year age cohorts is predicted.

Cricket will also need to look at demographic change and growth in female participation due to the increased popularity of the game. The average age of a female cricketer across the Barwon Cricket Region is 17 years compared with 25 years for males. Girls are being introduced to the game earlier than ever before and the school age market for girls (generally seven to fifteen) is the time in which they are most likely to be introduced to the sport. A focus on fit for purpose infrastructure as well as accessible program opportunities will be important.

### Funding and investment

As the pressures for public funding continue to be tested across a range of community investment priorities, sport and recreation facilities need to continue demonstrating their value proposition to funders, in particular the local government sector.

Cricket has, at times, suffered from not telling its story and identifying the range of social, economic, physical and cross cultural benefits that it delivers. This will need to change in order to demonstrate the importance of investing in the game.

In addition to the significant community work through the *Harmony in Cricket* program, Cricket Victoria has also shared a healthy relationship with the Victorian Government, having partnered to deliver \$12.4M (Victorian Government \$10M, Cricket Australia \$1.2M and Cricket Victoria \$1.2M) worth of investment into community cricket facilities between 2015 and 2019.

Funding and investment levels have also changed from a national cricket perspective with Cricket Australia investing resources into understanding the existing cricket facility landscape, identifying key priorities to support the growth of the game and increasing its Australian Cricket Infrastructure Fund from \$600,000 to \$35M across three years to stimulate further investment into cricket facilities nationally.

## G21 Region Population Forecast 2016 - 2031

LGA	2016 population	2031 forecast population	Change (#)	Change (%)	Potential growth in club and community cricket participants between 2016 and 2031 (if applying individual LGA 2016 player penetration rate)
City of Greater Geelong*	234,999	299,274	+64,275	27%	3,633 (+994)
Surf Coast Shire*	29,346	40,073	+10,727	36%	597 (+218)
Golden Plains Shire*	21,681	29,418	+7,737	36%	764 (+273)***
Colac Otway Shire*	21,168	22,947	+1,779	+8%	569 (+48)
Borough of Queenscliffe**	3,018	3,061	43	+1%	99 (+1)
<b>Total</b>	<b>310,212</b>	<b>394,773</b>	<b>84,561</b>	<b>27%</b>	<b>5,662 (+ 1,534) to estimated total of 7,196</b>

\*Population data source: Forecast id. \*\* Population data source: Victoria in Future - July 2016

\*\*\* Projection includes total Golden Plains Shire population (whole Shire not part of G21 Region).

### The following provides key cricket demographic and forecast population trends of relevance to this Strategy:

- The typical profile of a Barwon cricket player is a male age 25 years. The average female participant's age across the region is 17 years.
- The average age of players across the state has decreased (2-3 years younger than in 2013/14).
- Like many sports, the majority of Cricket Victoria's club and community cricket participant base is aged between 10-24 years. This trend is consistent across the Barwon Region.
- There is a trend across the state of more mature aged players returning to the game.
- While there is some forecast growth in the younger age cohorts across Barwon (additional 16,730 5-24 year olds between 2016 and 2031), the Region is an aging community with approximately 25% of the population forecast to be 65 years or older by 2031.
- Despite being an aging Region, there is also healthy population growth predicted in the age cohorts of 5-14 years and 35-44 years suggesting younger families (and potential cricket participants) buying in new development areas (e.g. Armstrong Creek).
- Approximately 75% of the Region's forecast population growth between 2016 and 2031 (84,561) will fall within the City of Greater Geelong.
- The suburbs / townships forecast to experience the most growth over the next 10 years include Armstrong Creek (+10,237), Mount Duneed (4,034), Torquay North (3,753), Marshall / Charlemont (3,630), Lara (3,048), Highton / Wandana Heights (2,913) and Curlewis (2,621). Despite the forecast growth in these key areas, it is important G21 Region Councils, Cricket and key stakeholders plan for all future growth areas beyond the immediate high population growth pockets.
- The potential development of new facilities within growth areas in the City of Greater Geelong (and those with notable growth of the typical cricket player) between 2016 and 2026 include Ocean Grove (5,222), Armstrong Creek (4,648), Mount Duneed (1,914), Marshall-Charlemont (1,710) and Curlewis (1,274). Outside of the City of Greater Geelong, Torquay North (1,274) and Bannockburn (915) are also forecast to experience healthy growth in this age cohort.
- Due to increasing urban intensification occurring across several of the Region's suburbs / townships, there is a strong need to invest in existing facilities. This will increase the carrying capacity of venues and their ability to accommodate population growth and subsequent increased usage levels.
- The upgrading and retrofitting of existing facilities within more established areas will be just as important to ensure the aging community continues to be provided for including spectator amenities and accessibility.
- In more highly populated areas with little opportunity for new playing fields to be developed, it will be important to build the capacity of existing playing fields to ensure maximised use and efficiency.
- The Borough of Queenscliffe's future population forecast suggests minimal growth (+43) between 2016 and 2026. Despite this stagnant population it will more than likely mean that any increases in current cricket participation numbers and demand for facility investment will come from pressures created from adjoining growth areas.





## STATE OF PLAY

Since the commencement of the background, research and engagement activities informing the Strategy in 2016, a mass of work has been completed and notable progress has occurred.

We have seen a 30% growth in female participation locally, the introduction of an additional fulltime Cricket Victoria resource by way of a Participation Officer, an additional Coach and Talent Specialist serving three regions and an Area Manager for the Greater West Country area. We have seen stabilisation in overall participation and continued investment into cricket facilities and activity. Most importantly we have seen the reconnection of the Barwon Region Cricket Board and key cricket stakeholders – coming together to begin working on the challenges facing cricket across the G21 region. To achieve this level of progress throughout the development process is a testament to the potential of cricket in the G21 region and this Strategy builds on those successes, to guide how cricket is delivered over the next 10 years.

### PLEASE NOTE

The following State of Play analysis provides a high level visual summary of known cricket participation trends across the Barwon Cricket Region from 2014/15 – 2016/17. It provides a point-in-time view of the performance of cricket during the development phase. It also provides a summary of existing cricket facility provision and condition.

Analysis has been based on Cricket Victoria's participation database and facility audit data captured as part of Cricket Australia's National Facilities Audit conducted between 2015 and early 2017.

Participation analysis has been conducted on data provided via the MyCricket database. Some data gaps and incomplete fields have been highlighted and every effort has been made by project consultants and Cricket Victoria to clean and prepare data for analysis.

**For more detailed facility and participation data please refer to the *G21 and Cricket Victoria Barwon Regional Cricket Strategy – Key Findings Report and Appendix 2 of this report for a summary of key statistical changes made over the 2017/18 season.***





# PARTICIPATION (2016/17)

Attachment 10.4.1

Please note that the participation baseline data following represents a point-in-time during the development of the Strategy. Each year participation figures will be updated and progress reports provided to local Councils.

2016/17	Geelong Cricket Association	Geelong Junior Cricket Association	Bellarine Peninsula Cricket Association	Colac & District Cricket Association	Victorian Premier Cricket	TOTAL
<b>Overall Participation</b>	<b>2,475</b>	<b>1,614</b>	<b>742</b>	<b>689</b>	<b>53</b>	<b>5,573</b>
Introductory (2-11 years)	20	401	5	47	0	474
Junior (12-17 years)	262	1,212	31	230	7	1,742
Senior (18+ years)	2,193	0	706	412	46	3,357
Female participants	29	35	6	9	0	83
% of 2016/17 Regional participant base	43%	28%	13%	12%	1%	97%

**Note:** 3% of the Region's 2016/17 participant base (145 participants) were not linked with any of the Barwon Cricket Region's main four associations or Cricket Victoria's Premier competition. This figure includes participants mainly from the Geelong Seniors, Geelong Women's and Old Geelong Cricket Club who all compete in standalone competitions. It also includes participants from one off competitions and events such as the National Cricket Inclusion Championships.

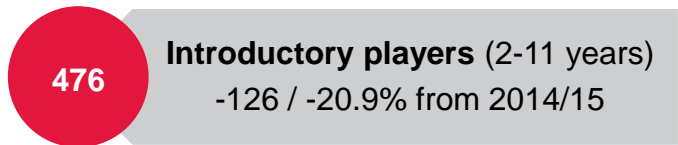
Please refer to Appendix #2 for more detailed Barwon Cricket Region Participation Analysis.



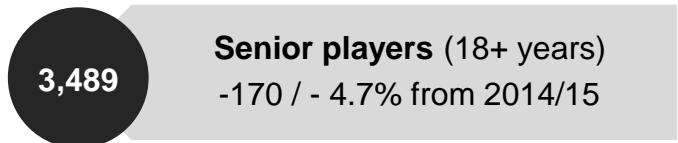
**5,718 participants**  
(3.6% decrease from 2014/15)



**1.86% penetration rate**  
(Barwon Region population divided by number of registered players)



**98 female participants**  
(+22 from 2014/15)



Average male age: 25 years



Average female age: 17 years

## QUICK FACILITY STATS

Appendix 8 provides a high level summary of cricket facility provision in the Barwon Region against state and regional benchmarks, as documented in the Victorian Cricket Infrastructure Strategy (2018-2028).

155 grounds
36 turf pitch grounds (90% within City of Greater Geelong)
117 synthetic pitch grounds
2 'other' pitch surfaces

2	Regional
67	Community Club (home ground)
26	Community Club (satellite ground)
16	School grounds

Victorian average ground to population provision ratio	1: 2,603
Barwon Region average ground to population provision ratio	1: 1,981
City of Greater Geelong average ground to population provision ratio	1: 3,406
Colac Otway Shire average ground to population provision ratio	1: 1,114
Surf Coast Shire average ground to population provision ratio	1: 1,957
Golden Plains Shire average ground to population provision ratio <i>(Note: This figure includes facilities located within the Barwon Region only. There are an additional six facilities and up to six clubs located within the Golden Plains Shire).</i>	1: 3,614
Borough of Queenscliffe average ground to population provision ratio	1: 1,509

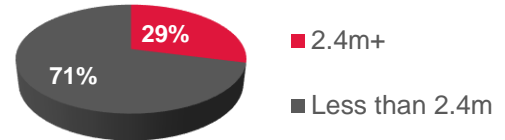
If no further cricket grounds are developed across the Barwon Region to 2031, the forecast ground to population ratio will be 1: 2,503, still within Cricket Victoria's planning benchmark.



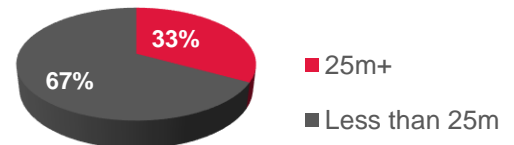
Barwon Region average ground to player ratio (2016/17) **1: 38**

## Attachment 10.4.1 50% of sites across the Region are single playing fields

71% of pitch widths are too narrow



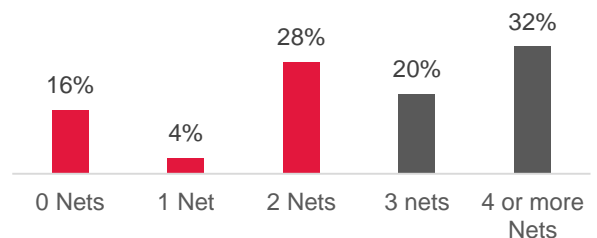
67% of pitch widths are too short



A large percentage of centre synthetic pitch dimensions across the Region no longer meet national guidelines for synthetic pitch dimensions, which were changed to a preferred minimum of 2.4 wide in 2016.

By 2022, approximately **85 synthetic pitch surfaces** across the Region will require replacement due to poor condition.

### Number of Training Nets at 'Club Home' Level Venues



48% of 'Club Home' level venues provide less than three training net lanes (Cricket Australia's recommended minimum level of provision for a 'Club Home' venue)

### 1/3 of current training net facilities present potential safety issues

(e.g. worn areas on pitch surface, pitch surface lifting, cracks in concrete base)

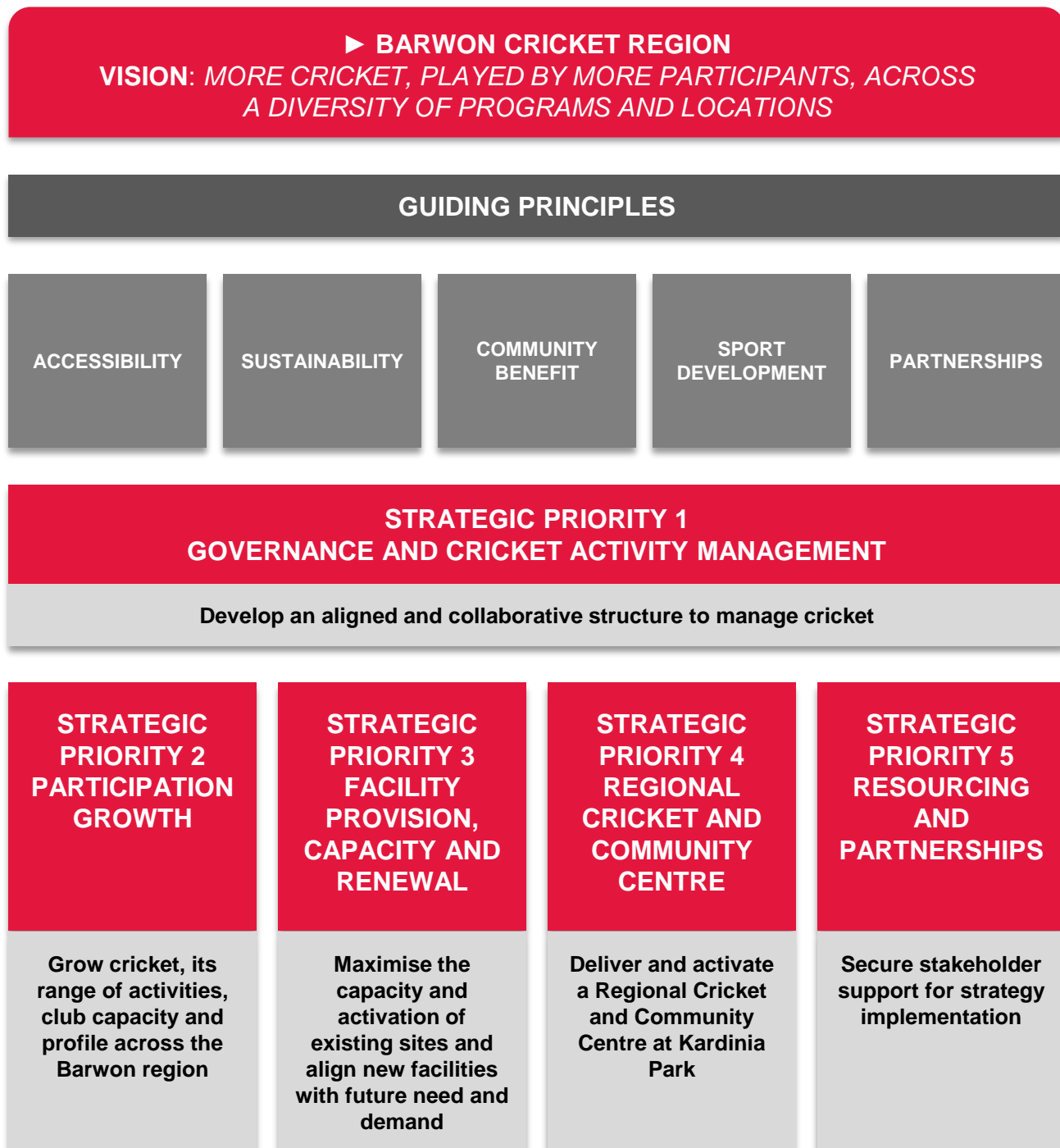


75% of change room facilities are not considered to be **female friendly**



## STRATEGIC FRAMEWORK, VISION AND KEY PRIORITIES

The following diagram outlines the strategic framework and structure for the provision of cricket facilities and sport development initiatives across the Barwon Cricket Region 2018-2028. Five key strategic priorities will guide the direction for support and will be underpinned by objectives, strategies and actions that can be implemented at the local level.





# STRATEGIC DIRECTION IMPLEMENTATION PLAN

Attachment 10.4.1

## DELIVERING THE G21 AND CRICKET VICTORIA BARWON REGIONAL CRICKET STRATEGY

### FIRST THINGS FIRST

The primary and immediate challenge facing cricket across the G21 Region is the governance and management structure currently in place. This is impacting on the viability of all other elements of the game and requires priority addressing if the sport is to move forward.

It is important to note that until the overarching priority of this strategy, to 'Develop an aligned and collaborative structure to manage cricket' has been achieved (and the implications for the way in which cricket is managed and delivered across the region understood), the provision of detailed and overly prescriptive actions for the remaining four related priority areas cannot yet be defined, and has therefore been deferred. However; a number of key future directions focused on the general betterment and strategic mapping of cricket development across the region have been provided. This approach ensures that the future implementation of subsequent directions are made simpler and more sustainable as a result of a more aligned governance and management structure.

**Through the implementation phases of the Regional Strategy there will be three key roles for stakeholders to play:**

#### Initiate

Leading, planning and scoping the range and timing of strategic directions, programs, activities and service provision.

#### Deliver

On the ground delivery of strategic directions, activities and services to the Barwon cricket community.

#### Support

Support for program, activity and service delivery through the provision of people, skills, funding, equipment and promotion.

The *G21 and Cricket Victoria Barwon Regional Cricket Strategy* has been developed to provide strategic directions that are practical and realistic.

Many strategic directions will require further stakeholder consultation. To ensure key actions can be achieved in a timely manner, continued collaboration between sport and government is crucial.

**Proposed strategic directions have been allocated a level of priority based on their relative impact on delivering the desired outcomes for the Region. A description of each priority level is provided below:**

#### Critical

A strategic direction that has a serious impact on ongoing service delivery and without achievement other strategic directions cannot be progressed.

#### High

Important strategic direction that underpins sports development and infrastructure improvements across the Region.

#### Medium

Strategic direction that contributes to meeting overall regional Strategy objectives.

#### Low

Strategic direction that contributes to overall regional Strategy improvement activities but do not supersede other objectives.

#### Ongoing

Strategic direction that will require ongoing commitment of sport and government stakeholders.

The following Implementation Plans provide the context and strategic approach to guide cricket and LGA financial and human resource commitment into the future. By creating a focus on collaboration, planning and support for key projects, cricket can continue to build its capacity to realise many of the potential outcomes identified in this Strategy.

## PRIORITY 1

### GOVERNANCE AND CRICKET ACTIVITY MANAGEMENT

**Develop an aligned and collaborative structure to manage cricket**

**The structure of cricket within the Barwon Cricket Region provides a mixed approach to the delivery of services, competitions, programs and activities, with a number of separate clubs, associations, committees and player development programs, operating independently of each other.**

Cricket community and local government consultation identified a need to review, restructure and enhance the way in which cricket is governed and managed to provide a more transparent, consistent and efficient method of cricket delivery across the Region.

There is a need to better define stakeholder roles and responsibilities, in addition to creating greater alignment and coordination of cricket programs, competition and activity delivery. This will assist in addressing regional decline in traditional cricket competition, better capitalise on new junior formats and modified cricket offerings, improve pathway structures and better resource cricket administration across the Region.

Cricket Victoria has recently undertaken a comprehensive review of how cricket is governed at a state level, including investigation into the structure of cricket across Metropolitan Melbourne. While this review was limited to the Metropolitan Cricket network, preliminary discussions with Cricket Victoria (in recognition of its success) have indicated there is interest to assist with a review of the Barwon Cricket Region's governance structure. If supported and endorsed by local stakeholders, Cricket Victoria will provide a greater leadership role in how the sport is managed and delivered across the Region through additional resource allocation.

To achieve the Barwon Region's future vision for cricket (*More cricket, played by more participants, across a diversity of programs and locations*) and be able to implement key strategic actions, it is likely that any future combined governance model will require coordinated and professional administration and a sustainable management model supported through additional resources from Cricket Victoria.

It is important to note that any future governance change within the Region must be supported from the 'ground up' and include direction and ownership from Cricket Victoria, the Barwon Region Cricket Committee (or equivalent) and local cricket associations. Engagement with these stakeholders in conjunction with existing competition providers, clubs and private providers will be imperative to reach an agreed and aligned model.

Club Health Check Surveys completed during the 2016/17 season by Barwon Region Cricket Clubs as part of this Strategy identified the need to not only address how the sport is managed and governed at a regional level, but that individual association and club management and operation processes also need to be a key focus area for improvement in the sport.

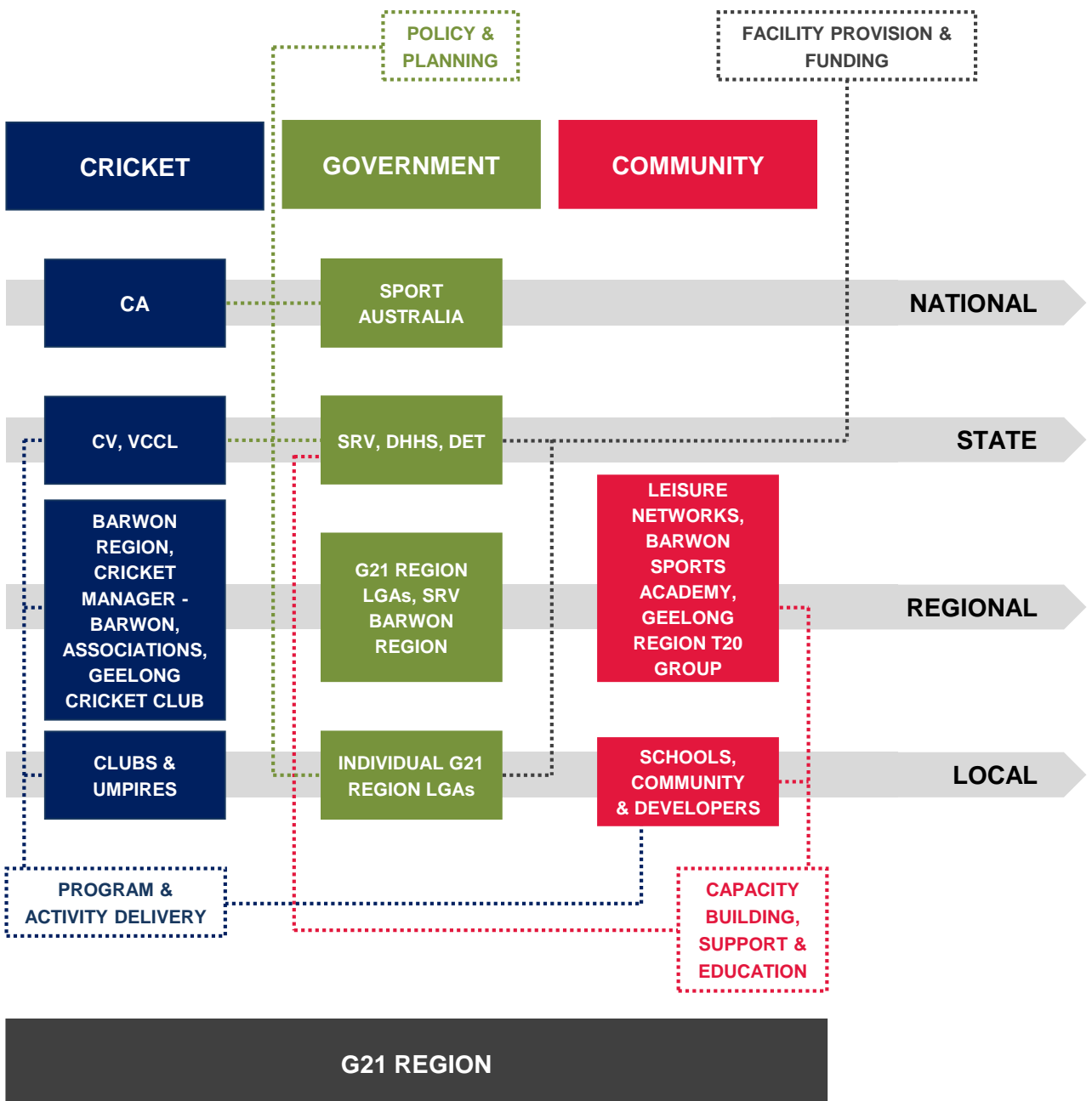
Less than 50% of clubs across the Region, who completed the Club Health Check Survey, have a clearly stated vision and only 7/42 clubs regularly review their club's performance against a strategic plan.

A very high percentage of current club presidents and administrators have held their positions for less than two years, suggesting a recent turn over of club officials and volunteers. While this trend is not unique to the Barwon Cricket Region or local level sporting organisations more broadly, it has inevitably resulted in a considerable loss of important club knowledge, understanding of club policies, processes and systems. This is impacting on the overall efficiency and productivity of club operations and resulting in inconsistent approaches to how the sport is managed and delivered at a local club level.

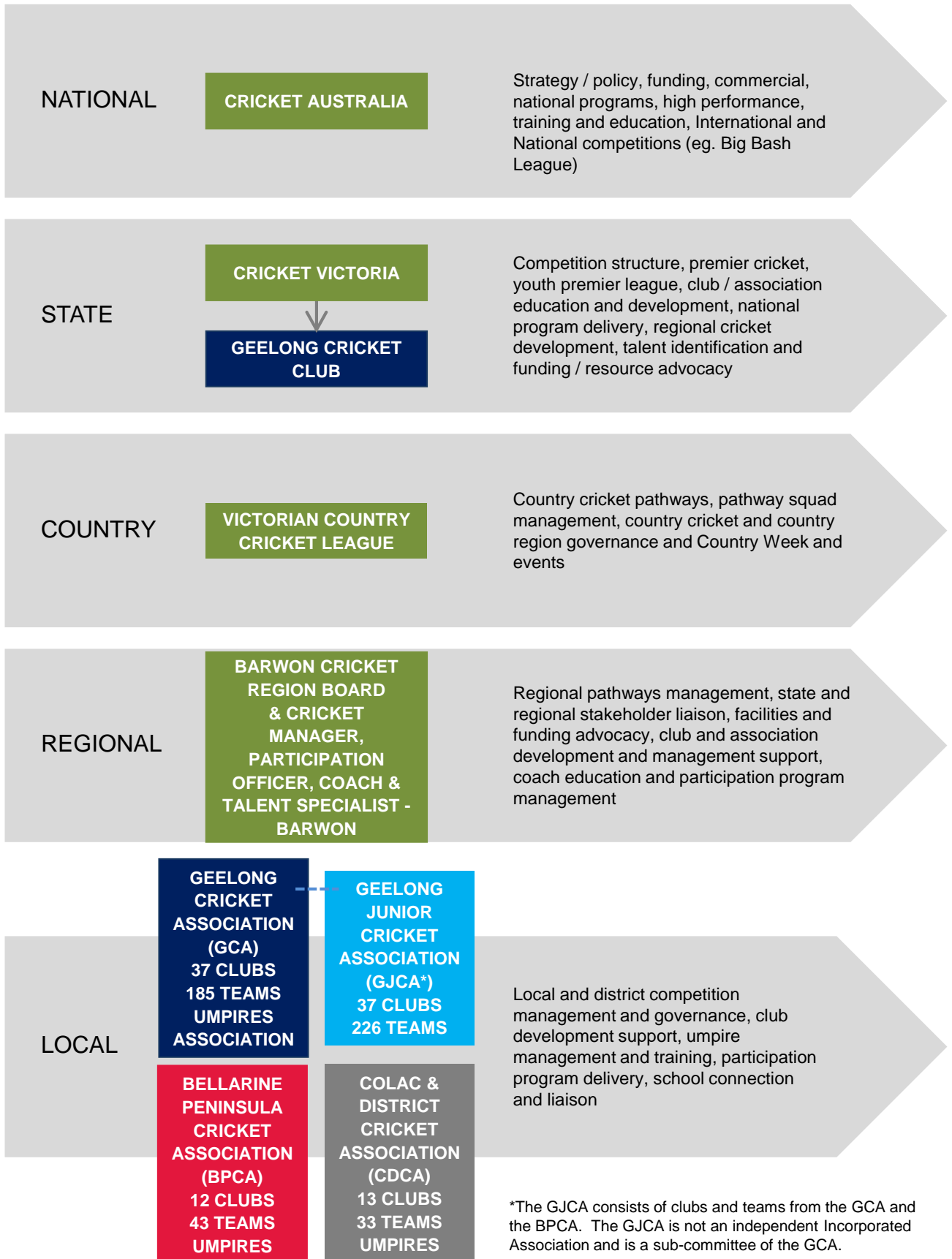
Attracting and retaining volunteers to assist with day to day club operations remains a constant challenge, compounded by the fact that only one in four clubs believe they have clearly defined roles and responsibilities for their volunteers.

A more structured and aligned approach to how the sport is governed and managed will assist in ironing out several of the above mentioned issues, and ensure consistency and improved delivery of cricket across the Barwon Region into the future.

The diagram below provides a visual representation of the Barwon Cricket Region's existing stakeholder framework.



The diagram provides a visual representation of the Barwon Cricket Region's existing governance framework, including core roles and responsibilities of key cricket stakeholders.





Develop an aligned and collaborative structure to manage cricket

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
1.1 Develop a stakeholder working party to prepare and define the scope and detailed requirements for restructuring cricket governance and management across the Barwon Cricket Region. (Refer to Appendix #6 for key considerations for re-structure process).	CRITICAL	CVIC	CVIC, Associations, Clubs	Barwon Region Cricket Committee, G21 Region LGA representative, SRV Regional staff
1.2 Stakeholder working party to revisit, define and agree on the core purpose and objectives of the future Barwon Cricket Region governance and management model. Establish a new Terms of Reference and operational objectives for future governance and management of the Barwon Cricket Region.	HIGH	CVIC	CVIC, Associations, Clubs	Barwon Region Cricket Committee, G21 Region LGA representative, SRV Regional staff
1.3 Stakeholder working party to review and assess future governance models in line with agreed objectives and evaluate the most appropriate future model and seek endorsement from key stakeholders.	HIGH	CVIC	CVIC, Associations, Clubs,	Barwon Region Cricket Committee, G21 Region LGA representative, SRV Regional staff
1.4 Undertake the necessary steps to restructure cricket governance and management across the Barwon Cricket Region.	HIGH	CVIC	CVIC, Associations, Clubs,	Barwon Region Cricket Committee, G21 Region LGA representative, SRV Regional staff



## PRIORITY 2

### PARTICIPATION GROWTH

**Grow cricket, its range of activities, club capacity and profile across the Barwon Region**

**Despite recording Cricket Victoria's highest 'Country Region' club participation total for the 2016/17 season, the Barwon Region experienced a 3.6% decrease in overall club participants from 2014/15. This trend is in direct contrast with state-wide participation trends, with increased player numbers being recorded in all player categories across Victoria during the 2016/17 season.**

The game of Cricket has changed and evolved over time and continues to do so through new innovations, competition structures and modified formats to attract and retain participants. The Barwon Cricket Region is not currently keeping pace with this change, and as a result participation rates in club and community cricket programs have dropped.

Cricket Victoria's strategic planning for the future is heavily focused on providing the right mix of opportunities to engage with a broader range of participants. Change in participation opportunities is critical to the engagement of people into the sport. A greater focus on providing a range of activities to meet community trends and demands is required across the Region. The recent expansion of the youth girls' cricket competition in Geelong from 4 to 10 teams during the 2017/18 season is a positive example of a change in cricket opportunity across the Region, however demand remains for an even broader suite of cricket competitions and program offerings.

Shorter, more flexible cricket programming and competition formats is heavily supported by the Barwon Region cricket community and presents an opportunity for Cricket Victoria, local associations and competition providers to tap into this increasing target market. The growth of female cricket across the state, in particular Country Victoria presents another avenue to further develop the game as well as engagement and communication with this target group.

Despite the recent expansion of the youth girls' competition in Geelong, the Barwon Region's current participation rate for females remains below Country Victoria and state-wide averages.

Improved coordination and alignment of junior development pathways and programs will assist in the ongoing implementation of Cricket Australia's new junior playing formats and will in-turn increase participation numbers and the overall health and sustainability of cricket across the Region.

The growth of mid-year (winter) cricket competitions provides an opportunity for the Region to attract a wider participant catchment as will the increased levels of 'social' and unstructured cricket participation currently being experienced across the state. There will however be competition with strongly participated winter sports such as AFL and Soccer.

A wider push by Cricket Victoria into more schools via entry level programs resulted in a 41% increase in program participants across the state between the 2015/16 and 2016/17 seasons. Following this lead and increasing the promotion and inclusion of cricket within local primary and secondary school sport programs across the Barwon Region (with assistance from the Barwon Region Cricket Manager and Participation Officer) will set the foundation for more players being introduced to the game and create greater opportunities to transition them into club cricket.

While diversifying and developing new ways for the Barwon community to access cricket across the Region is a key priority, of equal importance will be ensuring the future growth and sustainability of existing cricket competitions and programs. These competitions and programs are integral to the game locally and to overall club sustainability, and will require adequate support, resourcing and management into the future.

Continuing to advocate for the hosting of high profile competitions and events that lift the profile, interest and overall participation levels in cricket across the Barwon Region (e.g. Men's and Women's Big Bash League matches, international and domestic matches and National Cricket Inclusion Championships) is also a key priority for cricket across the Region. The Stage 5 development of Kardinia Park means Geelong will have a world class stadium and Cricket Victoria, cricket clubs and associations and local councils in the Barwon region have the opportunity to work together to secure elite level content on long term deals. Cricket Victoria will support the Geelong Region T20 Group's bid for the establishment of a Big Bash team in Geelong.

## STRATEGIC PRIORITY #2 – IMPLEMENTATION PLAN

### Grow cricket, its range of activities and profile across the Barwon Region

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
2.1 Cricket Victoria to conduct a strategic review of current club and Association structures (including all formats of the game) and work with key stakeholders to assist club and program sustainability and competition equalisation.	<b>CRITICAL</b>	CVIC	CVIC, Associations	Clubs, G21 Region LGAs
2.2 Seek to provide a wider suite of cricket programming and competition opportunities including shorter, more flexible cricket and competition formats. Ensure adequate support and resourcing is provided to local Associations and clubs to assist with implementation of such programs / competitions (e.g. Cricket Australia's new junior playing formats).	<b>CRITICAL</b>	CVIC	Associations	Clubs, Schools
2.3 Increase promotion of the Area Manager – Greater West Country, Cricket Manager – Barwon, Participation Officer and Talent Specialist roles across the Region and services / support available to local associations and clubs.	<b>HIGH + ONGOING</b>	CVIC	CVIC	G21 Region LGAs, Leisure Networks
2.4 Target future participation and game development human resource investment into key growth areas and new club establishments across the Region (e.g. Armstrong Creek).	<b>HIGH</b>	CVIC	CVIC	G21 Region LGAs, Leisure Networks
2.5 In partnership with Cricket Victoria and Cricket Manager - Barwon, seek to improve the relationship and pathway connection between local grassroots clubs and the Region's Premier Cricket Club, Geelong.	<b>HIGH + ONGOING</b>	CVIC	CVIC, GCC	Clubs
2.6 Seek to improve the coordination and alignment of junior development pathways and programs under an association governed structure, (not the current club by club ad-hoc approach) to minimise the loss of junior players to the game.	<b>HIGH</b>	Associations	Associations, CVIC	Clubs

Grow cricket, its range of activities and profile across the Barwon Region

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
2.7 In partnership with Cricket Victoria and Cricket Manager - Barwon, continue to promote and support the recent expansion of the youth girls' cricket competition in Geelong and any other associations or local clubs looking to grow their female participant base.	HIGH	CVIC	CVIC, Associations, Clubs	Schools, G21 Region LGAs, SRV
2.8 In partnership with Cricket Victoria staff and Cricket Manager - Barwon, expand promotion of junior development and inclusive cricket programs to include multi-cultural and indigenous communities. This includes supporting policy development and education to clubs to encourage and promote engagement with diverse communities.	MEDIUM	CVIC	CVIC, Associations, Clubs	Schools, G21 Region LGAs, SRV
2.9 Support the growth of mid-year (winter) cricket competitions through increased engagement with competition providers and greater access to available cricket playing fields during the off-season. This includes designing any new playing fields in partnership with winter sporting codes (e.g. AFL, Soccer and Rugby) that enable synthetic cricket pitches to remain uncovered during the winter.	MEDIUM	CVIC	CVIC, Associations, Clubs	G21 Region LGAs, Other sporting codes
2.10 Support clubs to work closely with Barwon Cricket Manager - Barwon and Cricket Victoria staff to grow and expand delivery of junior development activities, programs and initiatives and improve connection with local schools.	HIGH + ONGOING	CVIC	CV, Clubs	Schools, School Sport Victoria
2.11 Support Cricket Victoria to conduct regular cricket coaching accreditation and education courses within the Barwon Region and support local people, particularly younger people (via community grants) to undertake training and education courses.  Target the recruitment of younger umpires to officiate junior fixtures. This will allow for umpires to be trained at a young age, while also increasing the potential pool of umpires into the future.	HIGH + ONGOING	CVIC	CVIC	Clubs, Associations, Umpires



Grow cricket, its range of activities and profile across the Barwon Region

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
2.12 Develop a coach mentoring program in association with Secondary Schools, Deakin University and/or as part of any potential SEDA program within the Region.	LOW	CVIC	CVIC	Schools, Deakin, SEDA
2.13 Continue to advocate for the hosting of high profile competitions and events that lift the profile of cricket across the Region (e.g. Men's and Women's international and domestic matches and National Cricket Inclusion Championships).	HIGH + ONGOING	CVIC	Geelong Region T20 Group	Associations, Clubs, G21 Region LGAs
2.14 Support the Geelong Region T20 Group's bid and advocacy efforts for establishment of a Big Bash team in Geelong.	HIGH + ONGOING	Geelong Region T20 Group	Geelong Region T20 Group	Barwon Cricket community, CVIC
2.15 Seek to increase promotion of the game locally (e.g. share and promote success stories, facility development works and player achievements) to enable it to compete with rivalling high participation sports (e.g. AFL and Soccer).	MEDIUM + ONGOING	CVIC	CVIC, Associations, Clubs	Barwon Region Cricket Community, Schools, G21 Region LGAs
2.16 Subject to regional governance review and subsequent recommendations, encourage clubs to improve their governance administration and operational performance via Leisure Networks, Cricket Australia and Cricket Victoria available resources.	HIGH + ONGOING	CVIC	CVIC	Leisure Networks, Associations
2.17 In partnership with Cricket Victoria and Leisure Networks, seek to increase support for club volunteers through training and development programs and increased resource support (e.g. club manuals, policies and procedures).	HIGH + ONGOING	CVIC	CVIC	Leisure Networks, Associations
2.18 Continue to administer and implement Club Health Checks annually and report findings.	MEDIUM + ONGOING	CVIC	CVIC	Clubs, Leisure Networks
2.19 Support clubs to develop five year strategic plans to improve operational performance and guide business objectives around facility and asset management, financial planning, volunteer recruitment and retention and club participation and growth.	HIGH	CVIC	CVIC	Leisure Networks, Associations, G21 Region LGAs
2.20 Publish best case studies of local club operations that showcase positive club management and operational outcomes.	LOW + ONGOING	CVIC	Clubs	G21 Region LGAs
2.21 Conduct annual cricket development forums within each of the G21 local government areas in association with regional partners.	HIGH	CVIC	CVIC	Associations, Clubs, Schools, G21 Region LGAs, SRV, Leisure Networks

### BARWON REGION CRICKET FACILITIES

**Future planning for both on and off-field cricket infrastructure and playing fields will require a ‘Regional direction with local level solutions’ approach across the Barwon Region.**

The Barwon Region’s unique ‘Metro meets Country’ hybrid profile means there is no one size fits all approach when looking at future cricket facility and supporting infrastructure planning and provision.

155 playing fields across 111 sites make up the Region’s current cricket facility landscape. 70% (108) of these playing fields are located within the City of Greater Geelong, 12% (19) in the Colac Otway Shire, 11% (17) within the Surf Coast Shire and the remaining 7% spread across the Golden Plains (6%) and Borough of Queenscliffe (1%). It should be noted that only six of the Golden Plains Shire cricket playing fields fall within the Barwon Cricket Region, with the remaining venues located within Cricket Victoria’s Central Highlands Region. For the purposes of this Strategy, sites outside of the Barwon Cricket Region have not been included in overall analysis or factored into future facility directions. These facilities should however be considered in the overall context of this Strategy.

Barwon Region’s overall cricket ground to population provision ratio of 1: 1,981 is currently in-line with and comparable to Cricket Victoria’s Country Region average, and not surprisingly above the Metropolitan Cricket Region average (1:3,345). Given the ‘hybrid profile’ of the Barwon Region, a facility provision ratio of approximately 1: 2,600 (state-wide average) is considered to be a future planning benchmark for overall regional facility provision. If no further cricket grounds are developed across the Barwon Region to 2031, the forecast ground to population ratio will be 1: 2,503, still within the planning benchmark.

Looking purely at current and forecast future ground to population provision ratios at a regional level, the assumption could be made that no more cricket fields are required across the Region to 2031. This is not necessarily the case. The Region’s unique demographic profile, geographical spread and settlement patterns will see varying levels of demand for future infrastructure across each local government area.

Prioritisation of new venues and facilities should be led only by clubs that are reaching or at capacity, or in areas of forecast population growth (e.g. Armstrong Creek).

In contrast, and if supported by the local cricket community, opportunities to consolidate underutilised facilities and the merging of struggling clubs to improve efficiencies in capital investment and club servicing and delivery should also be explored.

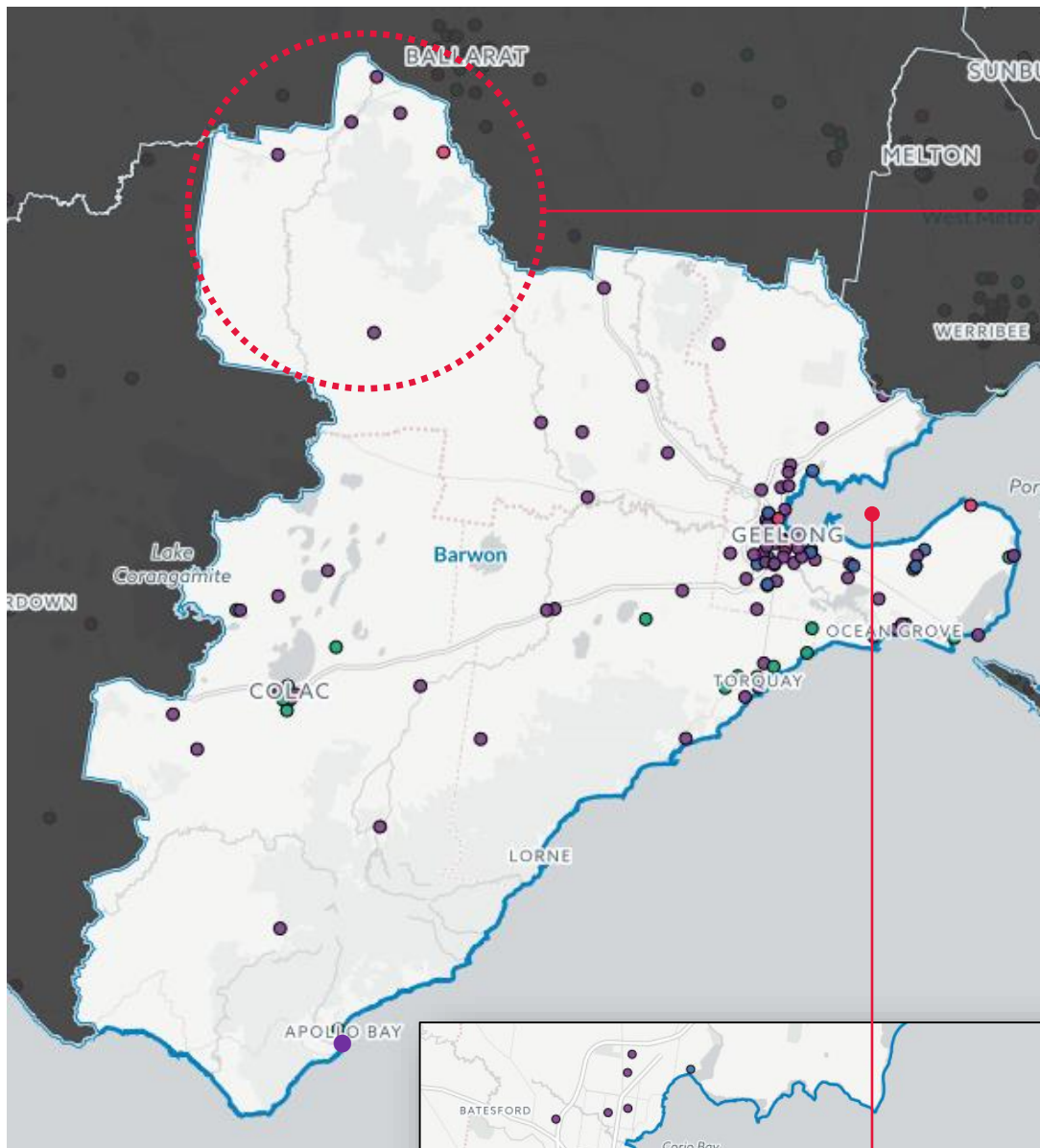
While the total number of playing fields is an important factor in assessing overall facility provision levels for the Barwon cricket community, of equal importance is the type of cricket field provided.

While the Region’s overall turf pitch provision level (23% of overall provision) is in fact lower than the average Cricket Victoria Country Region (30%) and state-wide (28%) levels, 90% of this provision (32/36 pitches) is concentrated within the City of Greater Geelong. As identified in the VCIS, a key priority for the Barwon Cricket Region will be assessing the suitability and balance of synthetic and turf cricket pitches in-line with future demand, competition and governance restructuring, and the financial capacity of tenant clubs and facility owners.

The development of additional turf pitch playing fields within the City of Greater Geelong is not supported in the short to medium term given the existing high level turf pitch provision. While this provision level is commensurate with higher population and participation numbers, it may also be restricting the capacity of existing sites and constraining the flexibility and opportunity for future growth and expansion of the game and its varying formats across the wider Barwon Cricket Region.

While ensuring a suitable balance (and the best location) of turf and synthetic pitches will be a key focus for the Barwon Region into the future, there is to be no net gain of turf provision in the Barwon region during the life of this strategy or until ‘Priority 1 – Develop an aligned and collaborative structure to manage cricket’, is resolved. This extends to the provision of turf practice wickets.

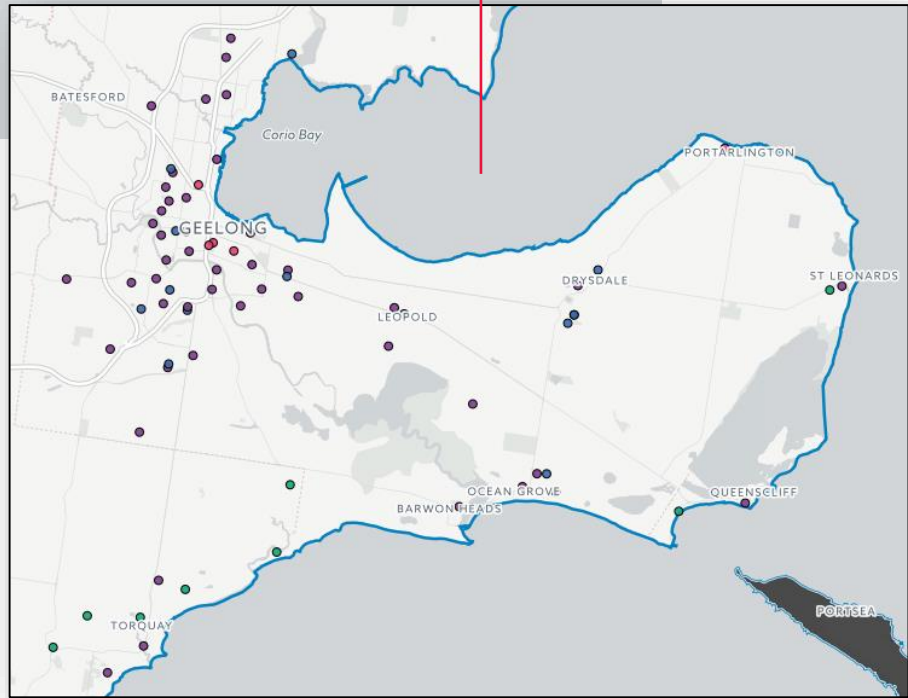
**The following page provides a visual representation of the Barwon Region’s cricket facilities by level of hierarchy in accordance with Cricket Australia and Cricket Victoria’s Community Facility Hierarchy.**



Facilities located within the Golden Plains Shire that fall within Cricket Victoria's Central Highlands Region (out of the scope of this project). Facility audit information on these sites has been provided to Golden Plains Shire to inform their planning.

Hierarchy Level

- ALL SELECTED
- COMMUNITY CLUB (HOME GROUND)
- SCHOOL (SCHOOL ONLY USE)
- COMMUNITY CLUB (SATELLITE GROUND)
- PREMIER / REGIONAL







The overall average provision and condition levels of cricket playing fields and supporting infrastructure across the Barwon Region is *generally* of a higher standard than other Country Victoria Regions, as well as several of Melbourne's Metropolitan Cricket Regions.

A critical priority of this Strategy is for Cricket Victoria and Barwon Region clubs to work closely with local government and schools to develop individual facility renewal and improvement programs.

Priority should be given to facility access, functionality, sustainability and change room facilities and amenities that are inclusive and can sustain concurrent male and female activity. Social areas within pavilions should also provide a welcoming environment that supports and encourages diversified participation and community use.

Several other facility provision and condition findings highlighted through National Facility Audit (undertaken in 2016/17) data analysis and in need of priority attention across the Barwon Cricket Region include:

- 75% (113) of player change room facilities across the Region are not considered to be inclusive (e.g. female friendly in their design).
- The Region's average 'estimated synthetic pitch surface remaining life' of four years is below both the country (5.88 years) and state (5.5 years) averages and the lowest across all Country Cricket Regions indicating a significant renewal program in the short-medium term is needed.

- Only 25% of playing fields across the Region have synthetic pitches that are greater than 2.4m in width (state average 28%). Cricket Australia's Community Facility Guidelines recommend synthetic pitches be equal to or greater than 2.4m in width to increase the likelihood of young players landing their delivery on the pitch and also promoting the craft of spin bowling (wider area required to deliver the ball). The recommended length for synthetic pitches is also 25m or greater with only 30% of the Barwon Cricket Region's pitches meeting this length (state average 29%). This impacts on the quality and condition of safe bowling approaches (e.g. worn natural grass areas often provide uneven surface levels).
- Only 1% of the Region's overall training net provision is recorded as being multi-purpose in design.

A key future focus area for the Barwon cricket community, local government and Cricket Victoria should be centred on increasing the capacity and functionality of existing facilities through projects such as improved playing field surfaces, centre synthetic wicket and training net upgrades and/or replacements, refurbishing player and umpire change rooms and amenities.



While each G21 Region local government area, township within and individual cricket venue will have their own immediate facility demands and future needs, the following five Region wide facility priorities have been identified for Barwon.

1. Utilise facility audit reports and site by site provision and condition summaries to develop individual LGA and site specific facility renewal programs. Improvements to existing facilities should be prioritised over the development of new in order to focus on strengthening the existing club environment and providing a base from which to leverage into the future. Projects that increase the carrying capacity, functionality and activation of existing facilities (e.g. refurbished player and umpire change rooms and amenities to encourage greater use and inclusiveness) should be prioritised. Facilities that restrict club and participant growth due to their mix of amenities will limit the ability of clubs and the Barwon cricket community to implement priorities outlined in this strategy.
2. In partnership with Cricket Victoria, local associations and key cricket stakeholders, review the Region's current turf pitch and turf practice net distribution and provision levels (including any relevant Council subsidy provisions and maintenance responsibilities). This review should take place in line with recommended competition and governance restructure resulting from Priority 1 to ensure future provision prioritises and promotes player development and pathway opportunities. In the interim, it is recommended investment toward turf pitch preparation and maintenance be prioritised at:
  - The future Regional Cricket and Community Centre at Kardinia Park
  - Premier Cricket grounds
  - At venues that promote and accommodate player development and pathway opportunities (e.g. host representative cricket competitions and training programs).
3. Deliver and activate a Regional Cricket and Community Centre at Kardinia Park to extend cricket service provision across the Region.

4. Utilise facility and club membership data to develop prioritised upgrade and renewal plans for synthetic centre cricket pitches and synthetic practice facilities. Ensure future centre synthetic pitch replacements are in accordance with Cricket Australia's recommended dimensions.
5. Continue to plan for the development and activation of new multi-purpose cricket facilities in the Armstrong Creek and Northern and Western Geelong growth areas to accommodate forecast population and participation growth.



The key facility priorities and directions outlined in this Strategy are consistent with those highlighted within the VCIS. This provides a consistent and aligned approach and analysis from local through to state level priorities.

*Note: This Strategy does not provide individual club/venue master plans, costing structures or proposed capital works programs. These will continue to be developed at the discretion of LGAs, in consultation with users, pending analysis of identified facility gaps and venue usage requirements. Please Refer to Appendix #5 for a proposed Funding Framework and #4 to help inform priority infrastructure projects.*

The following table provides a high level summary of the Barwon Cricket Region's facility provision and condition ratings collected during Cricket Australia's National Facilities Audit.

**PROVISION**

**Synthetic and Turf Pitch Provision Comparisons**

Centre pitch surface type	Barwon	Country Vic (Ave)	Metro Vic (Ave)	Victoria (Ave)
Centre turf pitch provision (#)	36	38.4	42.6	40.5
Centre turf pitch provision (%)	23.2%	29.75%	27.15%	28.32%
Centre synthetic pitch provision (#)	117	78	95.38	86.7
Centre synthetic pitch provision (%)	75.5%	60.47%	60.75%	60.62%
Centre 'All Seasons' pitch provision (#)	2	9.3	14.5	11.88
Centre 'All Seasons' pitch provision (%)	1.3%	7.17%	9.24%	8.3%

**Synthetic Pitch Length and Width Provision Comparisons**

Centre pitch length and width	Barwon	Country Vic (Ave)	Metro Vic (Ave)	Victoria (Ave)
Synthetic centre pitch width 2.4m+ (%)	29%	27%	28%	28%
Synthetic centre pitch length 25m+ (%)	33%	34%	25%	29%

**Training Net Provision Comparisons**

Key on-field facility component	Barwon	Country Vic (Ave)	Metro Vic (Ave)	Victoria (Ave)
Synthetic training net provision (total # of sites with training net enclosures)	75	70	77	74
Synthetic training net provision (% of sites with training net enclosures)	68%	70%	70%	70%
Sites with two or more training net pitches (%)	64%	64%	69%	67%
Sites with multi-purpose training net design (%)	1%	2%	3%	2%
Sites with training nets on main playing field surface (%)	46%	31%	30%	30%
Average estimated synthetic pitch remaining life	4 years	5.88 years	5.13 years	5.5 years

Key off-field facility component	Barwon	Country Vic (Ave)	Metro Vic (Ave)	Victoria (Ave)
Number of sites with pavilions	78	77	79	78
Player change room facilities provided (%)	68%	72%	70%	71%
Female friendly change room facilities provided (%)	25%	10%	25%	18%
Umpire change room facilities provided (%)	41%	31%	51%	41%
Female friendly umpire change room facilities provided (%)	50%	19%	37%	28%
Accessible pavilion entry provided (%)	72%	53%	72%	63%
Accessible change room toilet provided (%)	20%	36%	20%	28%
Internal storage provided (%)	49%	29%	66%	48%
Toilets provided (%)	81%	50%	81%	66%

**CONDITION****On-field Facility Condition Comparisons****Condition Rating Key**

50% = moderate

60%-80% = good

80%-100% = excellent

Key on-field facility component	Barwon	Country Vic (Ave)	Metro Vic (Ave)	Victoria (Ave)
Overall playing fields condition rating	75%	74.75%	70.5%	72.63%
Synthetic centre wicket condition rating	69%	64.63%	65.3%	64.97%
Synthetic training net pitch condition rating	72%	67.63%	69.38%	68.5%

**Off-field Facility Condition Comparisons**

Key off-field facility component	Barwon	Country Vic (Ave)	Metro Vic (Ave)	Victoria (Ave)
Main pavilion facility condition rating	72%	66.13%	64.5%	65.32%
Player change rooms and supporting amenities condition rating	69%	60.38%	62.75%	61.57%
Umpire change room condition rating	73%	58.13%	63%	60.57%

Maximise the capacity and activation of existing sites and align new facilities with future need and demand

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
3.1 Guided by facility audit findings and analysis, support cricket clubs to develop individual facility renewal and improvement programs. Prioritise facility upgrades at those venues not currently meeting recommended provision levels or at sites with identified and potential female participation growth. Projects that deliver diversity and inclusion outcomes should also be prioritised.	CRITICAL	CVIC	CVIC, G21 Region LGA's, Clubs	SRV, CA
3.2 Promote and communicate what infrastructure a 'club home' facility needs, and what is critical to cricket.	CRITICAL	CVIC	CVIC	G21 Region LGAs
3.3 Collectively adopt existing Cricket Australia, Cricket Victoria and SRV planning and facility development guidelines to ensure <b>any new facilities</b> are developed to recommended standards and guidelines.	HIGH	CVIC, CA	Barwon Region Cricket Community	G21 Region LGAs, SRV
3.4 In partnership with Cricket Victoria, utilise facility and participation data to increase provision levels of unisex change room areas, supporting amenities and more inclusive social spaces. Encourage joint opportunities for cricket and winter sports to improve inclusive off-field player, umpire and spectator amenities.	HIGH + ONGOING	CVIC	CVIC, Associations	G21 Region LGAs, SRV, Clubs, Barwon Region Cricket Community
3.5 Utilise facility and participation data to incorporate training net facility upgrades / renewal into individual LGA Capital Works Plans and budgets (subject to annual budget bids). Ensure future training net facility upgrades and developments are in accordance with Cricket Australia's recommended guidelines.	HIGH	CVIC	CVIC	G21 Region LGAs, Clubs, Associations
3.6 In accordance with facility audit findings and LGA resources (and at the end of the pitch's concrete base and synthetic surface life), replace existing synthetic wickets in accordance with Cricket Australia's Community Cricket Facility Guidelines (25m+ x 2.4m+).	HIGH	G21 Region LGAs	G21 Region LGAs	Clubs, Associations, CVIC



Maximise the capacity and activation of existing sites and align new facilities with future need and demand

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
3.7 In line with the VCIS, conduct a review of the Region’s current turf pitch and turf practice net provision levels and approach to management (including any relevant Council subsidy provisions, maintenance responsibilities and financial capacity). This review should take place in line with recommended competition and governance restructure resulting from Priority 1.	HIGH	CVIC	CVIC	Clubs, Associations, G21 Region LGAs
3.8 Support Cricket Victoria and AFL Victoria’s current Turf Wicket Pilot Program aimed at identifying strategies and processes that can assist in addressing the challenge of turf wicket preparation prior to season commencement.	HIGH - ONGOING	CVIC, AFLV	CVIC, AFLV	G21 Region LGAs, Associations, Clubs, Barwon Region Cricket Community
3.9 Support land owners / managers to manage the carrying capacity of existing playing fields with high use, and / or the view to increase use, through education and resourcing. This includes increasing education on ground maintenance and turf wicket management requirements and best practices to local clubs.	HIGH + ONGOING	CVIC	CVIC	G21 Region LGAs
3.10 Continue to plan and deliver new cricket playing field developments and supporting infrastructure in growth areas across the Region (e.g. Armstrong Creek, Northern and Western Geelong).	HIGH + ONGOING	CVIC	CVIC	G21 Region LGAs, SRV, Commercial partners, developers
3.11 Explore opportunities for synthetic cricket pitches to remain uncovered during winter (without limiting or impeding on winter usage).	LOW + ONGOING	CVIC	CVIC	G21 Region LGAs, CA, Associations, Clubs
3.12 Where appropriate, G21 Region LGAs collaborate on options for shared access of under-utilised venues that could support increased oval demands (this includes across municipal boundaries).	MEDIUM + ONGOING	CVIC	CVIC	G21 Region LGAs, Associations, Clubs, Barwon Region Cricket Community
3.13 Consider options for the potential consolidation of underutilised facilities and merging of struggling clubs to improve efficiencies in capital investment and club servicing and delivery.	MEDIUM + ONGOING	Clubs, G21 Region LGAs	Clubs, G21 Region LGAs	CVIC, Associations, Barwon Region Cricket Community

Maximise the capacity and activation of existing sites and align new facilities with future need and demand

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
3.14 Capitalise on the City of Greater Geelong’s strong turf cricket pitch provision by advocating for the hosting of future competitions, events and programs.	MEDIUM + ONGOING	CVIC	COGG	Associations, Clubs, Barwon Cricket Community
3.15 Seek partnership opportunities with the education sector and local government to access and support the management of cricket infrastructure at education facilities (for both new school developments and existing venues).	MEDIUM + ONGOING	CVIC	CVIC, DET	G21 Region LGAs, SRV, Schools
3.16 Project partners to continue to explore innovations in facility materials and products to increase carrying capacity and reduce ongoing maintenance costs.	LOW + ONGOING	CVIC	CVIC	G21 Region LGAs, Barwon Cricket Community

## PRIORITY 4

### REGIONAL CRICKET AND COMMUNITY CENTRE Deliver and activate a regional level Cricket and Community Centre at Kardinia Park

**Up to 13 Regional Cricket and Community Centres have been identified for strategic delivery across Victoria. In conjunction with the Victorian Government, local government, education sector and cricket communities, Cricket Victoria is implementing a range of centres to support the delivery of the game. Cricket Victoria's short term focus is on the state's regional (country) areas, including the Barwon Cricket Region.**

Key drivers for the development of Regional Cricket and Community Centres across Victoria, as identified through the VCIS, include:

- State Government's recent investment into supporting the development of Regional Cricket and Community Centres across Country Victoria.
- The current under provision of purpose built, publicly accessible Regional Cricket and Community Centres across the state (particularly in rural and regional areas).
- Cricket communities in rural and regional areas are currently challenged by long distance travel and associated costs to access higher quality cricket facilities and services.
- There is a significant lack of indoor cricket training facility provision integrated within the club network and a very high reliance on commercial centres to perform this function.
- Limited opportunity for the hosting of higher profile cricket events and competitions in regional areas that could benefit local clubs and their cricket communities.
- Cricket Victoria has identified the need to provide greater collective administrative support within several strategic geographical locations across the state.
- A more streamlined approach to collectively and consistently promoting cricket from a centralised location is vital to the successful alignment and delivery of future cricket programs and competitions across Victoria.

In the 2018 election, the Labor Government committed to the Stage 5 redevelopment of Kardinia Park stadium and the site of a Regional Cricket and Community Centre. The scope of the redevelopment is still being established, but will include indoor training facilities, new change rooms, meeting rooms and function spaces. Representatives from the G21 group will need to be involved in the design and construction phase.

It is recommended the future Barwon Regional Cricket and Community Centre seek to achieve and address the following key roles and focus areas:

1. **Participation development centre** – The centre should provide opportunity for 12 months of the year competition activities (all ages / genders), be a designated finals and events venue, serve as a program centre and schools development venue.
2. **Education focus** – A key focus of Regional Cricket and Community Centres is ensuring the provision of adequate off-field support, education and training. This includes, but is not limited to, player, coaching, umpiring, off-field support services and ground management initiatives.
3. **High performance** – Ensuring the provision of adequate indoor, outdoor, health and fitness infrastructure and services to accommodate high performance training should be a key focus. This needs to be balanced with broader community and grassroots programming, activity provision and access.
4. **Shared regional services** – A more centralised and streamlined approach to future cricket activity and competition delivery, marketing and promotion is a key focus area for Regional Cricket and Community Centres.

The Regional Cricket and Community Centre will also be an important focus for the future staging of elite cricket in Geelong and the design and construction of the Centre should have a focus on delivering an exceptional experience for people attending W/BBL and other high level cricket events and to provide an aspiration for players in the Barwon region aiming for representative cricket.

**Please refer to Appendix #3 for a summary of proposed Regional Cricket and Community Centre planning and development principles, management success factors and recommended facility provision levels.**

### STRATEGIC PRIORITY #4 – IMPLEMENTATION PLAN

**Deliver and activate a regional level Cricket and Community Centre**

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
4.1 Cricket Victoria, G21 Region LGAs and key Barwon Region cricket stakeholders to work in partnership with the Kardinia Park Stadium Trust (KPST) to progress future Regional Cricket and Community Centre planning and development.	<b>CRITICAL</b>	CVIC	CVIC	KPST, G21 Region LGAs, key Barwon Cricket Region stakeholders
4.2 <i>In consultation with the PWG, investigate and identify potential locations (new or existing) for development of a Regional Cricket and Community Centre in the Barwon Region. Assess the suitability of potential locations in accordance with recommended Regional Cricket and Community Centre infrastructure and supporting amenity requirements (see Appendix #3 for details).</i>  <b>COMPLETED</b>	<i>HIGH</i>	CVIC	CVIC	G21 Region LGAs, SRV, Key Barwon Cricket Region stakeholders
4.3 <i>Conduct a site feasibility and benefits assessment on identified location/s for future Regional Cricket and Community Centre development.</i>  <b>COMPLETED</b>	<i>HIGH</i>	CVIC	CVIC	G21 Region LGAs SRV, Key Barwon Cricket Region stakeholders
4.4 Develop service guidelines and activity, business and management plans for the Barwon Regional Cricket and Community Centre.	HIGH	CVIC	CVIC	G21 Region LGAs, SRV



**STRATEGIC PRIORITY #4 – IMPLEMENTATION PLAN****Deliver and activate a regional level Cricket and Community Centre**

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
4.5 <i>Finalise site selection and partners for development of the Barwon Regional Cricket and Community Centre.</i>  <b>COMPLETED</b>	HIGH	CVIC	CVIC	G21 Region LGAs, SRV, Key Barwon Cricket Region stakeholders
4.6 Cricket Victoria, State Government, G21 Region LGAs and commercial partners to secure funding and finalise investment plans.	HIGH	CVIC	CVIC	SRV, G21 Region LGAs, Commercial partners, Key Barwon Cricket Region stakeholders
4.7 Cricket Victoria, Kardinia Park Stadium Trust (KPST) and G21 Region LGAs investigate or explore options to develop a joint regionally significant investment renewal fund that supports future Regional Cricket and Community Centre facility upgrade and renewal requirements.	HIGH	CVIC	CVIC	G21 Region LGAs, KPST
4.8 Publish and communicate the key purpose and drivers of the Barwon Regional Cricket and Community Centre.	HIGH	CVIC	CVIC	SRV, G21 Region LGAs, key Barwon Cricket Region stakeholders
4.9 Post development and 12 months of operation, generate a case study to highlight the Barwon Regional Cricket and Community Centre's unique characteristics and benefits.	LOW + ONGOING	CVIC	CVIC	SRV, G21 Region LGAs, key Barwon Cricket Region stakeholders and wider cricket community

## PRIORITY 5

### RESOURCING AND PARTNERSHIPS

#### Secure stakeholder support for strategy implementation

**A stakeholder wide commitment to planning, communication, cooperation, ownership and implementation of strategic priorities and local projects will help to ensure the future sustainability and improvement of cricket provision across the Barwon Cricket Region. An approach that focuses on creating the greatest positive impact via targeted investment and collective communication and promotion of cricket regionally should be adopted.**

This Strategy is the first step for cricket and government to collaboratively determine future investment into both sport development and facility upgrades at a strategic level. It also formalises the steps project partners have taken to balance the conflicting needs of sport and government, by collaboratively prioritising future investment into both cricket's on and off-field requirements.

For cricket to continue to grow and maximise participation, and for LGAs to continue to understand the sport's needs, promote healthy and active communities and maximise facility usage and investment outcomes, this collaboration must continue. Continuing to collaboratively plan sport development initiatives and facility renewal based on cricket's changing participation trends and projections will allow for more targeted investment into the sport. This will in-turn maximise facility usage, ensure new infrastructure developments are strategic and support cricket's participation growth and diversification.

No single organisation can deliver all activities or the funding and support that is required to create a collaborative environment for sports administration and development across the Barwon Region. Cricket Victoria, partnering local government authorities and local organisations will need to dedicate staff, financial and / or volunteer resources to improve and enhance the sustainability of cricket across Barwon, now and into the future.

#### Influencers and Shapers

While future Barwon Cricket Region management is encouraged to develop and build on partnerships and regular communication with a variety of stakeholders, research conducted throughout the development of this Strategy has identified the following key stakeholders (in no particular order) who will be influential 'shapers' of the future cricket landscape across Barwon, and hence should be considered priority groups to assist with the delivery and implementation of this Strategy.

- **State Government** - as a financial and strategic partner in the development of a Regional Cricket and Community Centre.
- **Local Government** - as the provider of existing cricket facilities and contributors to their ongoing improvement and development, in addition to the planners of future facilities.
- **Cricket Victoria** - as the sport's peak sporting body and organisation responsible for setting both sport and facility development planning direction. Cricket Victoria will also play a key role in supporting the review of the Region's governance and management structure as well as talent identification and high performance squads.
- **Local associations** - as the coordinators of how cricket competition is managed, governed and delivered across the Region.

## Funding and Strategic Investment

- **Kardinia Park Stadium Trust** - as the statutory authority established under the *Kardinia Park Stadium Act, 2016* responsible for the administration, promotion and management of the Kardinia Park Stadium Trust Land.
- **Local clubs** - as the deliverers of cricket activities and programs in a family friendly environment that encourage inclusive participation and player development.
- **Barwon Sports Academy** - as a potential pathway provider for aspiring cricketers.
- **Leisure Networks** - as a potential resource to assist in increasing the skillset and capacity of club volunteers to deliver sport and club development initiatives outlined in this Strategy.
- **Barwon Region T20 Group** - as a strong supporter and platform for increasing the profile of cricket across the Barwon Region at an elite competition and event level.
- **Education institutions** – Deakin University, Gordon TAFE, schools, teachers and their staff who will introduce and drive cricket activities for students, connect with local clubs and potentially make their grounds and facilities available for community use.
- **Other local sporting associations** - as joint users of existing community sporting facilities that cricket clubs use and share (e.g. AFL and Soccer).

It is recognised that LGAs have a strategic commitment to providing for all sport and recreation in their area and that competition for funding is high between sporting codes and projected increases in participation.

The financial impact of implementing proposed actions has not yet been determined, however it is critical that key stakeholders and potential funding providers adopt a coordinated approach to the scoping and delivery of actions and recognise the need for joint funding and resourcing. Establishing strategic partnerships and improving collaboration across key sport, government and community stakeholder groups will better enable local government and key project partners to secure funding for both facility upgrades and sport development initiatives.

Cricket Victoria and Cricket Australia continue to support investment into the game through increased staff resources, development of the National Community Cricket Facility Guidelines and the recent release of Cricket Victoria's 10 Year Infrastructure Strategy. Cricket Australia's Australian Cricket Infrastructure Fund has also recently been introduced by cricket to support facility owners / managers in the development, upgrade and renewal of fit-for-purpose cricket facilities.

LGA investment could be further supported by State Government with provision of alternate funding models. Models that consider the capacity of LGAs to combine existing multiple applications, provision of alternate funding streams between minor and major facility upgrade investment (a funding category between \$100,000 and \$500,000) and support of investment that recognises current participation and supports 'retention and stability' of participation, not just participation growth, should be considered into the future.



Secure stakeholder support for strategy implementation

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
5.1 G21 Region LGAs and Cricket Victoria actively work in partnership with State Government and Cricket Australia for the continuation of the Community Sports Infrastructure Fund's 'Cricket Facilities' category and Australian Cricket Infrastructure Fund.	CRITICAL	CVIC	CVIC	G21 Region LGAs, SRV, CA
5.2 Develop a Communications Plan to inform key stakeholders of the G21 and Cricket Victoria Barwon Region Cricket Strategy and the future direction for cricket across the Region for the next 10 years.	HIGH	CVIC	CVIC	G21 Region LGAs, Associations, Clubs, Barwon Region Cricket Community
5.3 The already established G21 Sport and Recreation Pillar to monitor and manage Strategy review processes, with the Barwon Regional Cricket Manager invited to attend and present on cricket's progress twice yearly at regular Pillar meetings and network with LGAs	ONGOING	G21 Region LGAs	G21 Region LGAs	CVIC, Associations, Clubs, Barwon Cricket Community
5.4 In partnership with key stakeholders, strengthen the profile and image of cricket throughout the Barwon Region via increased lobbying, promotion, marketing and communication.	ONGOING	CVIC	CVIC, Associations, Clubs, Barwon Cricket Community	G21 Region LGAs
5.5 Project partners work collaboratively to identify alternate funding streams to support infrastructure investment.	ONGOING	CVIC	CVIC	G21 Region LGAs, Potential funding partners
5.6 Continue to identify and support local projects eligible for Victorian or local, state or federal government investment.	ONGOING	CVIC	CVIC	G21 Region LGAs, CA, SRV, Clubs
5.7 Cricket Victoria, associations and AFL Victoria (AFLV) collaborate to identify venues accessed by female participants across both sports to maximise potential funding opportunities.	ONGOING	CVIC, AFLV	CVIC, AFLV	G21 Region LGAs, SRV
5.8 Communicate annual LGA facility improvement priorities to Cricket Australia and Cricket Victoria and seek input on funding application development.	ONGOING	G21 Region LGAs	G21 Region LGAs	CA, CV, SRV



Secure stakeholder support for strategy implementation

STRATEGIC DIRECTIONS	PRIORITY	STAKEHOLDER RESPONSIBILITY		
		INITIATOR	DELIVERER	SUPPORTERS
5.9 Continue to work in partnership with state sporting associations and other bodies on multi-use, joint facility and precinct planning projects in order to maximise sports investment into key future projects.	ONGOING	CVIC	CVIC	G21 Region LGAs, Other state sporting associations, SRV
5.10 Encourage and promote cricket's flexibility and willingness to share facilities with other sports, demonstrating improved facility use, sustainability and a greater diversity of opportunities for the community.	ONGOING	CVIC	CVIC, Associations, Clubs, Barwon Region Cricket Community	G21 Region LGAs, other sporting codes
5.11 Liaise with Cricket Victoria and Leisure Networks to confirm what programs and resources are available to assist with club and sport development initiatives recommended within this Strategy.	HIGH	G21 Region LGAs	G21 Region LGAs	G21 Region LGAs, Leisure Networks
5.12 Seek to develop and improve existing relationships with primary / secondary schools, universities and TAFE programs to encourage and promote junior and senior participation and facility access for cricket programing and competition opportunities.	MEDIUM + ONGOING	CVIC	CVIC, Education Department	G21 Region LGAs, SRV, Schools
5.13 Initiate annual 'State of Play' Reports, ensuring collective understanding and progress of participation, sports development and facility improvement activities.	HIGH	CVIC	CVIC	G21 Region LGAs, Associations, Clubs
5.14 Investigate opportunities to improve cricket's relationship with the Barwon Sports Academy and aligning talented cricketers to existing pathway and support programs.	MEDIUM	CVIC	CVIC	Barwon Sports Academy, Associations, Clubs
5.15 Continue dialogue with the Geelong Region T20 Group and support their bid and advocacy efforts for the establishment of a Big Bash team within the City of Greater Geelong. At Kardinia Park	HIGH + ONGOING	Geelong Region T20 Group	Geelong Region T20 Group	Barwon Cricket Community
5.16 G21 Region LGAs continue to support the Cricket Victoria Local Government Forum held every two years.	MEDIUM + ONGOING	G21 Region LGAs	G21 Region LGAs	CVIC
5.17 Conduct annual cricket development forums within each of the G21 local government areas in association with regional partners.	MEDIUM + ONGOING	CVIC	CVIC	G21 Region LGAs, Assocs / Clubs, Schools, SRV, Leisure Networks

# STRATEGY IMPLEMENTATION

**Implementation of identified facility priorities, planning, sports development and partnership objectives will require collaboration, investment and a commitment of human resources from all Barwon Region Cricket Associations, Cricket Victoria, government and industry stakeholders.**

The *G21 and Cricket Victoria Barwon Regional Cricket Strategy* is an aspirational 10-year plan designed to be practical and realistic in its implementation.

It is important to note that stakeholder policy, community demand and priorities change over time. As a result, strategic priorities and recommendations are subject to available funding and resourcing and should be regularly monitored to ensure their ongoing alignment with stakeholder objectives.

In addition to changing stakeholder policies, shifting community demand and priorities, local government faces competing investment priorities, funding pressures and a broader focus to accommodate a range of sports in facility renewal and development, therefore there is a need for cricket to continue to advocate for and on behalf of their sport across the Region.

The financial impact of implementing proposed actions has not yet been determined, however it is critical that key stakeholders and potential funding providers adopt a coordinated approach to the scoping and delivery of actions and recognise the need for joint funding and resourcing.

Identification of funding streams beyond traditional funding partners and a coordinated approach to accessing funding will be critical to the delivery of strategic outcomes.

The Region's LGAs, Cricket Victoria and local associations should look to implement a collaborative approach to State Government for funding provision, particularly relating to the Community Sports Infrastructure Fund's Cricket and Female Friendly Facilities funding categories.

Other funding options available to achieve facility improvements will be Cricket Australia's Australian Cricket Infrastructure Fund, LGA Capital Works Programs and club contributions to fill the gap in infrastructure renewal generally overlooked by other funding bodies. Non-traditional funding partners such as community bank programs, commercial investment and sponsorship should also be investigated.

Recommendations within this Strategy set regional level directions, while allowing emerging opportunities to be harnessed at the local level. As priorities continue to evolve, the periodic monitoring and review of recommendations will be vital in maintaining the relevance of the Strategy through to 2028.

Cricket Victoria's Regional Cricket Manager based in the Region will have oversight over the broader cricket initiatives highlighted within the Strategy and will be in a position to drive local and regional priorities that focus on the overall growth of cricket and benefits to regional stakeholders. The inclusion of a reporting mechanism against Cricket Victoria related actions would seek to achieve commitment and accountability for the cricket community's contribution to supporting the Strategy outcomes.

Implementation objectives are set out in a priority framework. However, annual goal and target setting will be required by Strategy partners. Formal evaluation of the Strategy by the project partners will be required to ensure ongoing and consistent alignment with cricket and LGA objectives. Strategy implementation will also need to recognise and accommodate the differing decision making processes and priorities of each project partner within the Region.



## CRITICAL ACTIONS

To support the achievement of proposed objectives highlighted within this Strategy and to ensure the needs of cricket are met in the short, medium and longer-term, seven Critical Actions have been identified. These Critical Actions are high priorities and should be used to inform each project partners long term planning. It is not expected that all project partners will be able to deliver all Critical Actions in the short and medium term.

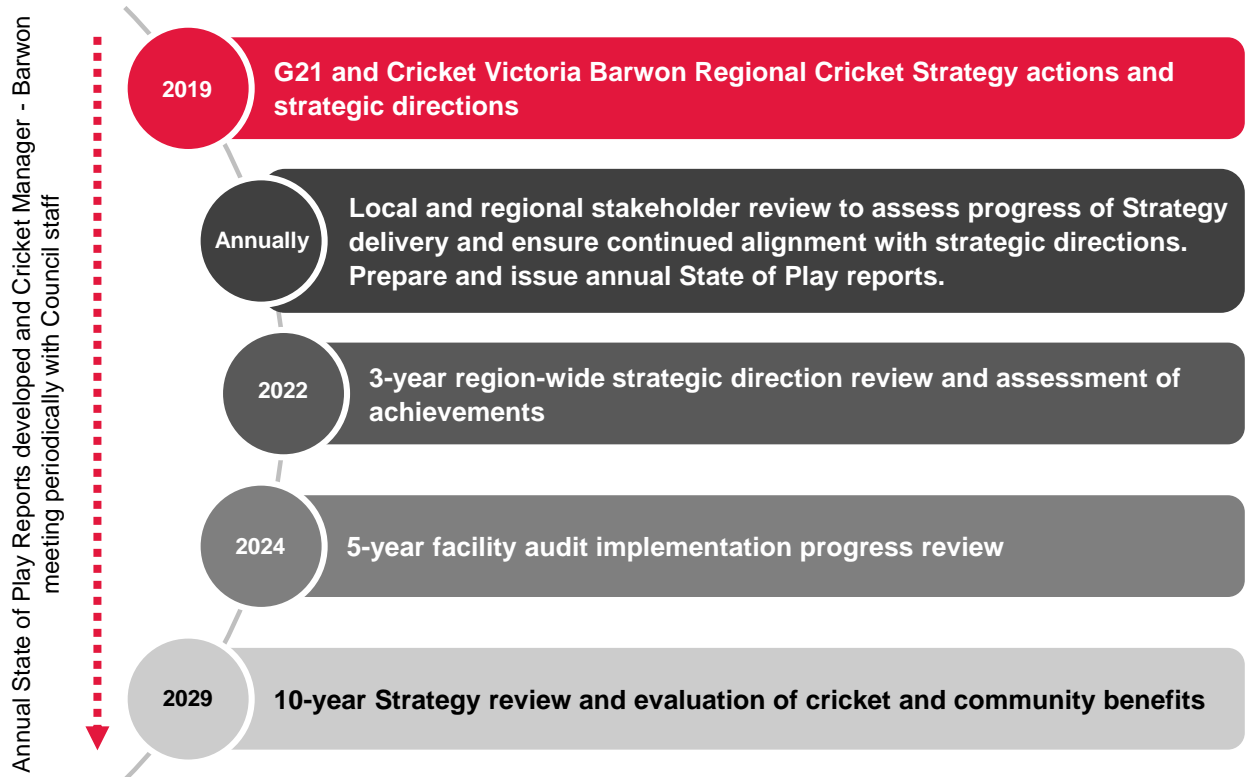
<b>CRITICAL ACTION #1</b>	Develop a stakeholder working party to prepare and define the scope and detailed requirements for restructuring cricket governance and management across the Barwon Region. Implement the new governance and management model.
<b>CRITICAL ACTION #2</b>	Cricket Victoria to conduct a strategic review of current club and association structures (including all formats of the game) and work with key stakeholders to assist club and program sustainability and competition equalisation.
<b>CRITICAL ACTION #3</b>	Seek to provide a wider suite of cricket programming and competition opportunities including shorter, more flexible cricket and competition formats.
<b>CRITICAL ACTION #4</b>	Work with Kardinia Park stadium management to progress future Regional Cricket and Community Centre planning and development.
<b>CRITICAL ACTION #5</b>	G21 Region LGAs and Cricket Victoria actively work in partnership State Government and Cricket Australia for the continuation of the Community Sports Infrastructure Fund's 'Cricket Facilities' category and Australian Cricket Infrastructure Fund.
<b>CRITICAL ACTION #6</b>	Guided by facility audit findings and analysis, support cricket clubs to develop individual facility renewal and improvement programs.
<b>CRITICAL ACTION #7</b>	Promote and communicate what infrastructure a 'club cricket facility' needs, and what is critical to cricket.





## MONITORING, MEASURING AND EVALUATING

To ensure stakeholders are successful in achieving mutual objectives in an efficient and effective manner, regular reviews of strategic directions are paramount. The following monitoring and review process will be led by Project Partners to ensure that the G21 and Cricket Victoria Barwon Regional Cricket Strategy remains relevant for all stakeholders.







## APPENDICES

## OVERVIEW OF KEY FINDINGS REPORT

**A number of key sport, government and community stakeholders were engaged to identify issues, constraints and opportunities influencing planning, provision and growth of cricket across the Barwon Region.**

*The G21 and Cricket Victoria Barwon Regional Cricket Strategy – Key Findings Report (2017)* explores these documented issues, opportunities and constraints in detail and were presented and analysed under the following three key themes:

1. Participation and Game Development
2. Facilities
3. Management and Operations

**A high level summary of key findings and assessment of regional strengths, weaknesses opportunities and challenges for cricket across the region follows. This assessment has been used as the basis from which to develop future strategies and recommendations.**

## PARTICIPATION AND GAME DEVELOPMENT

### STRENGTHS

- Highest country cricket region participation total for the 2016/17 season (5,718), 300 more than the second highest country region
- Fourth highest region player penetration rate (16 regions) across the state
- Based on current penetration rates, the Region is forecast to experience an increase market of over 1,500 participants between 2016 and 2031 (total 7,196 players)
- The presence of the Geelong Cricket Club provides opportunity for local players to progress through the player development pathway to premier cricket without having to leave the region. Dedicated Barwon Pathway coaches and talent identification resources are also in place
- Local associations provide a combination of two day, one day and modified cricket competitions and programs (e.g. T20 matches) attracting a wider target and player catchment base
- Presence of the Geelong Seniors and the Geelong Women's Cricket Clubs and youth girls' competition in Geelong provides participation opportunities for players outside of the 'typical Barwon cricketer' (27 year old male)
- Growing regional population that will produce future demand and interest in cricket programming and competition opportunities
- Hosted the first three years of the National Cricket Inclusion Championships

## WEAKNESSES

- Declining participation numbers between 2014/15 and 2016/17 seasons
- Low levels of female participation
- Challenges in attracting new players to the game
- Lack of cohesion and partnerships (player pathway) between local grassroots clubs and the Region's premier club
- Low level investment toward junior programs and player development pathway
- Low levels of engagement with and investment toward attracting players from participation target groups (e.g. CALD community, Indigenous, females)
- High level of uncertainty and angst relating to the changing competition structure of the Geelong Cricket Association
- A lack of qualified and experienced coaches across the Region (across all levels of competition)
- Smaller country clubs struggling for both on (players) and off-field (volunteers and administrators) numbers
- A lack of promotion of the sport locally (e.g. social media and local newspapers)

## OPPORTUNITIES Attachment 10.4.1

- Increased access to shorter, more flexible cricket programming and competition formats
- Implementation of Cricket Australia's new junior playing formats
- The growth of mid-year (winter) cricket competitions
- Increased levels of 'social' and unstructured cricket participation
- Improved coordination and alignment of junior development pathways and programs
- The growth of female cricket across the state, in particular Country Victoria
- The return of the more 'mature' aged cricketer to the game
- A review of local competition structures to ensure a more competitive balance
- Increased promotion and inclusion of cricket within local primary and secondary school sport programs
- Greater investment in coaching and junior development / pathway programs
- Increased promotion of the game locally
- Continued hosting of high profile competitions and events that lift the profile of cricket across the Barwon Cricket Region
- Increased number of qualified coaches and umpires
- Develop / improve cricket's relationship with the Barwon Sports Academy

## CHALLENGES

- Players leaving their local areas and clubs to play for Geelong's premier team / higher level competitions
- Managing the transition from introductory programs to junior competitions
- Competing against other highly participated sports for players
- Capacity to cater for the 'returning more matured aged player' trend as well as senior, junior and introductory programs
- Clashes between junior and senior match times
- Managing increased participation in non-traditional program and competition formats
- Providing competition structures that accommodate female cricket participation without impacting on other female sports in the Region
- Guaranteeing sports participation into the future may be a challenge for some areas experiencing minimal population growth
- The length of time required to play cricket
- The ability and capacity of grassroots clubs and associations to roll-out national programs
- Managing the emergence of player payments and the impact this can have on not only the competitive balance of on-field competition but the financial pressures it can place on clubs

## STRENGTHS

- Presence of GMHBA Stadium and the Kardinia Park Sports Precinct enables the hosting of regional, state and national cricket competitions and events
- Provision of both synthetic and turf pitch ovals provides opportunity for players to experience both versions of the game
- Grounds of all facility hierarchy levels are provided within the Region
- 2016 ground to population ratio is comparable with other country regions across the state
- Ground to player ratio is consistent with state-wide ratio
- Detailed facility condition and functionality information is available via Cricket Australia's National Facilities Audit
- Approximately 75% of clubs have future development plans for facilities at their respective venues
- Local government planning and financial support for cricket specific facility upgrade and renewal projects
- Increased levels of cricket specific facility funding becoming available from State Government and Cricket Australia
- Average pitch condition rating of 72% rates 5th out of 16 regions and above the state average of 68.5%. The playing field condition rating of 75% is also above the state average of 72.6%
- Average synthetic training net pitch condition of 72% is above the state average of 68.5%

## WEAKNESSES

- A number of aging, dysfunctional and non-compliant facilities that are prohibiting club growth and programming opportunities
- 90% of the Region's overall turf pitch provision is situated within the City of Greater Geelong
- The quality of supporting spectator amenities and social amenities (e.g. shade, shelter and seating) was rated as average to very poor by the local community
- Low level of indoor cricket facility provision across the Region
- No regional level Cricket and Community Centre within Region
- Only 1% of the Region's training net provision is recorded as being multi-purpose in design
- Below state and country region average remaining synthetic pitch surface life expectancy
- Only 25% of playing fields across the Region have synthetic pitches that are greater than 2.4m in width and only 30% are 25m or greater in length
- A lack of connection and partnerships with local schools
- High reliance by clubs on external funding support (mainly local government) for facility improvements

## OPPORTUNITIES

- Recently introduced cricket specific funding schemes (\$12.4M between 2015 and 2019)
- Utilisation of facility audit data to develop individual facility renewal and improvement programs
- Increasing inclusive facility provision with a focus on female friendly design
- Delivery and activation of a regional level Community Cricket Centre
- Improved access to appropriately developed school oval facilities
- Planned new facility development in identified growth areas (e.g. Armstrong Creek)
- Increased levels of multi-use design features in facilities, in particular training net facilities
- A review of the Region's current approach to turf wicket provision (including Council subsidy provisions and maintenance responsibilities)
- Increased support and education to local clubs from Cricket Victoria on turf pitch preparation and maintenance
- Replacement of existing synthetic cricket pitches in accordance with Cricket Australia's preferred dimensions



## CHALLENGES

- Uncertain long term commitment by Cricket Australia and State Government toward cricket specific funding programs
- Capacity of existing facilities to support participation growth, particularly junior teams and female participation
- Reliance on the local community and club members to maintain and develop their facilities
- The 'pre-season creep' by winter sports (mainly AFL and soccer) placing increased demands on venues and contributing to overuse, non-prepared turf pitches and potential conflict with tenant sports
- The challenge of better justifying the 'value of cricket' and organised sports with Councils currently prioritising mass participation activities and informal sport and recreation pursuits

## MANAGEMENT AND OPERATIONS

### STRENGTH

- Strong cricket culture that values the game's tradition
- Long serving volunteer base providing a strong knowledge of cricket's history in the local area
- Increased levels of engagement and communication between local government, cricket associations and competition providers
- Improving relationships between summer and winter tenants
- Increased resourcing dedicated to game and market development in the Barwon Cricket Region
- Strong support and interest in cricket from local government (e.g. facility management capital investment, COGG funding and wicket maintenance agreement)
- G21 Pillar and Leisure Networks resource support
- 80% of clubs have a clear understanding of their club's purpose and key objectives
- 95% of clubs adhere to their adopted constitution / rules and 98% have a code of conduct for their players, player parents, coaches, members and general club stakeholders
- 36/42 clubs reported being in a strong financial position

### WEAKNESSES

- Unclear and fragmented approach to management and governance of the sport across the region
- Lack of communication and strategic alignment between local associations and competition providers
- Unclear role, purpose and services provided by the Barwon Region Cricket Committee
- Varying levels of support provided by peak sporting bodies to higher level and more successful associations and clubs and the smaller, less powerful / influential associations and affiliated clubs
- Less than 50% of clubs across the Region feel they have sufficient levels of volunteer support to assist with day to day club operations and management
- Only 28% of clubs who completed the Club Health Check Survey have a strategy and actively implement it to attract new people onto their respective committees
- 7/42 clubs who completed the Club Health Check Survey regularly review their club's performance against a strategic plan
- Less than 50% of clubs across the Region have a clearly stated vision and only 26% believe they have clearly defined position descriptions outlining roles and responsibilities for club officials

## OPPORTUNITIES

- Implementation of a new overarching governance and management structure for cricket across the Region to improve strategic alignment and efficiencies in how cricket programs and services are delivered across a regional level
- Increased support and investment from Cricket Victoria staff and recently appointed Cricket Manager - Barwon
- Increase promotion of the Cricket Manager - Barwon role across the Region and services / support available to local associations and clubs
- Increasing the profile of the Barwon Region Cricket Committee and increasing communication levels between the committee and all associations and clubs
- Reviewing the current make-up (including development / review of the Committee's Terms of Reference) of the Barwon Region Cricket Committee to ensure equal representation across all Barwon Region associations and affiliated clubs and members
- Increased support for club volunteers through training and development programs and increased resource support (e.g. clubs manuals and policies)
- Improved association administration processes and levels of communication with key stakeholders including local Councils and clubs

## CHALLENGES

Attachment 10.4.1

- The capacity of clubs to recruit, train and retain volunteers
- Shifting to a more professional approach to sport and facility management and administration
- Ensuring equality in support provision across all clubs and competition levels (e.g. facility funding allocations and human resources)
- Determining whose role and/or responsibility it is to support club development initiatives (e.g. Cricket Victoria, Council, Leisure Networks, local associations) and then being able to implement this delivery
- Implementing a new governance and management structure across the Region that generates greater strategic alignment and improved efficiencies (e.g. sharing of resources) between associations and key cricket stakeholders
- Changing the culture and views of cricket 'traditionalists' in terms of how the sport should be managed and developed moving forward
- Revisiting existing Council policies and processes and ensuring they are supporting sport and club growth across the Region

## Geelong Cricket Association Detailed Membership Trends and Breakdown 2015/16 and 2016/17

Please note that the participation baseline data following represents a point-in-time during the development of the Strategy. Each year participation figures will be updated and progress reports provided to local Councils.

2016/17 Season							2015/16 Participants	2015/16 – 2016/17 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Guild CC	98	2	8	88	98	0	54	44	-11	8	47	44	0
Alexander Thomson CC	79	1	17	61	70	9	46	33	-2	12	23	24	9
North Geelong CC	108	1	18	89	99	8	76	32	-3	15	20	23	8
Bell Park CC	99	0	9	90	99	0	81	18	-5	5	18	19	-1
Winchelsea CC	64	0	7	57	63	1	48	16	0	0	16	17	-1
Manifold Heights CC	81	4	19	58	80	1	68	13	-10	18	5	12	1
Lethbridge CC	58	1	7	50	58	0	46	12	1	0	11	12	0
Lara CC	99	0	2	97	99	0	88	11	0	0	11	11	0
Bannockburn CC	50	0	5	45	50	0	42	8	-1	3	6	8	0
Grovedale CC	69	0	5	64	69	0	61	8	-2	4	6	8	0
Modewarre CC	73	1	7	65	68	0	66	7	-3	-4	14	2	0
Newcomb & District CC	90	1	15	74	90	0	84	6	-7	12	1	7	-1
Little River CC	51	0	8	43	51	0	47	4	-2	4	2	4	0
Inverleigh CC	34	0	4	30	34	0	30	4	0	4	0	4	0
Meredith CC	35	2	4	29	34	0	34	1	2	-1	0	0	0
Highton CC	74	0	7	67	73	1	74	0	-5	0	5	0	0
Geelong City CC	69	0	7	62	69	0	71	-2	-1	-1	0	-2	0
St Peters CC	67	0	4	63	67	0	71	-4	0	-1	-3	-4	0
Bell Post Hill CC	64	0	4	60	64	0	68	-4	-5	4	-3	-4	0
South Barwon CC	102	0	4	98	102	0	108	-6	-3	1	-4	-6	0
Marshall CC	85	2	4	79	85	0	92	-7	-2	1	-6	-6	-1
Surf Coast Aireys Inlet CC	27	0	2	25	27	0	34	-7	-2	-2	-3	-7	0
Torquay CC	64	0	9	55	64	0	71	-7	-8	6	-5	-7	0
Teesdale CC	39	0	3	36	39	0	46	-7	0	0	-7	-7	0
Leopold CC	54	0	4	50	54	0	62	-8	-1	2	-9	-8	0
Anakie CC	25	0	0	0	25	0	34	-9	-2	-2	-30	-9	0
East Belmont CC	90	3	3	84	90	0	99	-9	0	-1	-8	-9	0
Corio Bay Cricket & Sports Club	40	0	2	38	40	0	50	-10	-3	1	-8	-8	-2
St Albans Breakwater CC	57	0	4	53	57	0	69	-12	-1	-2	-9	-11	-1
Murgheboluc (Geelong) CC	79	0	6	73	79	0	93	-14	-1	3	-16	-14	0
Shelford CC	20	0	2	18	20	0	35	-15	-2	2	-15	-15	0
Geelong West CC	61	0	22	39	53	8	76	-15	-20	18	-13	-23	8
Newton & Chilwell CC	99	0	6	93	99	0	118	-19	-1	-2	-16	-18	-1
Thomson CC	56	3	0	53	56	0	79	-23	3	-3	-23	-23	0
St Josephs CC	109	0	24	85	109	0	141	-32	-11	9	-30	-32	0
Corio CC	41	1	4	36	41	0	74	-33	-3	2	-32	-33	0
Waurm Ponds Deakin CC	65	1	3	61	65	0	109	-44	0	0	-44	-44	0
<b>Total</b>	<b>2,475</b>	<b>23</b>	<b>259</b>	<b>2,168</b>	<b>2,440</b>	<b>28</b>	<b>2,545</b>	<b>-70</b>	<b>-111</b>	<b>115</b>	<b>-99</b>	<b>-95</b>	<b>18</b>

# Geelong Junior Cricket Association Detailed Membership Trends and Breakdown 2015/16 and 2016/17

Attachment 10.4.1

2016/17 Season							2015/16 Participants	2015/16 – 2016/17 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Leigh Districts CC	36	6	30	0	35	1	0	36	6	30	0	35	1
Collendina CC	35	13	22	0	35	0	13	22	11	11	0	22	0
St Peters CC	61	27	34	0	61	0	39	22	16	6	0	22	0
Bell Park CC	34	16	18	0	34	0	17	17	7	10	0	17	0
Portarlington CC	16	9	7	0	15	1	0	16	9	7	0	15	1
Lara CC	97	31	66	0	92	5	82	15	0	15	0	11	4
Torquay CC	54	6	48	0	54	0	40	14	3	11	0	14	0
North Geelong CC	62	25	36	0	58	4	48	14	12	1	0	10	4
Guild Cricket Club	14	6	8	0	14	0	0	14	6	8	0	0	0
Wallington Cricket Club	11	4	7	0	11	0	0	11	4	7	0	11	0
Bannockburn CC	48	27	21	0	48	0	40	8	9	-1	0	8	0
Newtown and Chillwel CC	114	30	84	0	114	0	108	6	6	0	0	7	-1
St Leonards CC	15	1	14	0	15	0	12	3	1	2	0	4	-1
Thomson CC	31	10	21	0	31	0	30	1	1	0	0	1	0
Anglesea CC	28	6	22	0	28	0	27	1	4	-3	0	3	-2
Queenscliff CC	48	15	33	0	48	0	47	1	3	-2	0	1	0
Manifold Heights CC	35	6	29	0	32	3	35	0	1	-1	0	-2	2
Inverleigh CC	0	0	0	0	0	0	0	0	0	0	0	0	0
Lethbridge CC	0	0	0	0	0	0	0	0	0	0	0	0	0
Waurm Ponds Deakin	0	0	0	0	0	0	0	0	0	0	0	0	0
St Josephs CC	97	12	85	0	97	0	98	-1	4	-5	0	2	-3
Ocean Grove CC	57	7	50	0	56	1	59	-2	1	-3	0	-3	1
Jan Juc CC	57	12	45	0	56	1	59	-2	-3	1	0	-3	1
Murgheboluc (Geelong) CC	56	11	45	0	52	4	59	-3	-3	0	0	-5	2
Winchelsea CC	12	9	3	0	11	1	15	-3	-1	-2	0	-4	1
Marshall CC	28	3	25	0	24	4	32	-4	-19	15	0	-4	0
Geelong City CC	69	4	65	0	69	0	77	-8	-1	-7	0	-8	0
Drysdale CC	44	3	41	0	44	0	53	-9	-4	-5	0	-7	-2
Barabool CC	48	26	22	0	47	1	57	-9	8	-17	0	-9	0
St Albans Breakwater CC	20	0	20	0	19	1	30	-10	-7	-3	0	-7	-3
East Belmont CC	49	13	36	0	49	0	60	-11	-3	-8	0	-10	-1
Modewarre CC	23	3	20	0	22	1	34	-11	1	-12	0	-12	1
Surf Coast Aireys Inlet CC	0	0	0	0	0	0	12	-12	-12	0	0	-11	-1
Barwon Heads CC	52	15	37	0	52	0	65	-13	-2	-11	0	-13	0
Geelong West CC	10	0	10	0	10	0	23	-13	0	-13	0	-10	-3
Bell Post Hill CC	39	13	26	0	36	3	53	-14	-2	-12	0	-15	1
Corio CC	11	3	8	0	9	2	25	-14	0	-14	0	-15	1
South Barwon CC	35	10	25	0	33	2	50	-15	-5	-10	0	-15	0
Newcomb and District CC	0	0	0	0	0	0	15	-15	-1	-14	0	-15	0
Leopold CC	40	1	39	0	40	0	56	-16	-6	-10	0	-16	0
Highton CC	46	5	41	0	46	0	66	-20	4	-24	0	-20	0
Little River CC	0	0	0	0	0	0	25	-25	-11	-14	0	-20	-5
Grovedale CC	14	0	14	0	14	0	39	-25	-2	-23	0	-23	-2
Alexander Thomson CC	68	13	55	0	68	0	108	-40	-32	-8	0	-40	0
<b>Total</b>	<b>1,614</b>	<b>401</b>	<b>1,212</b>	<b>0</b>	<b>1,579</b>	<b>35</b>	<b>1,708</b>	<b>-94</b>	<b>3</b>	<b>-98</b>	<b>0</b>	<b>-104</b>	<b>-4</b>



## Bellarine Peninsula Cricket Association Detailed Membership Trends and Breakdown 2015/16 and 2016/17

Attachment 10.4.1

2016/17 Season							2015/16 Participants	2015/16 – 2016/17 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Anglesea CC	70	0	0	70	70	0	60	10	0	0	10	10	0
Portarlington CC	76	4	5	67	76	0	72	4	1	3	0	4	0
Collendina CC	94	0	3	91	92	2	91	3	-2	-1	6	2	1
Newcomb CC	45	0	0	45	45	0	42	3	0	-1	4	3	0
Wallington CC	59	0	3	56	59	0	57	2	-2	2	2	2	0
Barwon Heads CC	73	1	3	69	72	1	72	1	0	3	-2	1	0
Drysdale CC	55	0	0	55	55	0	55	0	0	0	0	0	0
St Leonards CC	47	0	6	41	46	1	47	0	-2	1	1	-1	1
Ocean Grove CC	58	0	5	53	58	0	59	-1	-1	3	-3	-1	0
Barabool CC	48	0	2	46	48	1	53	-5	0	1	-6	-5	1
Queenscliff CC	61	0	1	60	61	0	74	-13	-2	-2	-9	-13	0
Jan Juc CC	56	0	3	53	55	1	85	-29	-3	-4	-22	-30	1
<b>Total</b>	<b>742</b>	<b>5</b>	<b>31</b>	<b>706</b>	<b>737</b>	<b>6</b>	<b>767</b>	<b>-25</b>	<b>-11</b>	<b>5</b>	<b>-19</b>	<b>-28</b>	<b>4</b>

## Colac District Cricket Association Detailed Membership Trends and Breakdown 2015/16 and 2016/17

2016/17 Season							2015/16 Participants	2015/16 – 2016/17 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
City United CC	87	5	24	58	87	0	75	12	-4	6	10	12	0
Warrion CC	71	6	28	37	66	5	59	12	-3	8	7	7	5
Apollo Bay CC	80	3	30	47	78	2	75	5	-6	8	3	5	0
Forrest CC	20	0	1	19	20	0	18	2	0	1	1	2	0
Tomahawk Creek CC	19	0	1	18	19	0	17	2	0	0	2	2	0
Colac West CC	84	8	36	40	83	1	83	1	0	1	0	0	1
Coragulac CC	0	0	0	0	0	0	0	0	0	0	0	0	0
Stoneyford CC	51	5	19	27	51	0	55	-4	0	-1	-3	-3	-1
Deans Marsh CC	20	0	3	17	20	0	24	-4	0	1	-5	-4	0
Birregurra CC	51	3	17	31	51	0	59	-8	-2	-7	1	-4	-4
Alvie CC	55	5	24	26	55	0	63	-8	0	-4	-4	-8	0
Colac CC	68	6	19	43	65	0	82	-14	-4	4	-14	-17	0
Irrewara CC	83	6	28	49	81	1	100	-17	-7	-6	-4	-18	0
Otway CC	0	0	0	0	0	0	21	-21	0	-1	-20	-21	0
<b>Total</b>	<b>689</b>	<b>47</b>	<b>230</b>	<b>412</b>	<b>676</b>	<b>9</b>	<b>731</b>	<b>-42</b>	<b>-26</b>	<b>10</b>	<b>-26</b>	<b>-47</b>	<b>1</b>

## Geelong Cricket Association Detailed Membership Trends and Breakdown 2016/17 and 2017/18

Please note that the participation baseline data following represents a point-in-time during the development of the Strategy. Each year participation figures will be updated and progress reports provided to local Councils.

2017/18 Season							2016/17 Participants	2016/17 - 2017/18 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Leopold CC	86	1	16	69	86	0	54	32	1	12	19	32	0
Highton CC	105	0	14	91	105	0	74	31	0	7	24	32	-1
Thomson CC	77	0	11	66	77	0	56	21	-3	11	13	21	0
South Barwon CC	119	0	4	115	119	0	102	17	0	0	17	17	0
Bannockburn CC	66	0	7	59	66	0	50	16	0	2	14	16	0
St Peters CC	83	1	18	64	83	0	67	16	1	14	1	16	0
Geelong City CC	84	0	14	70	83	1	69	15	0	7	8	14	1
Geelong West CC	73	1	18	54	73	0	61	12	1	-4	15	20	-8
St Josephs CC	121	0	34	87	120	0	109	12	0	10	2	11	0
St Albans Breakwater CC	65	0	11	54	65	0	57	8	0	7	1	8	0
Meredith CC	42	2	7	33	40	2	35	7	0	3	4	6	2
Torquay CC	70	0	10	60	70	0	64	6	0	1	5	6	0
Grovedale CC	74	0	9	65	74	0	69	5	0	4	1	5	0
East Belmont CC	94	2	7	85	94	0	90	4	-1	4	1	4	0
Corio CC	44	0	5	39	44	0	41	3	-1	1	3	3	0
Bell Post Hill CC	66	0	12	54	66	0	64	2	0	8	-6	2	0
Manifold Heights CC	81	3	24	54	80	1	81	0	-1	5	-4	0	0
Murgheboluc (Geelong) CC	78	0	11	67	78	0	79	-1	0	5	-6	-1	0
Surf Coast Aireys Inlet CC	25	0	1	24	25	0	27	-2	0	-1	-1	-2	0
Teesdale CC	37	0	3	34	37	0	39	-2	0	0	-2	-2	0
Lara CC	96	0	9	87	96	0	99	-3	0	7	-10	-3	0
Shelford CC	17	0	2	15	17	0	20	-3	0	0	-3	-3	0
Alexander Thomson CC	74	1	21	52	74	0	79	-5	0	4	-9	4	-9
Newton & Chilwell CC	94	0	16	78	94	0	99	-5	0	10	-15	-5	0
Anakie CC	17	0	0	17	17	0	25	-8	0	0	17	-8	0
Lethbridge CC	46	0	9	37	46	0	58	-12	-1	2	-13	-12	0
Newcomb & District CC	78	2	9	67	78	0	90	-12	1	-6	-7	-12	0
Corio Bay Cricket & Sports Club	23	1	3	19	23	0	40	-17	1	1	-19	-17	0
Waurm Ponds Deakin CC	48	0	3	45	48	0	65	-17	-1	0	-16	-17	0
Marshall CC	67	1	3	63	67	0	85	-18	-1	-1	-16	-18	0
Guild CC	74	3	8	63	74	0	98	-24	1	0	-25	-24	0
Modewarre CC	48	0	8	40	45	0	73	-25	-1	1	-25	-23	0
Bell Park CC	68	0	4	64	68	0	99	-31	0	-5	-26	-31	0
North Geelong CC	75	0	13	62	75	0	108	-33	-1	-5	-27	-24	-8
Inverleigh CC**	0	0	0	0	0	0	34	-34	0	-4	-30	-34	0
Little River CC**	0	0	0	0	0	0	51	-51	0	-8	-43	-51	0
Winchelsea CC**	0	0	0	0	0	0	64	-64	0	-7	-57	-63	-1
<b>Total</b>	<b>2,315</b>	<b>18</b>	<b>344</b>	<b>1,953</b>	<b>2,307</b>	<b>4</b>	<b>2,475</b>	<b>-160</b>	<b>-5</b>	<b>85</b>	<b>-215</b>	<b>-133</b>	<b>-24</b>

\*\* Identifies clubs that have moved Cricket Associations between seasons and participant numbers are reflected in alternate Associations

**Geelong Junior Cricket Association Detailed Membership Trends and Breakdown** Attachment 10.4.1  
**2016/17 and 2017/18**

2017/18 Season							2016/17 Participants	2016/17 – 2017/18 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Alexander Thomson CC	90	29	60	1	72	18	68	22	16	5	1	4	18
Portarlington CC	31	25	6	0	30	1	16	15	16	-1	0	15	0
Inverleigh CC	14	11	3	0	13	1	0	14	11	3	0	13	1
Newcomb and District CC	14	0	14	0	14	0	0	14	0	14	0	14	0
South Barwon CC	47	21	26	0	47	0	35	12	11	1	0	14	-2
Torquay CC	65	18	45	2	59	6	54	11	12	-3	2	5	6
Grovedale CC	23	14	9	0	22	1	14	9	14	-5	0	8	1
Marshall CC	37	9	28	0	27	10	28	9	6	3	0	3	6
Queenscliff CC	55	19	36	0	55	0	48	7	4	3	0	7	0
Corio CC	17	13	4	0	16	1	11	6	10	-4	0	7	-1
Leopold CC	45	13	32	0	36	9	40	5	12	-7	0	-4	9
Wallington Cricket Club	13	10	3	0	10	3	11	2	6	-4	0	-1	3
Geelong West CC	11	0	10	1	0	11	10	1	0	0	1	-10	11
Winchlesea CC	13	0	13	0	12	1	12	1	-9	10	0	1	0
Lethbridge CC**	0	0	0	0	0	0	0	0	0	0	0	0	0
Little River CC**	0	0	0	0	0	0	0	0	0	0	0	0	0
Surf Coast Aireys Inlet CC**	0	0	0	0	0	0	0	0	0	0	0	0	0
Wauron Ponds Deakin**	0	0	0	0	0	0	0	0	0	0	0	0	0
Guild Cricket Club	13	4	9	0	13	0	14	-1	-2	1	0	-1	0
Ocean Grove CC	56	14	42	0	41	15	57	-1	7	-8	0	-15	14
Drysdale CC	42	12	30	0	41	1	44	-2	9	-11	0	-3	1
Barwon Heads CC	49	23	26	0	48	1	52	-3	8	-11	0	-4	1
Bell Post Hill CC	36	10	26	0	35	1	39	-3	-3	0	0	-1	-2
Modewarre CC	20	9	11	0	20	0	23	-3	6	-9	0	-2	-1
St Josephs CC	94	22	72	0	80	14	97	-3	10	-13	0	-17	14
Collendina CC	30	16	14	0	30	0	35	-5	3	-8	0	-5	0
Thomson CC	26	14	12	0	26	0	31	-5	4	-9	0	-5	0
Barabool CC	41	14	27	0	41	0	48	-7	-12	5	0	-6	-1
Jan Juc CC	50	29	20	1	49	1	57	-7	17	-25	1	-7	0
North Geelong CC	55	15	40	0	39	16	62	-7	-10	4	0	-19	12
East Belmont CC	40	13	27	0	40	0	49	-9	0	-9	0	-9	0
St Albans Breakwater CC	11	0	10	1	11	0	20	-9	0	-10	1	-8	-1
Manifold Heights CC	23	8	15	0	23	0	35	-12	2	-14	0	-9	-3
Newtown and Chillwel CC	99	44	55	0	99	0	114	-15	14	-29	0	-15	0
St Leonards CC**	0	0	0	0	0	0	15	-15	-1	-14	0	-15	0
Anglesea CC	12	1	11	0	12	0	28	-16	-5	-11	0	-16	0
Geelong City CC	52	20	32	0	52	0	69	-17	16	-33	0	-17	0
Murgheboluc (Geelong) CC	38	11	27	0	38	0	56	-18	0	-18	0	-14	-4
Bell Park CC	15	8	7	0	15	0	34	-19	-8	-11	0	-19	0
Bannockburn CC	24	13	11	0	23	1	48	-24	-14	-10	0	-25	1
St Peters CC	30	9	21	0	30	0	61	-31	-18	-13	0	-31	0
Lara CC	62	25	37	0	61	1	97	-35	-6	-29	0	-31	-4
Leigh Districts CC**	0	0	0	0	0	0	36	-36	-6	-30	0	-35	-1
Highton CC	8	0	8	0	8	0	46	-38	-5	-33	0	-38	0
<b>Total</b>	<b>1,401</b>	<b>516</b>	<b>879</b>	<b>6</b>	<b>1,288</b>	<b>113</b>	<b>1,614</b>	<b>-213</b>	<b>115</b>	<b>-333</b>	<b>6</b>	<b>-291</b>	<b>78</b>

\*\* Identifies clubs that have moved Cricket Associations between seasons and participant numbers are reflected in alternate Associations

**Bellarine Peninsula Cricket Association Detailed Membership Trends and Breakdown** Attachment 10.4.1  
**2016/17 and 2017/18**

2017/18 Season							2016/17 Participants	2016/17 – 2017/18 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Little River CC*	57	1	8	48	57	0	0	57	1	8	48	57	0
Winchelsea CC*	49	0	3	46	49	0	0	49	0	3	46	49	0
Armstrong Creek Cricket & Sporting Club*	39	0	8	31	39	0	0	39	0	8	31	39	0
Inverleigh CC*	38	1	6	31	38	0	0	38	1	6	31	38	0
Jan Juc CC	82	0	8	74	81	0	56	26	0	5	21	26	-1
St Leonards CC	57	1	8	48	55	1	47	10	1	2	7	9	0
Drysdale CC	63	1	8	54	63	0	55	8	1	8	-1	8	0
Ocean Grove CC	64	0	9	55	64	0	58	6	0	4	2	6	0
Portarlington CC	81	1	2	78	81	0	76	5	-3	-3	11	5	0
Barwon Heads CC	77	0	9	68	77	0	73	4	-1	6	-1	5	-1
Wallington CC	56	1	2	53	56	0	59	-3	1	-1	-3	-3	0
Barabool CC	44	0	3	41	44	0	48	-4	0	1	-5	-4	-1
Newcomb CC	41	0	2	39	41	0	45	-4	0	2	-6	-4	0
Queenscliff CC	55	0	4	51	55	0	61	-6	0	3	-9	-6	0
Anglesea CC	49	0	6	43	49	0	70	-21	0	6	-27	-21	0
Collendina CC	72	0	2	70	72	0	94	-22	0	-1	-21	-20	-2
<b>Total</b>	<b>924</b>	<b>6</b>	<b>88</b>	<b>830</b>	<b>921</b>	<b>1</b>	<b>742</b>	<b>182</b>	<b>1</b>	<b>57</b>	<b>124</b>	<b>184</b>	<b>-5</b>

**Colac District Cricket Association Detailed Membership Trends and Breakdown**  
**2016/17 and 2017/18**

2017/18 Season							2016/17 Participants	2016/17 – 2017/18 +/-	Member Category				
Club	Total	Intro	Jnr	Snr	M	F	Total	Overall change	Intro	Jnr	Snr	M	F
Stoneyford CC	60	9	16	35	60	0	51	9	4	-3	8	9	0
Alvie CC	63	11	25	27	62	1	55	8	6	1	1	7	1
Colac CC	76	7	17	52	74	0	68	8	1	-2	9	9	0
Coragulac CC**	0	0	0	0	0	0	0	0	0	0	0	0	0
Otway CC**	0	0	0	0	0	0	0	0	0	0	0	0	0
Warrion CC	71	8	25	38	69	2	71	0	2	-3	1	3	-3
Forrest CC	18	0	4	14	18	0	20	-2	0	3	-5	-2	0
Tomahawk Creek CC	17	0	1	16	17	0	19	-2	0	0	-2	-2	0
Birregurra CC	48	5	12	31	48	0	51	-3	2	-5	0	-3	0
Deans Marsh CC	16	0	6	10	16	0	20	-4	0	3	-7	-4	0
Apollo Bay CC	72	5	15	52	71	1	80	-8	2	-15	5	-7	-1
City United CC	76	7	21	48	75	1	87	-11	2	-3	-10	-12	1
Colac West CC	73	10	28	35	73	0	84	-11	2	-8	-5	-10	-1
Irrewara CC	71	7	24	40	70	1	83	-12	1	-4	-9	-11	0
<b>Total</b>	<b>661</b>	<b>69</b>	<b>194</b>	<b>398</b>	<b>653</b>	<b>6</b>	<b>689</b>	<b>-28</b>	<b>22</b>	<b>-36</b>	<b>-14</b>	<b>-23</b>	<b>-3</b>

\*\* Identifies clubs that have moved Cricket Associations between seasons and participant numbers are reflected in alternate Associations



## REGIONAL CRICKET AND COMMUNITY CENTRE PLANNING AND DEVELOPMENT PRINCIPLES, MANAGEMENT SUCCESS FACTORS AND RECOMMENDED FACILITY REQUIREMENTS

It is recommended the following facility planning and development principles and management success factors be considered when developing the Barwon Regional Cricket and Community Centre and its operational model.

### Proposed principles of a regional Cricket and Community Centre:

1. **Quality** – training and playing areas, and associated facilities and amenities provided and maintained to the highest quality and professional standard.
2. **Integrated** – achieving integration of Victorian and Australian community cricket and high performance pathways to ensure that cricketers, coaches, umpires and administrators are provided the same level of facilities, programs, services and administration, within their geographic region and comparable to other regions across the state.
3. **Cricket first** – cricket requirements need to be met as a priority within the venue, with additional community and commercial uses considered to support sustainable management operations.
4. **Flexible** – common areas (including playing, training and building footprint) must promote shared space in order to maximise flexible uses and package sport and related services together to increase regional capacity.
5. **Inclusive** – while meeting high performance cricket objectives, the site will be developed to ensure access to community, club and representative cricket opportunities, with a particular focus on dedicated junior, female, indigenous and all abilities programs.
6. **Sustainable** – facilities and amenities are designed to create maintenance efficiencies and management structures developed to ensure operational efficiencies are achieved, while having capacity to attract and cater for new participants, deliver events and promote regional tourism.

### Regional Cricket and Community Centres should be supported by:

1. **Location and access** – be accessible to those in the region, 12-month service, reduce regional / rural travel to access quality services and facilities, be flexible to accommodate other community needs (relevant to location).
2. **Sustainability** – build on existing high quality / premier venues and services, generate revenue, leverage off other existing associated amenities (e.g. pools, gyms and education amenities), professional management.
3. **Integration** – with CA / CV network and technology, high performance programs / squads, inclusion programs, teams and events, local and regional club / association network, other regionally based high performance sports.

To drive management success of a future regional level Cricket and Community Centre within the Barwon Region, it is recommended the following success factors be integrated into management and operational practices.

- Align and adopt management model to coincide with detailed design and site master planning roll-out and priorities.
- Adoption and implementation of an overarching Centre governance model.
- Clearly articulated roles and responsibilities for all stakeholders involved within the Centre.
- Recognition that existing and likely future tenants and users are, and will be, at varying levels of capacity and resourcing.
- A high quality maintenance program of on-field, off- field and Centre surrounds must be delivered to represent the regional nature of the Centre.
- Implement an agreed priority of use and community access policy for all Centre areas and infrastructure.
- Ensure that a balance between community use (and associated fees) and commercial users are achieved through facility access.
- Ensure that collective investment and reinvestment in the Centre is achieved from direct Centre operations and revenue generation activities.
- Provide capacity to promote events, sport, the G21 Region, as well as the Centre and its brand.

## Recommended regional Cricket and Community Centre facility requirements: Attachment 10.4.1

Cricket Australia's Community Cricket Facility Guidelines define a hierarchy of facilities for Australian Cricket. Regional Cricket and Community Centres fall under the Premier / Regional category, which identifies their purpose as, 'A facility that integrates the community cricket pathway and provides connection between club cricket and high performance pathways. Facilities service home clubs, as well as providing for the broader regional cricket catchment'.

The following tables provide a summary of core facility requirements for a regional Cricket and Community Centre for each of the below key facility components.

1. Pitches and training facilities
2. Site facilities and amenities
3. Club facilities and amenities.

### Pitches and training facilities

COMPONENT	REQUIREMENTS
Potential development area required (estimated)	8-10 ha
Playing fields per site (minimum)	1 (min) or 3 (desirable)
Playing field boundary length (75m minimum)	Desirable
Turf pitches per playing field (6-10 pitches)	Required
Warm season grass species	Desirable
Irrigation / access to automated watering	Required
Floodlit playing field 500 lux (1 per site only)	Desirable
Playing field fencing (900mm or 1050mm)	Desirable
Storage for turf pitch covers	Required
Sight screens (pair)	Required
Scoreboard (electronic preferred)	Required
Outdoor turf training pitches (8-12 pitches)	Required
Outdoor synthetic training pitches (2-4 pitches)	Required
Outdoor multi-purpose training facility	Optional
Power to outdoor training pitches	Required
Indoor training pitches (4 minimum) and High Performance amenities	Required

**Note:** For 'desirable' amenities, if they can't be delivered within the cricket facility, having access to them in adjacent sites or facilities would be suitable (e.g. school, community facility and commercial centre).

### Site facilities and amenities

COMPONENT	REQUIREMENTS
Spectator seating (structure of 100 seats)	Desirable
Spectator viewing (covered)	Desirable
Spectator viewing (natural shade)	Required
Site / perimeter fencing	Optional
Playground / space or youth activity space within overall precinct	Desirable
Walking path / trail connections	Desirable
Car parking per playing field (50 min spaces) – enough to cater for regional events	Required
Site / venue signage	Required

### Club facilities and amenities

COMPONENT	REQUIREMENTS
Pavilion / clubrooms (estimated minimum size of internal building footprint of 600-700m <sup>2</sup> )	Required
Player change rooms (per playing field) – 2 x unisex (with minimum of 4 lockable cubicles)	Required
Umpire change rooms (per playing field) – 1 x unisex (with minimum of 2 lockable cubicles)	Required
Kitchen and / or canteen / kiosk	Required
Social / community room (indoors)	Required
Social / BBQ area (outdoors)	Desirable
Public toilets	Required
First aid / medical room / massage room(s)	Desirable
Gym / fitness room	Desirable
Office / administration / meeting	Required
Scorers' box / viewing area	Desirable
Ground maintenance storage	Required
Equipment storage	Required
Training / education room(s)	Required

## CLUB MEMBERSHIP MODEL

In order to assess G21 Region Cricket Club's 'on-field' performance, a Club Membership Model has been developed (provided on following page). The model does not consider all potential on-field assessment areas, however does provide a high level snapshot of each club's member growth / decline over the past three seasons. It also provides an overall score which has been calculated using the following scoring tools.

### 2016/17 'TOTAL MEMBERS SCORE'

Total Members	Score
0-20	1
21-40	2
41-60	3
61-80	4
81-100	5
101-120	6
121-140	7
141-160	8
161-180	9
181+	10

### 2016/17 'TOTAL FEMALE MEMBERS SCORE'

Total Members	Score
1-10	1
11-20	2
21-30	3
31-40	4
41-50	5

### '3 SEASON GROWTH SCORE'

Growth / Decline	Score
1 to 10	1
11 to 20	2
21-30	3
31-40	4
41-50	5
51-60	6
61-70	7
71-80	8
81-90	9
91+	10
-1 to -10	-1
-11 to -20	-2
-21 to -30	-3
-31 to -40	-4
-41 to -50	-5
-51 to -60	-6
-61 to -70	-7

### 2016/17 'TOTAL JUNIOR MEMBERS SCORE'

Total Members	Score
1-10	1
11-20	2
21-30	3
31-40	4
41-50	5
51-60	6
61-70	7
71-80	8
81-90	9
91+	10

### '3 SEASON JUNIOR MEMBERS GROWTH SCORE'

Growth / Decline	Score
1-10	1
11-20	2
21-30	3
31-40	4
41-50	5
51-60	6
61-70	7
71-80	8
81-90	9
91+	10
-1 to -10	-1
-11 to -20	-2
-21 to -30	-3
-31 to -40	-4
-41 to -50	-5
-51 to -60	-6
-61 to -70	-7



# CLUB BY CLUB MEMBERSHIP 2014/15 – 2016/17 (A-K)

Attachment 10.4.1

Club	2016/17 Total Members	2016/17 Total Members Score	3 Season Total Members Growth (2014/15 - 2016/17)	3 Season Members Growth Score	2016/17 Total Junior Members	2016/17 Total Junior Members Score	3 Season Junior Members Growth (2014/15 - 2016/17)	3 Season Junior Members Growth score	2016/17 Total Female Members	Total Female Members Score	Total Score
Alexander Thomson Cricket Club	147	8	15	2	86	9	-4	-1	9	1	19
Alvie Cricket Club	55	3	-14	-2	29	3	-1	-1	0	0	3
Anakie Cricket Club	25	2	-9	-1	0	0	0	0	0	0	1
Anglesea Cricket Club	98	5	18	2	28	3	2	1	0	0	11
Apollo Bay Cricket Club	80	4	8	1	33	4	1	1	2	1	11
Bannockburn Cricket Club	98	5	11	2	53	6	12	2	0	0	15
Barrabool Cricket Club	96	5	-10	-1	50	5	-1	-1	1	1	9
Barwon Heads Cricket Club	125	7	10	1	56	6	4	1	2	1	16
Bell Park Cricket Club	133	7	21	3	43	5	17	2	0	0	17
Bell Post Hill Cricket Club	103	6	-11	-2	43	5	-5	-1	3	1	9
Birregurra Cricket Club	51	3	3	1	20	2	2	1	0	0	7
City United Cricket Club	87	5	18	2	29	3	3	1	0	0	11
Colac Cricket Club	68	4	-20	-2	25	3	-7	-1	0	0	4
Colac West Cricket Club	84	5	-6	-1	44	5	3	1	1	1	11
Collendina Cricket Club	129	7	0	0	38	4	0	0	2	1	12
Coragulac Cricket Club	0	0	0	0	0	0	0	0	0	0	0
Corio Bay Cricket & Sports Club	40	2	-16	-2	2	1	-2	-1	0	0	0
Corio Cricket Club	52	3	-24	-3	16	2	-24	-3	2	1	0
Dean's Marsh Cricket Club	20	1	4	1	3	1	-2	-1	0	0	2
Drysdale Cricket Club	99	5	1	1	44	5	4	1	2	1	13
East Belmont Cricket Club	139	7	-1	-1	55	6	2	1	0	0	13
Forrest Cricket Club	20	1	-1	-1	1	1	1	1	0	0	2
Geelong City Cricket Club	138	7	-6	-1	76	8	-3	-1	0	0	13
Geelong Cricket Club	53	3	-7	-1	7	1	1	1	0	0	4
Geelong West Cricket Club	71	4	-23	-3	32	4	-14	-2	8	1	4
Geelong Women's Cricket Club	16	1	2	1	2	1	0	0	16	2	5
Grovedale Cricket Club	83	5	-37	-4	19	2	-42	-5	0	0	-2
Guild Cricket Club	112	6	19	2	24	3	-2	-1	0	0	10
Highton Cricket Club	120	6	-11	-2	53	6	-13	-2	1	1	9
Inverleigh Cricket Club	34	2	-36	-4	4	1	-20	-2	0	0	-3
Irrewarra Cricket Club	83	5	-11	-2	34	4	-11	-2	1	1	6
Jan Juc Cricket Club	113	6	-28	-3	60	6	6	1	1	1	11

# CLUB BY CLUB MEMBERSHIP 2014/15 – 2016/17 (L-Z)

Attachment 10.4.1

Club	2016/17 Total Members	2016/17 Total Members Score	3 Season Total Members Growth (2014/15 - 2016/17)	3 Season Members Growth Score	2016/17 Total Junior Members	2016/17 Total Junior Members Score	3 Season Junior Members Growth (2014/15 - 2016/17)	3 Season Junior Members Growth score	2016/17 Total Female Members	Total Female Members Score	Total Score
Lara Cricket Club	196	10	13	2	99	10	5	1	5	1	24
Leopold Cricket Club	94	5	-22	-3	44	5	-9	-1	0	0	6
Lethbridge Cricket Club	58	3	-26	-3	8	1	-17	-2	0	0	-1
Little River Cricket Club	51	3	-2	-1	8	1	-9	-1	0	0	2
Lorne Cricket Club	0	0	0	0	0	0	0	0	0	0	0
Manifold Heights Cricket Club	116	6	15	2	58	6	15	2	4	1	17
Marshall Cricket Club	113	6	4	1	34	4	-8	-1	4	1	11
Meredith Cricket Club	35	2	-22	-3	6	1	-1	-1	0	0	-1
Modewarre Cricket Club	96	5	4	1	31	4	-9	-1	1	1	10
Murgheboluc Cricket Club	135	7	0	0	62	7	18	2	4	1	17
Newcomb & District Cricket Club	90	5	-10	-1	16	2	-6	-1	0	0	5
Newcomb Cricket Club	45	2	10	1	0	0	-2	-1	0	0	2
Newtown & Chilwell Cricket Club	213	10	46	5	120	10	36	4	0	0	29
North Geelong Cricket Club	170	9	47	5	80	8	24	3	12	2	27
Ocean Grove Cricket Club	115	6	6	1	62	7	2	1	1	1	16
Old Geelong Cricket Club	78	4	5	1	7	1	1	1	0	0	7
Portarlington Cricket Club	92	5	19	2	25	3	22	3	1	1	14
Queenscliff Cricket Club	109	6	0	0	49	5	6	1	0	0	12
Shelford Cricket Club	20	1	-12	-2	2	1	0	0	0	0	0
St Albans Breakwater Cricket Club	77	4	-9	-1	24	3	3	1	2	1	8
St Josephs Cricket Club	206	10	-28	-3	121	10	-5	-1	0	0	16
St Leonards Cricket Club	62	4	24	3	21	3	19	2	0	0	12
St Peters Cricket Club	128	7	-23	-3	65	7	-16	-2	0	0	9
Stoneyford Cricket Club	51	3	-30	-3	24	3	-21	-3	0	0	0
Surf Coast Aireys Inlet Cricket Club	27	2	-15	-2	2	1	-24	-3	0	0	-2
Teesdale Cricket Club	39	2	-3	-1	3	1	3	1	0	0	3
Thomson Cricket Club	87	4	-1	-1	34	4	3	1	0	0	8
Tomahawk Creek Cricket Club	19	1	-4	-1	1	1	0	0	0	0	1
Torquay Cricket Club	118	6	22	3	63	7	30	3	1	1	20
Wallington Cricket Club	70	4	0	0	14	2	-1	-1	0	0	5
Warrion Cricket Club	71	4	16	2	34	3	8	1	5	1	11
Waurn Ponds Cricket Club	65	4	-53	-6	4	1	-16	-2	0	0	-3
Winchelsea Cricket Club	76	4	6	1	19	2	-10	-1	0	0	6

## FRAMEWORK FOR FUNDING ALLOCATION

The following table outlines proposed club management, participation and governance ratings to determine priorities in funding allocation. It is suggested that this Framework be applied where facility upgrade requirements are similar between a number of clubs, but LGA investment capabilities are limited and cannot support all investment requirements simultaneously, or through the one funding pool.

COMPONENT / CAPABILITY	WEIGHTING	CLUB RATING
1. Facility provision and condition gaps as identified by National Facilities Audit.	20	
2. Project is strategically aligned with G21 and Cricket Victoria Barwon Regional Cricket Strategy framework and key priorities.	15	
3. Club has the ability to financially co-contribute (financial and/or in kind) to identified infrastructure upgrade.	10	
4. Club has a detailed five year strategic plan and produces, operates and reports to an annual budget.	10	
5. Club has implemented the required policies and procedures as set by Cricket Victoria, locals associations, leagues and LGAs.	10	
6. Identified growth in Club membership levels (applying use of Club Membership Model).	10	
7. Club supports diversity and delivers inclusive cricket programs (e.g. AAA, indigenous, female and multi-cultural programs).	10	
8. Club is aligned with and / or supports Cricket Australia's introductory junior modified cricket programs.	5	
9. Club actively participates in industry training, club development and accreditation initiatives.	5	
10. Club is financially up to date with relevant Council accounts.	5	
<b>TOTAL</b>	<b>100</b>	<b>/100</b>

## 10 KEY CONSIDERATIONS FOR THE GOVERNANCE RESTRUCTURE PROCESS

1. Determine what you are trying to achieve. Be truthful in your self evaluation and realistic in your expectations of partner associations and key stakeholders.
2. Encourage the development of good personal relationships between key people with clear and honest communication.
3. Establish a working party to create a common vision of the 'new' structure without preconceived ideas.
4. Make a formal commitment to the new vision and keep an open mind to outcomes.
5. Agree on a process and timeline that suits your circumstances and requirements. Allow adequate time for planning and consultation, but keep things moving.
6. Conduct business modelling (based on the vision and agreed principles) and then determine structures accordingly.
7. Incorporate fairness, equity and 'non-negotiable' into formal agreements and/or new governance structures (remember the process is one of give and take – be clear about what is non-negotiable and what concession you can live with).
8. Seek independent advice to ensure due diligence is achieved and you meet all the legal requirements – for example constitutions, industrial relations, tax and corporate affairs if applicable.
9. Once the formal process is complete, aim for early positive achievements to get everyone on side. Allow time for cultural integration – creating culture that takes the best from all partners.
10. Above all, communicate to everyone concerned steps at all steps along the way. A well developed communication strategy can you do this most effectively.

*Source: Adapted from 'Key Aspects of the Amalgamation Process' are taken from the Government of South Australia, Office for Recreation and Sport, Restructure and Amalgamation - A guide for recreation and sporting organisations.*

**The Victorian Cricket Infrastructure Strategy (2018) outlines a number of key facility challenges that have been identified as having the greatest impact on cricket infrastructure over the next 10 years. Facility provision and condition analysis, combined with stakeholder consultation has highlighted that several of these challenges are currently being, or will be, experienced within the Barwon Cricket Region including.**

## **Female friendly and inclusive facility design**

Only 19% of venues across Victoria (25% within the Barwon Region) were assessed as providing female friendly change room facilities and supporting amenities. Following the recent growth in female participation in cricket, combined with healthy increases in both multi-cultural, indigenous and all abilities player categories, a key focus area for Cricket Victoria and Barwon Cricket Region stakeholders (in partnership with other co-tenant state sporting bodies) will be ensuring not only change rooms and supporting amenities are inclusive in design, but all infrastructure elements promote an accessible, safe and attractive environment for players, umpires, coaches, officials, spectators and family members from all social and cultural backgrounds.

## **On and off-field facility and supporting infrastructure quality and condition**

State-wide facility audit data analysis identified that the general provision and overall condition of facilities (e.g. change room facilities, playing field surface conditions) in Country Victoria were on average of a lower standard than those in Metropolitan Melbourne. With a high proportion of cricket grounds in Country Victoria managed by volunteer Committees of Management on Department of Environment, Land, Water and Planning (DELWP) land, a heavy reliance falls on club volunteers to maintain facilities. These works are often delivered on minimal budgets by volunteers who are not always equipped with the necessary skills and equipment to deliver facility upgrade projects and day to day maintenance tasks. This theme is consistent across the Barwon Region for on-field infrastructure condition, however off-field infrastructure condition levels are in fact higher (on average, several sites are sub-standard) across Barwon than state and Metropolitan Melbourne.

## **Training net design, renewal and condition**

44% of training nets across Victoria (34% within the Barwon Region) were assessed as presenting potential safety issues (e.g. trip hazards from worn or torn synthetic grass areas). This combined with varying, and in many cases unsuitable design structures and provision levels (e.g. less than three training nets) and a state-wide average synthetic surface lifespan of six years (five years within Barwon Region) places the future replacement and/or renewal of cricket training nets as one of the sport's biggest infrastructure and investment challenges over the next 10 years. The provision of multi-purpose cricket training net enclosures at suitable sites across Victoria is also a key infrastructure priority for the sport moving forward.

## **Synthetic centre pitch (surface) condition and lifespan**

The current state-wide average lifespan for synthetic pitch surfaces is five and a half years (4 years within Barwon Region) which presents a challenge for Cricket Victoria, local government and cricket stakeholders. Approximately 800 pitch surfaces across the state (of those able to be assessed) and approximately 90 within the Barwon Region will require replacement over the next five years, at an average of 160 pitch surface replacements per year (18 per year across Barwon Region). Incorporating centre pitch surface replacement and renewal programs into future local government asset management and capital works planning is a key priority for Victorian cricket.



### Synthetic centre pitch dimensions

In addition to ensuring that synthetic pitch surface conditions promote a safe and suitable playing environment, a key priority for cricket is the lengthening and widening of synthetic pitches at the end of their useful life to meet Cricket Australia's guidelines for synthetic pitch dimensions. Approximately 70% (970) of Victoria's existing centre synthetic pitches (69% within Barwon) do not meet these guidelines. Providing a pitch of adequate width is particularly important for junior development (promotes greater enjoyment if juniors are able to land their delivery on the pitch) and also encourages the art of spin bowling with players able to pitch the ball wide on the pitch and spin it in or away from the batter.

### Regional Cricket and Community Centre / Indoor cricket facility provision

Very few regional level indoor cricket facilities exist throughout Country Victoria, with cricketers often required to leave their local townships and travel to Metropolitan Melbourne for this level of facility provision and related services (e.g. high performance coaching / winter development). Future development of a Regional Cricket and Community Centre within the Barwon Region will be developed at Kardinia Park.

### Travel time / facility location

The spread, and subsequent travel time required, of facilities across the Barwon Region and throughout Country Victoria more broadly is not surprisingly much further than it is in Metropolitan Melbourne. This creates significant time and cost barriers to participation, and while facility provision needs align with demand and local demographics, a review of and more strategic approach (including best use of existing community facilities) to future facility provision throughout Country Victoria is a key priority for the sport over the next five to ten years.

### Turf or synthetic pitches?

As of January 2017, Victoria's turf wicket percentage provision was 28.5% of all pitches (648 turf pitches) across the state. 61% of grounds (1,386 pitches) provide synthetic surfaces, with the remaining 10.5% a combination of long pile and concrete surface pitches. Turf pitch provision levels are higher across Country Victoria (33.5%) than Metropolitan Melbourne, due mainly to the more conducive weather conditions and climate in the northern part of the state and the strong turf cricket competition history. Cricket's growth has brought about the formation of many different associations and competitions throughout Victoria. Within these association structures are turf competitions, synthetic competitions and in some cases a hybrid of the two.

Cricket Victoria is working with existing metropolitan cricket associations to deliver a more strategic approach regarding pitch type provision. Ensuring current and future turf / synthetic pitch playing field provision is strategic, financially sustainable, balances player pathway and development while at the same time increasing grassroots participation opportunities, is a key focus area for cricket across Victoria over the next 10 years.

Cricket Victoria will also be exploring opportunities to provide greater support and education to local Councils, clubs and curators on turf pitch preparation and ongoing maintenance practices.

The VCIS highlights assessing the suitability and balance of synthetic and turf cricket pitches across the Barwon Region as a key priority. Future provision must be in-line with demand, competition structure and financial capacity of tenant clubs and facility owners and in consultation with key stakeholders.

### Population and participation challenges

In smaller, more rural Barwon Region townships experiencing (or forecast to experience) population decline, it will be important for clubs, associations and government (with Cricket Victoria support) to work in partnership to prioritise facility renewal and upgrade projects that provide maximum community benefit (not just for cricket).

## **‘Seasonal Creep’**

The increasing overlap or ‘seasonal creep’ as it is commonly referred to between winter and summer sporting codes (mainly AFL and soccer with respect to cricket) presents cricket and facility managers with a significant challenge. A growing trend of increasing professionalism at local level sporting clubs is seeing pre-season training periods lengthened for winter sports and in turn demand for extended facility access. This trend combined with winter sporting code finals often extending into mid September limit Council and cricket’s access to prepare grounds (in particular turf table areas) prior to season commencement. It also places increased pressure on playing field carrying capacity during the months of December and January when winter pre-season training is in full swing. Cricket Victoria and AFL Victoria is currently exploring approaches to ground management, scheduling of use and maintenance during these periods that promotes shared use where possible as well as ensuring playing field surface conditions and suitability are not compromised for either sport. Encouraging club acceptance of non traditional venues for pre-season training such as gyms, trails and pools, the continued promotion of the AFL Victoria’s Pre-season Training Guidelines for Community Football and reinforcement of the Season Determination Agreement between cricket, AFL and State Government at the local level will also support access issues.

## **Matching facilities with club needs**

With ground access and availability continuing to be challenging (particularly in inner urban metropolitan areas of Melbourne), it is important Cricket Victoria continue to work with local Barwon Association / Competition providers, clubs and local government to ensure cricket grounds and supporting infrastructure are being used to optimal capacity, and furthermore promote club and overall sport development and growth. The identification of underutilised sites with capacity for greater programming and/or potential club relocation is a key priority of Cricket Victoria’s over the next five to ten years.

## **Ground availability and capacity**

Several of Melbourne’s inner urban Metropolitan Regions are being faced with the growing challenge of accommodating population and participation growth with limited availability of open space for new facility development. While this is not a challenge across all G21 Region Councils, new facilities will be required within the City of Greater Geelong to accommodate future participation and population growth.

## **Access to school facilities** Attachment 10.4.1

With limited open space available for additional cricket ground developments and a high portion of existing grounds operating at full capacity, increasing access levels to school facilities is a key priority across the state. Accessing school facilities remains a day to day challenge for cricket, as does the more often than not unfit for purpose infrastructure provision at school venues (e.g. access to change rooms, toilets and shelter). With the significant growth in school based programs, Cricket Victoria is committed to working in partnership with the Victorian Department of Education and Training in an effort to increase access to and improve infrastructure provision at school venues to enable more flexible use (e.g. weekend club competition). In addition to weekend access for club cricket competitions, the presence of synthetic surfaces at a large number of primary and secondary schools provides opportunity for increased delivery of modified programs (e.g. Junior formats).

## **Increased demand for more cricket**

Mid-season or ‘winter’ cricket competitions are significantly increasing in popularity across Metropolitan Melbourne. While this extension to the summer version of the sport is strongly supported by Cricket Victoria, and key to the game’s continued growth and sustainability, it does present significant facility access issues (synthetic pitches more often than not covered from April through to September to service winter sporting codes). Designing new playing fields in partnership with winter sporting codes (e.g. AFL, Soccer and Rugby) that enable synthetic pitches to remain uncovered during the winter (e.g. two soccer fields with a synthetic cricket pitch placed in the middle) is a priority for Cricket Victoria.

## REGION #4

## BARWON

Despite the Region's 3.6% decrease (-214) in overall club and community cricketers between 2014/15 and 2016/17, Barwon is Victoria's highest participating Country Region. A large percentage of this participation (63%) falls within the City of Greater Geelong (Geelong Cricket Association and Geelong Junior Cricket Association account for 72% of the Region's overall participant base), however well established and stable competitions exist across all five Region LGA areas and corresponding associations.

The majority of the Region's participation is aligned with two age cohorts, 10-14 years (1,403/24.5%) and 20-39 years (2,146/37.5%). This participation profile is consistent with state-wide trends with the average male player being aged 26 and female 18 years. Local associations provide a combination of two day, one day and modified cricket competitions and programs on both turf and synthetic pitch grounds, providing a suite of opportunities for local cricketers of all levels and abilities. The youth girls' cricket competition in Geelong has grown to 10 clubs during the current 2017/18 season following a successful first season in 2016/17. The growth of this competition will likely result in a rise in female participation across the Region, a key priority for Cricket Victoria and local cricket stakeholders.

The Barwon Cricket Region plays host to the Geelong Cricket Club, one of Cricket Victoria's 18 Premier Cricket Clubs. The Geelong Cricket Club is based at the Geelong Cricket Ground, Kardinia Park. This facility is the Region's premier cricket venue and attracts players and competitions from all over Victoria.

The Barwon Region's unique demographic profile will require a 'Regional goals with local level solutions' approach to future facility planning and development given strong forecast population growth (and likely demand for additional facilities) in only one of the five LGA areas (City of Greater Geelong). As highlighted on the following page, other key facility priorities for the Region (in addition to state-wide infrastructure priorities) include a more strategic approach to turf pitch provision, delivery and activation of a regional level Cricket and Community Centre and the utilisation of National Facilities Audit data to develop upgrade, renewal and replacement plans for training net facilities and centre synthetic pitches.

Victorian Cricket Infrastructure Strategy | March 2018

- Colac Otway Shire
- Golden Plains Shire
- Greater Geelong City Council
- Borough of Queenscliffe
- Surf Coast Shire



Region Participation Trends  
(Club membership 2014/15 - 2016/17)

Participation Type	2014/15	2016/17	+ / -	% +/-
Total	5,932	5,718	-214	-3.6%
Introductory (2-11 years)	602	476	-126	-20.9%
Junior (12-17 years)	1,665	1,752	87	5.2%
Senior (18+ years)	3,659	3,489	-170	-4.7%
Females	76	98	22	29%
Female participation rate	1.3%	1.7%	0.4%	33.8%
% of overall State participation	7%	6.55%	-0.45%	-6.4%

### SUMMARY FACILITY PROVISION

Facility Element	Barwon	Country Region Ave
Total # of sites	108	103
Total # of grounds	154	128
Ground to population ratio	1: 1,981	1: 1,860
2016/17 season ground to player ratio	1: 37	1: 33
Turf pitch to population ratio	1: 8,530	1: 6,119
Synthetic pitch to population ratio	1: 2,647	1: 3,015
Turf % of overall pitch surface type provision	23%	33.5%
2016 synthetic % of overall pitch surface type provision	75%	57%
<b>Key National Facility Audit findings - Where is the Region falling behind other Cricket Victoria Country Regions?</b>		
Average synthetic pitch lifespan (centre pitch)	4.4 years	5.9 years
Training nets identified as presenting potential safety issues	59%	42%
Average synthetic pitch lifespan (training nets)	4.2 years	6.6 years

Note: Above provision ratios are based on 2016 Victoria in Future population figures (July 2016).

49



## Key facility findings

- Regional Cricket and Community Centre being planned and developed within the Region.
- 90% of the Region's turf pitch provision falls within the City of Greater Geelong.
- 59% of training net facilities across the Region were assessed as presenting potential safety issues for users (17% above Country Region average).
- Below average lifespan of training net (four years) and main centre pitch surfaces (four years).
- Above average Country Region ground to player ratio (1:38).
- There is a mixture of growing and declining population areas across the Region.

Strategic responses	Critical	High	Medium	Low	Stakeholders
Deliver and activate a regional level Cricket and Community Centre to extend cricket service provision across the Region.					CV, LGA, CC
Outside of the City of Greater Geelong, assess the suitability and balance of synthetic and turf cricket pitches in-line with future demand, competition structure and financial capacity of tenant club/facility owners and in consultation with key stakeholders.					CV, LGA, CC
Utilise facility and participation data to develop prioritised upgrade and renewal plans for synthetic practice facilities.					CV, LGA, CC
Utilise facility and participation data to develop prioritised upgrade and renewal plans for synthetic centre cricket pitches.					CV, LGA, CC
Support land owners/managers to manage the carrying capacity of existing playing fields with high use through education and resourcing.					CV
Plan for new cricket playing field developments and supporting infrastructure in growth areas across the Region (e.g. Armstrong Creek). In areas forecast to experience population decline (Colac Otway Shire and the Borough of Queenscliffe) prioritise facility renewal and upgrade projects to ensure future club and facility sustainability.					CV, LGA, CC

## 'BIG 6' Infrastructure Priorities



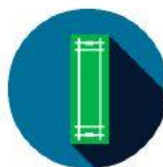
Deliver and activate a regional level Cricket and Community Centre



Assess the suitability of the current balance of synthetic and turf pitch provision



Improve condition of synthetic training net practice facilities



Improve condition of synthetic cricket pitches



Increase support and education in playing field surface management



Prioritise infrastructure development and renewal in alignment with population change



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## G21 AND CRICKET VICTORIA BARWON REGIONAL CRICKET STRATEGY - CONSULTATION LOG

	Stakeholder	Comments / Feedback
1	Cricket Stakeholder	The major factor which is presenting the most trouble for the country regional clubs within the GCA (Bannockburn & Teesdale) is the lack of council help needed to upgrade facilities both on and off field. This is an extremely frustrating part of being involved within the executive of a cricket club that is within the Golden Plains Shire. General safety measures are ignored, lack of maintenance for training facilities, lack of upgrades for amenities (change rooms, kitchens, clubrooms etc) and proper watering systems.
2	Cricket Stakeholder	Format: Hard wicket competitions playing predominately two day cricket is turning players off the game. Juniors who play in the morning do not always want to have to field all afternoon in a lower grade of cricket. Many older players who still enjoy the game and are at a club with only four teams in Division one are forced to play two day cricket as well. The competitions in Division one and two should have eight teams in each section. They can play each other twice, a one day game and a two day game. All other comps can be one day format. There needs to be a school liaison officer working in the schools with a realistic budget. Coaches can go into schools, run workshops and work with the staff to connect students to their local community club. This is important especially with refugees/new arrivals. It is a vital protective factor to get these young people connected to their community as soon as possible. Organisations who work with the new arrivals in schools can assist in the process. The constant changing of the structure within the G.C.A. causes a lot of angst within clubs. This is often done without consultation and within months of a season starting. The uncertainty makes planning, recruiting etc for the following season very difficult. Clubs are constantly looking at club championship points and it dominates proceedings at clubs. The question of relationships between the Premier club and local club is a vexed question. It has been a factor since Geelong entered the Premier Comp. in 1993. Some clubs encourage their young players to go and try out as should be the case. Other clubs can only see the view from the front door of their club and actively discourage young players from moving. How do you change it? How long is a piece of string? The region definitely need a headquarters. It needs to be done properly. Offices for staff working for the region and associations and a proper training facility for the region. A mini Junction Oval. Have a look at what Mortlake have done. We need a facility that all our rep teams, male and female, can use as well as being available for club use on a rotational basis.
3	Cricket Stakeholder	St Josephs Cricket Club generally supports the views contained in this draft regional strategy and the congratulate the participants for the work gone in to producing it. St Josephs Cricket Club agrees with the concept of creating a governance model to guide cricket in the region. This model should be in the form of an independent board or commission voted in to govern and operate cricket across the region. This board should report directly to CV, and the current Barwon Region and VCCL arrangements be discontinued. Further though it is our view that for this to succeed the board will need to be supported by full time administrative staff 3-4 EFT funded and supported by Cricket Victoria / Cricket Australia. St Josephs Cricket Club acknowledge the need to broaden the programming of cricket schedules in the region, but urge balance in doing so, in that increasing T20 and one day only competition is not at the detriment of 2 day cricket. We note the move by premier cricket that introduced T20 to the regular season draw and then subsequently removed it. We need to learn from these lessons. St Josephs Cricket Club supports the continued promotion and expansion of girls/woman's cricket. St Josephs Cricket Club supports the concept of facility audits and upgrades developed to a regional program. However we seek that this be an equitable arrangement across cricket and not exclusively tied to LGA association and boundaries, as our club predominately plays on private grounds within St Josephs College and does not get LGA type funding. This requires a significant level of self funding. However we are one of the largest cricket programs in the region. Woven throughout the document is a reference to club personnel and volunteers. The issue of volunteer attraction and retention whilst not being considered an onerous duty for these people, needs to be given significant attention as a critical action.
4	Cricket Stakeholder	Our club has found a downturn in juniors this season, some moved to another club with their coach others just not playing. We as club hope 2 day cricket will continue to be played in the higher levels but understand the need for more entertainment in the lower/junior grades. We have decided there will be no membership fees for U/11 players to attempt to get more juniors to our club, maybe some of the CA initiatives should also be better subsidised? I also worry about club volunteers in the future as the feel of the younger people of today is a sense of entitlement who will run the local clubs of the future?
5	Cricket Stakeholder	We think all cricket, at all senior level should be one dayer's, but realistically GCA won't implement that immediately, so a combination of one and two days on turf is probably the most likely to be the compromise. The GCA needs to accept that an even draw is not the priority when working out the breakdown format. 20- 21 days of cricket not including finals, so 9 one dayers/ 6 two dayers or 8 & 6. One dayers in Oct, pre xmas & post xmas. All 45 over one dayers 3rds & 4ths, with minimum 5 bowlers with one bowler allowed to bowl 11, others 9 max. If retire in 4ths then no return at end of innings. T20 format should be promoted aggressively and have special double headers on public holidays, sundays and maybe even double header last day of cricket before xmas. Sponsorship, ground commentators, Food trucks, social media live stream, compulsory to play the best U/16 player in every team to get junior players involvement/ interest in the games. Natwest T20 Blast Finals Day concept? Semi finals & finals same day? Use it as a cricket PROMOTION tool. Juniors to start at 8am to allow for U/16 to get to seniors. u/16,u14,u12 ( modified) if a kid is an advanced 9-10yo he can play U/12, otherwise blasters cricket is enough. Maybe consider more T20 games incorporated into the draw. More flexible with Friday night, Tuesday night, Sunday evening draws. <b>**Retention**</b> Personal sledging must be stopped- Why would a 16yo kid want to play when he is being personally abused, sworn at, belittled by a 30+ yo man. Umpires must use the yellow/ red card. Shorter format/ flexible scheduling will naturally attract more diverse & younger demographic. Generate interest in cricket through T20 promotion (see above). <b>**Administration**</b> Current system is open to favouritism from individual clubs representatives. The current administrators provide no system, no accountability, no direction, no foresight. All cricket in Geelong region to be centralised under one umbrella ( GCA & BPCA combine). There needs to be an independent paid employee to oversee Geelong cricket ( Chief Operating Officer or Chief Executive Officer) who oversees all cricket in Geelong region, works in collaboration with CV, Geelong CC & regional CV employees. May need to be employed by CV? Not sure that the GCA should be the employer. This employee should be there to assist in the implementation of the specified & agreed changes to cricket in Geelong which come out of the G21 report. Delegation of administrative tasks to be allocated by the COO/ CEO. Proper assessment of required administrative structure, with resulting job descriptions, reporting and accountability measures provided for all positions & overseen by the COO/ CEO.
6	Cricket Stakeholder	Governance and management of cricket in Geelong is a huge concern. At present, the sport is run locally by a group of crusty old men who put their personal interests and the interests of their own clubs ahead of initiatives that would benefit the game locally. Until the needs of all Geelong clubs are given greater precedence than the needs of the big six GCA division one clubs, we will get nowhere. In addition, we need greater flexibility in fixtures and hours of play to encourage greater participation. Work and family commitments have changed greatly and cricket needs to be more in touch with current trends to remain an attractive pastime.



## G21 AND CRICKET VICTORIA BARWON REGIONAL CRICKET STRATEGY - CONSULTATION LOG

	Stakeholder	Comments / Feedback
7	Cricket Stakeholder	<p>This is some feedback from one of our Highton Cricket Club playing members, who is also a member of our Executive Committee. His thoughts are also shared by some other sections of our members base.</p> <p>"Just a few thoughts following on from the GCA meeting last week from a parent that has had 2 boys play jnr cricket, with one that has remained involved, and one that has lost interest despite being a very handy player.</p> <p>There seemed to be a strong emphasis from those there about the importance of encouraging participation numbers, and rightly so. That said, I think player development is important in that each level needs to work on making the jump to the next level as achievable as possible. That is why I get nervous about people wanting to shorten the length of games for the turf players. There's already a dearth of batsmen who can't craft an innings. Some seem keen to revert to one dayers which is dying at the higher level, yet we still seem unable to develop 20/20 which is the booming side of cricket at the higher level.</p> <p>Next peg down, higher level hard wicket. We need to decide at what level participation is the priority and at what level development is the priority. If it's participation, one-days (40 overs), if it's development, two-dayers.</p> <p>With regard to the lower levels like the 5ths, drop them back to 30 overs and aim for an odd number of teams. Between a few in built byes and shorter days you will get more older blokes staying involved plus being able to put money over the bar at their clubs.</p> <p>Juniors: I get that participation is paramount and everyone has to get a go, but we need to acknowledge there a few trade offs. When we keep playing even though a result has been achieved, all the kids know that the game is over and this 30 - 60 minutes or so can be painful for all involved. From kids that abandoned cricket and stuck with or went to other sports, the constant theme is boredom. No matter how good they are, they will only get their 3 or 4 overs a day. This works if the less talented stay engaged, but if they are dropping out anyway, are we losing kids at both ends of the talent spectrum?</p> <p>Ah, but I hear you say that talented kids can play rep cricket. In my time as a junior parent and yacking with other parents from our club and other clubs, there does not seem to be a lot of faith in the rep system. The odd parent thinks that it is great, but most of the commentary from parents was around that it was a closed group, and good luck getting in if you didn't get in early. Maybe it's sour grapes, maybe it's accurate, maybe it's somewhere in the middle. But it can't be good if that's the perception."</p> <p>Any further comments I will compile and pass on as I get them.</p>
8	Cricket Stakeholder	<ol style="list-style-type: none"> <li>1. This is a relatively comprehensive document that should assist this region's Club, Association and Barwon Zone custodians of the sport in addressing future needs. It should be seen as a gift to local administrators who have responsibility for ensuring the ongoing viability of cricket over the next decade. I would therefore hope that the same people embrace the document.</li> <li>2. It is important for the future of cricket in this region that the Barwon Zone Cricket Community and the wider community maintain a strong and supportive relationship with the Geelong Cricket Club to secure its future in the State's Premier competition.</li> </ol> <p>It is similarly essential that similar support and priority is given to the inclusion of a Geelong based team in the National T/20 competition. There is evidence that the Barwon Region is capable of supporting a team in this competition and the consequences for cricket at the grass roots level and for the emerging aspirants seeking to traverse the "pathway to the Baggy Green" would be inspirational.</p> <ol style="list-style-type: none"> <li>3. I am disappointed that the GCA Management Committee did not actively respond to this document by arranging a symposium event designed to enhance a shared knowledge and understanding of its content. I am concerned that this reluctance of the GCA Management Committee to strongly promote the document is due to a negative attitude within the GCA Management Committee.</li> <li>4. Governance &amp; Management of Barwon Zone &amp; especially the GCA is a major priority area requiring urgent attention. It is critical that CVIC is involved in assisting in and delivering improvement to this element of the game in our region. The administration of cricket depends greatly on the availability of volunteers at all levels (club and association) and I have observed a decline in recent decades of both available and qualified people, while the complexities and demands of club administration have increased. I think that this has contributed to a reluctance of "Club administrators" to consider Association roles. Current Association administrators appear to struggle with the demands of their roles and it is rare for vacancies to attract multiple candidates. The evidence presented in The Document supports the belief that Club presidents "don't serve for long". There are many other aspects of Barwon Zone and GCA administration that represent disappointing or questionable practices that result in frustration for Club administrators. This is an area that Cricket Victoria could become involved in to ensure better practices prevail.</li> <li>5. It is encouraging to see that data collection has been a part of the preparation of this document and the identified areas in need of attention. There is still more data to be collected to increase relevant knowledge of "Barwon Zone Cricket". This has not been a strong feature of recent decision making within local cricket. There is a great deal of useful information on My Cricket that not only increases knowledge of participation levels, duration of players, junior cricket numbers, the size &amp; distribution of clubs etc., but also trends. For reasons I don't understand the GCA Management Committee chooses not to include or refer to some of this data to justify its decisions when responding to calls for change.</li> <li>6. Recent surveys and the data gathered have shown most Grounds and Facilities don't satisfy Cricket Australia's Facility Guidelines. Change rooms for females are seriously inadequate. Growth areas around Geelong will require new clubs, administrators, grounds and facilities in the near future.</li> <li>7. No mention of the Agreement that has traditionally protected/preserved Cricket's access to and use of grounds in the "cricket season".</li> <li>8. Issues re girls and female cricketers will obviously require attention.</li> </ol>
	Continued from above	<ol style="list-style-type: none"> <li>9. This document &amp; the tasks therein will require or be an opportunity for a resurrection and renovation of the Barwon Zone (an organisation that has not in recent times functioned effectively).</li> <li>10. The future of cricket in this region is seriously dependent on the support of Local Councils. Therefore, Cricket officials need to strengthen and maintain relationships with LCA officers and elected councillors.</li> <li>11. The status of BZ cricket has to be improved and maintained. This requires a concerted approach to expanding the number of supporters, sponsors, volunteers, effective administration, media coverage etc.</li> <li>12. The relationship with and use of Leisure Networks and its resources should be improved.</li> <li>13. Plenty of Strengths, Weaknesses, Challenges &amp; Opportunities listed.</li> <li>14. There is a need for more detailed &amp; annual data relating to the numbers of juniors who actually manage the transition to senior cricket to be considered?</li> <li>15. How many qualified cricket coaches exist in this region, who are they and how many of them are active?</li> <li>16. There is a need for the Barwon Zone and Cricket Victoria to take responsibility for the ongoing "upskilling" of Club and Association administrators. Leisure Networks could and should also play a role here.</li> <li>17. It is a comprehensive document identifying a range of issues requiring effective leadership and the committed attention of BZ cricket people over the next 10 years.</li> </ol>





## G21 AND CRICKET VICTORIA BARWON REGIONAL CRICKET STRATEGY - CONSULTATION LOG

	Stakeholder	Comments / Feedback
9	Cricket Stakeholder	<p>The Lethbridge Cricket Club has a long and proud history with the earliest records of cricket being played in Lethbridge dating back to 1879. The club has records of participation in organised competitions from the turn of last century and over 30 senior premierships since the 1930s. The Lethbridge town is a relatively small community with approximately 100 children attending the local primary school and population of 1,014 at the 2016 Census. The township is growing with new subdivisions bringing more families into the township. The club has found it increasingly difficult to attract and retain players in recent years. Many factors seem to contribute towards this, including a general reduction in the desire to play cricket, change in working hours/expectations, family commitments and greater interest in other sports and activities.</p> <p>Our response to the Barwon Regional Cricket Strategy is detailed below.</p> <p><b>1. GOVERNANCE AND CRICKET ACTIVITY MANAGEMENT</b></p> <p>The club supports the restructure of the cricket governance and administration of cricket in the Barwon Region with some reservations. Any central administration needs to consider all clubs and provide a structure and competition that is suitable for all clubs and cricketers. The administration needs to be professional, strategic, independent and open. Any central administration needs to make decisions based on the best interest of the game of cricket rather than individual clubs and they need to have the conviction and strength to stand by their decisions. The GCA has been attempting to restructure the GCA competition for the last 3-5 years with significant changes being implemented for the 2017/18 season. The structure process has been poorly managed with no clear purpose communicated, decisions and preferred options constantly changing. The restructure process undertaken by the GCA caused three synthetic clubs to move to the BPCA. The restructure process has highlighted the management of the GCA's focus on turf cricket and not placing any value on synthetic cricket. The restructure also prioritised the needs and wants of the larger Division 1 clubs and then the needs of all other clubs were secondary. The review and potential restructure of the administration needs to be completed in a timely manner. Our club has been significantly impacted by the restructure of the GCA with a season in a completely inappropriate competition in 2017/18. This season the standard of cricket has been much more appropriate but we have no clear idea of which division we will be playing in next season or beyond. This makes planning and running the club more difficult and raises significant issues in recruitment and retention of players. Any new central administration needs to place the best interest of cricket in the region ahead of any club. The administration needs to be open to new ideas and have the strength and conviction to see the changes through. Communication with all clubs will need to be excellent to ensure new structures and formats etc are accepted and adopted.</p> <p><b>2. PARTICIPATION GROWTH</b></p> <p>Cricket faces increasing challenges attracting and retaining players. Work &amp; family commitments means players are increasingly reluctant to commit to two day cricket. The increasingly year round commitment of local football has also had an impact. Many football players no longer play cricket or significantly reducing their involvement compared to previous years. Following are a number of points on participation growth.</p> <ul style="list-style-type: none"> <li>• Greater flexibility in competition structure and competitions provided</li> </ul> <p>Every club faces a range of factors that impact on their ability to recruit &amp; retain players. Factors such as local demographics, competition from other sports, local facilities, etc will impact on each club differently. Each club also has different histories, cultures and attitudes. The structure of the competitions and the formats offered, need to be flexible enough so that a range of clubs can survive and thrive. There will be many different approaches clubs can take to increase participation and we need to accommodate these rather than have a set idea on what a successful club looks like. Non-traditional competitions such as T20 or seven a side competitions should be encouraged. More social type competitions should also be offered.</p>
	Continued from above	<ul style="list-style-type: none"> <li>• Growth in cricket will be on synthetic wickets unless new turf wickets are installed any growth in numbers will result in more games being played on synthetic wickets. We need to promote synthetic cricket as a valid alternative and improve facilities at synthetic grounds. The quality of the cricket being played is determined by the players not the playing surface• Need for synthetic clubs and teams to have a strong and viable competition</li> </ul> <p>Clubs with no turf wickets need access to a viable, vibrant and strong competition. This allows clubs to recruit, retain &amp; develop players from within their local communities. The local connections developed with the community allows clubs to give</p>
10	Public Exhibition Period	<p>The BPCA is a cricket association with a long history incorporating in 1964 and providing the opportunity for cricket players and clubs to play cricket on hard wicket surfaces. Since its inception in 1964 the BPCA has expanded considerably both geographically and with the number of clubs affiliated with the BPCA. Since the G21 report was first researched and formulated the BPCA has again expanded geographically and in number from 12 clubs to 16 with one new club and 3 clubs (Winchelsea, Little River and Inverleigh) transferring over from the GCA. This leaves about half of the BPCA affiliated clubs located in the Bellarine boundary under the City of Greater Geelong (CoGG) and one club under Queenscliffe Borough. The remaining BPCA affiliated clubs are located in the CoGG, Surf Coast Shire, Wyndham and Golden Plains councils.</p> <p>The larger majority of BPCA clubs have juniors from Woolworths Blast age group and from Under 11 up to Under 17 and additionally girls cricket teams. Whilst in the past the BPCA has had control of juniors in the Bellarine, with the exception of some clubs under 11s that are located in the Bellarine Region boundary the BPCA does not have any juniors, both male and female are affiliated with the BPCA, instead affiliated with the GJCA.</p> <p>Whilst some of the BPCA clubs have shown interest over the last 5 years in having turf pitches to play on, these opportunities have never come to fruition as there has been numerous road blocks put forward by councils and other cricket associations to the BPCA having any turf wickets or clubs. This has impacted on BPCA clubs losing local talented young players to play on turf and also makes recruiting players to BPCA clubs more difficult as they want to play and see playing on turf wickets as a higher standard</p> <p>The BPCA has 3 major issues it wishes to comment about the report.</p> <p>1. The BPCA believes the Geelong Junior Cricket Association should be a stand alone association with its own Board of Management and self funded and not a subsidiary of the GCA. Working closely with Cricket Victoria and others and funding support from these organisations they need to look at the format and structure of Juniors because at the moment cricket is losing junior players from the sport of cricket at an increasing rate, particularly at the under 15 and under 17 levels.</p> <p>Anecdotally some of the reasons we hear for this is that they find the game slow and boring and too long, too early on a Saturday morning, they have part time work or study, they want to go to the beach or surfing, too long a day if they play seniors as well in the afternoon, they have little involvement or opportunity during the game if they are not overly talented. A possible solution to this is that cricket moves away from the customary Saturday Mornings to possibly Friday night or mid week games under different playing conditions. We appreciate there are many logistics to overcome to make this happen but it may be a solution. A further solution may be to remove the age groups and have teams made up on a skill/ talent / performance basis. E.g. standard and ability of the player not the team.</p>



## G21 AND CRICKET VICTORIA BARWON REGIONAL CRICKET STRATEGY - CONSULTATION LOG

Stakeholder	Comments / Feedback
Continued from above	<p>If some sort of change is not made and tried we will be facing the dilemma of a miniscule Junior Cricket presence in the Barwon Region and the consequential tapering off of Senior cricket in years to come as there is a lack of juniors coming up to play senior cricket in the next 4-5 years</p> <p><b>2. Grounds, Pitches, Facilities and Training Facilities</b></p> <p>For many years many clubs in the BPCA have felt like outcasts when it comes to their grounds and facilities. It has appeared to us that what we at the BPCA refer to as the Golden Triangle or Circle (bounded roughly by Lara, Modewarre, Torquay and Leopold) have been supplied excellent clubrooms, change rooms, social rooms and playing and training facilities by the councils and continue to do so whilst the BPCA clubs have had second rate facilities and grounds and continue to do so. Many of the clubs in the BPCA have as many males and females playing or wanting to play cricket as the Turf clubs and in many cases are larger clubs than some of the turf clubs but do not have equal playing and or training facilities or conditions. We continually play on substandard ground surfaces leading to players getting injured with little or no drainage or watering capacity. The majority of our pitch surfaces and pitch widths and lengths are sub standard in comparison to the CA pitch recommendations as per the G21 report.</p> <p>Many grounds are over used due to the number of teams playing each Friday, Saturday and Sunday and training on the grounds most other days. Clubs are training on the playing surface as there are not enough or inadequate, insufficient or unsafe training nets and lack of access to these facilities. Grounds have lack of storage facilities for cricket equipment and training gear and again lack of access with training facilities 100s of metres from the storage facilities. Meanwhile the Golden Circle clubs have more than adequate training facilities. (note the facilities of the 4 grounds mentioned above) as a comparison and they continue to get new facilities or upgrades and continual maintenance whilst the BPCA clubs miss out. In fairness these issues apply to many of the GCA and Colac Hard Wicket grounds also</p> <p>Whilst some of the councils have or are putting in new grounds such as Torquay North, Drysdale, Armstrong Creek, Mount Duneed and Ocean Grove in some cases it is a bit like building a swimming pool for the community but not filling it with water. These grounds are being built with no club rooms, toilet facilities, changerooms, parking and access, cover from the weather or shade, adequate training facilities or in some cases no pitch or playing surface to play cricket on. Our recommendation is that the CA, CV, VCCL, Barwon Zone and the involved councils fund and address the playing facilities and conditions particularly of the BPCA and Hard Wicket grounds as a priority and or bring these grounds up to an acceptable standard that won't injure people.</p>
Continued from above	<p><b>3. Barwon Zone Governance Structure</b></p> <p>It would appear from our reading of the G21 Report that the agenda is to establish a governing body for the Barwon Region. We expect that this Governing Body or Board of Management would be not dissimilar to the AFL Barwon football structure and suspect that it will consist of paid administrators and Board members.</p> <p>We also suspect that this Boards agenda would be to separate Turf Cricket and Hard Wicket cricket in to 2 distinct areas or structures and sub committees to manage each. We believe this will lead to the formation of an elite Turf Competition and Elite clubs in that competition and a bridge being built as a divide between the elite turf competition and a secondary hard wicket competition. Further we believe the majority of focus and cricket funding will be steered towards the elite turf competition and clubs and the hard wick competition, whatever it looks like, will get the crumbs</p> <p>If this is the agenda the questions we have is why?</p> <p>Who will pay for these members – will that cost be passed on to the associations or clubs to fund? Why do we need this structure when we already have governing bodies such as the VCCL and Barwon Zone and the 3/4 Associations (CDCA, BPCA and GCA and the GJCA) who are managing and administering local cricket and speaking on behalf of the BPCA managing a successful and vibrant competition. Where is the need for this new governing body? In our BPCA case we are of the opinion "if it ain't broke don't fix it"</p> <p>Is this governing body going to be responsible for fixturing, ground availabilities, MyCricket, registrations and clearances and the likes of other administrative tasks?</p> <p>If the new body is a fait accompli as we suspect it is we would like to see this board going in strongly to bat for ALL local cricket and the clubs equally with State and Federal Government/CA / CV / Local Government and Councils on our behalf to address and budget and fund the above issues previously stated regarding retention and reinvigoration of Juniors and Grounds and Facilities.</p> <p>We at the BPCA are passionate about our local cricket and we are run by a group of unpaid volunteers with a democratic process involving each and every member club equally having their say on the running of the BPCA and voting accordingly on just about every decision and rule that governs us.</p> <p>We have a viable and successful, but not perfect competition, played by the clubs members and run by the members of the BPCA which is working well. We see no reason to need major change to this structure. In saying that, we have achieved this successful competition against the tide with minimal support both financially and administratively from the likes of Local or State Government or Council, CA, CV, VCCL or Barwon Zone.</p> <p>If the governing body is to be put in place we would request that we have at least 2 members from the BPCA be appointed as part of that Board</p> <p>Further if the agenda is to have the board overseeing and administering local cricket potentially and ideally we would like to see the structure to be:</p> <p><b>Layer 1. Cricket Victoria</b>  <b>Layer 2. Victorian Country Cricket League</b>  <b>Layer 3. Barwon Zone Board of Management</b>  <b>Layer 4. BPCA - CDCA - GCA - GJCA</b>  <b>This structure would do away with the need for the Barwon Zone committee</b></p>
Continued from above	<p>The need and reason for Affiliation fees currently paid to VCCL and Barwon Zone would not be required to be paid by any association under this structure reducing a cost burden on associations. The VCCL and Board of Management would lobby for funding, grants and sponsorship and allocate out such to each of the associations</p> <p>Further the administering Association bodies could consist with GCA only managing Turf Clubs meaning taking on the 2 Colac Turf Clubs. The GJCA managing all junior cricket including girls and Colac juniors and the BPCA and or the CDCA managing all hard wickets including Turf clubs hard wicket teams with possibly a split of East and West with Colac managing West and BPCA managing East.</p> <p>A further option is that GCA manages all Turf as above, a newly named hard wicket association (or the BPCA or CDCA) manages all Hard wicket including Turf clubs hard wicket teams within Barwon Zone (at the loss of the BPCA or CDCA) and the GJCA is managed as above. The hard wicket competition could be separated in to East, Central and West sections.</p> <p>The BPCA is only forwarding potential options above and would as an association need to take any recommendation back to its member clubs before committing to any further expansion or change to the BPCA structure</p> <p>Thank you for the opportunity to respond in part to G21 Report – albeit late and we look forward to further updates on the progression of the Report</p>





## G21 AND CRICKET VICTORIA BARWON REGIONAL CRICKET STRATEGY - CONSULTATION LOG

	Stakeholder	Comments / Feedback
11	Cricket Stakeholder	<p>Barwon Cricket should be the name of the new regional commission, moving forward, to oversee the governance of cricket in the Greater Geelong region. Please note my thoughts below on the compilation and structure of how Barwon Cricket:</p> <ul style="list-style-type: none"> <li>• Cricket Australia</li> <li>• Cricket Victoria</li> <li>• Barwon Cricket Regional Commission</li> <li>• Barwon RCM (Chair)</li> <li>• Barwon Cricket Operations Manager (Seniors) <ul style="list-style-type: none"> <li>o Chair Pennant/Rules Committee (Seniors)</li> </ul> </li> <li>• Barwon Cricket Operations Manager (Juniors) <ul style="list-style-type: none"> <li>o Chair Pennant/Rules Committee (Juniors)</li> </ul> </li> <li>• My Cricket/Administration/Media Manager</li> <li>• Game Development Manager <ul style="list-style-type: none"> <li>o Junior &amp; Master Blasters Manager/School Cricket Coordinator</li> </ul> </li> <li>• Game Development Manager <ul style="list-style-type: none"> <li>o Junior &amp; Master Blasters Manager/School Cricket Coordinator</li> </ul> </li> <li>• Appointed commissioner</li> <li>• Appointed commissioner</li> <li>• Appointed commissioner</li> <li>• Commissioner elected by BPCA</li> <li>• Chair BPCA Club Delegates</li> <li>• Commissioner elected by GCA</li> <li>• Chair GCA Club Delegates</li> </ul>
	Continued from above	<ul style="list-style-type: none"> <li>• Commissioner elected by GJCA</li> <li>• Chair GJCA Club Delegates</li> <li>• Commissioner elected by Female Cricket</li> <li>• Chair Women's Club Comp/GGL Club Delegates</li> <li>• Commissioner elected by Geelong CC</li> <li>• Chairperson of Geelong CC</li> </ul> <p>• The commissioner roles would be honorary roles, with the exception of the Barwon RCM role, who will chair the commission.</p> <p>• The operations, game development, and MyCricket/administrative roles are paid roles, with a measure of some seasonal employment, where required, and all would be directly answerable to Cricket Victoria and Barwon Cricket's RCM. Funding is to come from Cricket Victoria and philanthropic funding, and corporate sponsorship.</p> <p>• Five commissioners elected by the BPCA, GCA, GJCA, Geelong Women's Club/GGL Cricket, and Geelong CC, respectively; who in turn, will chair their affiliates' delegate meetings. Such meetings provide 'club voice', and are subsequently reported directly back to the commission and operations managers.</p> <p>• Three commissioners are appointed, by Cricket Victoria (appointment interviews are chaired by the Barwon RCM) coming from diverse backgrounds, that can provide sound corporate business acumen, and multi-faceted expertise to strengthen the commission.</p> <p>• Barwon Cricket will reduce factional fighting, self-interest and control, as each association is answerable to it.</p> <p>• Cricket requires more, full-time employees to grow and sustain the game. AFL Barwon employ 10 full-time staff to grow their code. AFL numbers flourish and are generally sustainable. Cricket can't compete with that with only one full-time employee in the region. Paid, full-time employees have the ability to grow and sustain the game more than voluntary committees. Full-time employees alleviate the workload shouldered for decades by an aging population of dedicated volunteers.</p> <p>• I do not see any need for the VCCL board or its Barwon (Region #5) subsidiary. It appears to me that their role is merely to coordinate Melbourne Country Week and Vic Country XI squads; and for them to hold any other governing presence means they are just another layer of governance that I think is quite redundant.</p> <p>2. What are the greatest challenges associated with individual stakeholder roles and responsibilities?</p> <ul style="list-style-type: none"> <li>• For each stakeholder to set aside their own factional interests and to work together for the greater good of the game</li> <li>• The over-arching body that governs cricket in the Barwon region (Cricket Victoria) needs to draw together the competing interests and facilitate greater collaboration</li> <li>• Communication between the associations is minimal at best. This needs to improve.</li> <li>• A sustainable funding model to pay staff to grow the game is what is needed</li> </ul>





## G21 AND CRICKET VICTORIA BARWON REGIONAL CRICKET STRATEGY - CONSULTATION LOG

	Stakeholder	Comments / Feedback
	Continued from above	<p>There will always be, and should be, some limit of dependence on volunteers. However, there has been too much dependence on them for too long.</p> <ul style="list-style-type: none"> <li>Cricket Australia need to schedule first-class cricket at a time when it will attract all players to start playing cricket. Currently there's a large void after the AFL Grand Final before the first test. This is a crucial marketing time that needs to be strategically filled in order to promote cricket as an attractive activity</li> </ul> <p>3. Turf? Synthetic? Both? What are your views on pitch type surface provision across the Region?</p> <ul style="list-style-type: none"> <li>Turf.</li> <li>The Barwon Cricket modus operandi should be to: <ol style="list-style-type: none"> <li>Grow and sustain the game of cricket in our region, and,</li> <li>To produce elite-level cricketers.</li> </ol> </li> <li>To develop great cricketers, we need to be exposing all players to proper cricketing conditions, e.g. turf cricket</li> <li>Having players learning their craft on turf is essential to this region producing high-level cricketers. The facts are clear, in the last 50 years the Barwon region has only produced a handful of first-class cricketers. This is a poor output from a region bearing a large population.</li> <li>Synthetic pitches have their fiscal benefits but cricketers playing on synthetic pitches can develop technical flaws which inhibit their ability to play at higher levels.</li> <li>Turf cricket is also an appealing and attractive surface to draw players to the game.</li> </ul> <p>4. What is the greatest facility related challenge for you respective Association / Competition / Organisation that requires priority addressing?</p> <ul style="list-style-type: none"> <li>The Stage 5 development of GMHBA Stadium should be constructed in conjunction with Geelong CC, Cricket Victoria, Cricket Australia, City of Greater Geelong, the state government, the Geelong Football Club, the AFL and G21, with the view to supporting cricket in our region. The pooling of financial resources to construct Stage 5 should see an indoor facility built, something akin to the Bill Lawry Centre at the MCG, in the bowels of the Stage 5 development. Such an indoor training facility should serve as a purpose to facilitate cricket programs all year round. Could a Victorian-based Centre of Excellence be developed at GMHBA Stadium, making us a beacon for elite-level cricketers?</li> <li>The Barwon region desperately needs a proper, fully functional, indoor training facility. We have 3 or 4 indoor centres in the region but all have restricted run-ups and are not always freely available for use, owing to the centres being more profitable to scheduling non-cricketing activities. Any indoor centre being used for training must have provision for long run-ups and be cricket-purpose venues. The facility must be state of the art, with the new Junction Oval facility a suitable template.</li> <li>More Santa Ana-couch grass ovals across the region. Currently, many grounds are kikuyu grass. Santa Ana couch is far more affordable to install and maintain. This would be a win-win for cricket and City of Greater Geelong, Borough of Queenscliffe, Surf Coast Shire and Golden Plains Shire.</li> <li>The Bellarine Peninsula should have a large, new sporting precinct of ovals constructed in what could be a duplicate of the ones we currently have at South Barwon/Belmont Common. Why not make them all turf, and have the precinct double-up as a tertiary/TAFE facility base for horticulture and turf management? Could the parkland at Fyansford be developed for this? Other suburban parkland in growth corridors?</li> </ul>
	Continued from above	<ul style="list-style-type: none"> <li>Could there be greater thought and discussion put into installing and maintaining turf wicket facilities across the region. Can clubs share resources better? Can there be collective purchasing of machinery such as rollers and grass-cutters by City of Greater Geelong, Cricket Victoria and the associations? Can resources be timetabled to use across a range of clubs, rather than limited to one club?</li> <li>There needs to be greater vision for the burgeoning development of the Greater Geelong area. How does each association foresee the future of their association, junior, senior, male or female?</li> <li>Do all clubs have changerooms? Is there provision for female change-rooms/amenities at all clubs?</li> </ul> <p>5. What is the future of Barwon Cricket and what do we seek for the benefits of the game on our region?</p> <ul style="list-style-type: none"> <li>Turf wickets at every #1 venue for every club in the Greater Geelong area</li> <li>A BBL franchise known as the Geelong Rockets (or Renegades) should be the desire for any cricket-loving person in our region. This will open up the region, and with the swathe of coastal tourists we get during summer, we should see a strongly supported franchise in a packed, local stadium.</li> <li>More international cricket matches at GMHBA Stadium, including touring matches that are non-televised.</li> <li>The rollout of a formalised Women's competition in Geelong.</li> <li>Winter Cricket Competition should be introduced, and will come under the governance of Barwon Cricket.</li> <li>Continued roll-out of junior modified formats, with Level 2 taking effect in 2019/20</li> <li>A new state of the art Indoor Cricket facility to be built in the Geelong region. This will help proliferate indoor participation numbers and increase the prospects of national championships being conducted in Geelong, subsequently bringing hundreds of thousands of dollars into the region.</li> </ul>
12	Cricket Stakeholder	<p>1 - Governance and Cricket Activity Management • The current terms of reference of the Barwon Region Board are unclear. The Barwon Region Board currently meets with minimal strategic objectives and with minimal authority to make structural decisions. The GCA welcomes a review of the current structure and the establishment of a governing body with a broader scope, clear delegations and objectives. The GCA is currently open to how / who make up the Board. However, post the proposed stakeholder working party, the GCA firmly believes the associations within the Barwon Region should have the final determination, with consideration to any recommendations, as to how cricket is governed / managed within the region. • As associations who primarily operate within the greater Geelong region, currently there is some alignment with the GCA and the BPCA. The Colac &amp; District Cricket Association currently operates fully independently. From a competition perspective the GCA would see no change to this structure going forward and therefore needs to be factored in when discussing a future governance / administration model. • As a point of reference, the Geelong Junior Cricket Association currently operates as a subsidiary of the Geelong Cricket Association, operating under the rules of the GCA i.e they are technically a subcommittee of the GCA and not an incorporated body with their own constitution and therefore not technically an association. There are no junior only clubs within the GJCA. The 37 clubs, as referenced in the proposal are affiliates of the GCA and BPCA. • The GCA and BPCA have made significant inroads over recent years to improve their working relationship and improve communication. The two associations have had preliminary discussions in relation to the best competition structure to accommodate those clubs in the Geelong and greater Geelong region. These discussions have been initiated out of the challenges the GCA has in providing a balanced competition between its turf and non-turf clubs. As noted in the draft, ongoing changes to structure to accommodate these variables has created some concerns for GCA clubs. The GCA would see a review of competition structure to be part of the governance structure discussion going forward. • The GCA believes that it is an imperative that any future governance / administration model is supported through additional resources i.e funding from Cricket Victoria to establish a professional administrator with the required knowledge and skill set to manage and grow cricket in the region</p>



## G21 AND CRICKET VICTORIA BARWON REGIONAL CRICKET STRATEGY - CONSULTATION LOG

Stakeholder	Comments / Feedback
Continued from above	<p>2 - Participation Growth • The GCA welcomes a review of its competition structure, in particular with reference to the accommodation of its non-turf clubs into a suitable competition / format. The association does currently offer a range of formats at senior level. While the association has maintained it's core competition as predominately a 2 day format with a mix of 1 day games, the association does embrace the shorter format through a number of geographically based one day (40 overs per team) sections. T20 cricket is currently only offered at 1st XI level. Clubs have been canvassed around expansion of this format with a majority not in favour. However recent polling of clubs indicate a move to more one day shorter form cricket is now their preference. This is currently under review for season 19/20. Any future recommendations and subsequent decisions would need strong club / player involvement. • Through the expansion of the 40 over one day formats the association believes it has been successful in retaining juniors into senior cricket as this participation friendly format provides an ideal entry into senior cricket. It has also provided a format that retains players, has attracted players back to cricket and allows for people who for work or family reasons require flexibility. • The junior competition is currently running with the new junior formats at the entry level of junior competition and related programs. • The association acknowledges it has been slow to embrace girls cricket. However this now has a strong focus within the junior program with a dedicated co-ordinator and additional funding. The number of teams/ participants has significantly increased in the current season. The GCA is currently exploring the introduction of a women's cricket competition for 19/20 to provide a pathway from our girls competition. • The alignment of junior development pathways and programs has from an association perspective been the role of the CV Cricket Manager. The association has where requested provided facilities and resources to support these activities. Further clarity around the role of the CV Cricket Manager and communication of the role would benefit both associations and clubs. • The association is proactive in promoting cricket in the region through its promotion officer, who is active in a number of areas. These include social media (facebook), news media (Geelong Advertiser), dedicated cricket program on Channel 31 and livestreaming of selected 1st XI games. The association would welcome further support in this area.</p>
Continued from above	<p>3 – Facility Provision, Capacity and Renewal • Development / renewal of on and off field facilities has historically been club driven (typically driven by non-cricket tenants e.g football). The GCA would advocate a strategic / planned approach, transparent to all clubs, with consideration to life cycle and growth, therefore providing clubs with certainty around facilities being maintained to a standard and equity across clubs. The association supports the development of multi-use and unisex facilities • Ground availability currently aligns with demand with some capacity for growth. The association would not see any short to medium term need for investment in new playing arenas outside of growth areas • The association notes with interest 3.13, the potential to consolidate underutilised facilities by merging struggling clubs and further notes the initiator and deliverer to be Cricket Victoria. Further clarity is sought on the process and authority for this to occur? • Provision of synthetic surfaces with the City of Greater Geelong is currently managed by the GCA under a funding agreement. Any changes to dimensions would increase cost which would then require a review of the funding arrangement. As dimensions of the surface are determined by the base provided for on the ground, it is unlikely that Community Cricket Facility Guidelines could be met, with the exception of new facilities. • The GCA strongly believes that delivery of infrastructure around the development of a Regional Cricket Community Centre is a key element to delivery of many of the strategic goals • The association would advocate the use of a professional administrator to work with clubs to seek/ manage/co-ordinate funding requests for facilities / infrastructure.</p>
Continued from above	<p>4– Regional Cricket and Community Centre • As a significant and key region in Victoria, the GCA fully supports the establishment of a Regional Cricket &amp; Community Centre in Geelong and agrees it is vital to the successful alignment and delivery of cricket programs in the region. • The GCA fully supports the need for additional resources to be dedicated to the development, education, high performance, marketing &amp; promotion of cricket in the region as key focus areas to meeting the objectives of the proposal. • The GCA would advocate that when considering a location, that a central location be a priority i.e we don't believe either Torquay or Armstrong Creek would be suitable to be inclusive and accessible to a majority of clubs in the region.</p>
Continued from above	<p>5 - Resourcing and Partnerships</p> <ul style="list-style-type: none"> <li>□ The GCA maintains a very positive long term relationship with the City of Greater Geelong, who we regularly acknowledge as our key Community Partner and promote as a strong supporter of cricket in the region. The GCA's relationship with other LGA's is not as established and therefore we would welcome a strategic approach / forum to establish stronger relationships.</li> <li>□ The GCA would highlight the role of the regional CV Cricket Manager as a key position to influence the success of this proposal. The association would seek to further clarify the authority and role of this position in the region. The association would like to acknowledge the work of current CM Dom McGlinchey in improving the link / relationship with stakeholders in the region since taking on the role.</li> <li>□ The GCA acknowledges the identified key stakeholders in the report as strategic partners to achieving many of the strategic directions outlined. The GCA would see that the resourcing of a professional administrator with high level communication skills would be a key requirement to the establishment and maintenance of key relationships and partnerships.</li> </ul>
Continued from above	<p>While 7 'critical' actions have been highlighted, the association believes there are 3 that are of greatest priority. 1) Reviewed governance structure to strategically manage cricket in the region, establishing a governing body with clear roles and responsibilities. The review to incorporate a review of competition structure to align like clubs into a competitive format. 2) Planning and development of a Regional Cricket &amp; Community Centre to enable alignment of key components of the strategy being, development, education, high performance, marketing &amp; promotion of cricket in the region 3) Resourcing of professional administration to enable competition &amp; program management, governance, strategic planning and alignment with stakeholders. The GCA is committed to the future growth of cricket in the region and therefore it fully supports the overriding strategy and in principle supports the 67 strategic directions. As a major stakeholder the GCA would expect to have a key role in further development and undertaking of the strategy</p>

## Item: 10.5

### Contract 1931 - 3 Year Bituminous Surfacing Program

<b>OFFICER</b>	John Wilson
<b>GENERAL MANAGER</b>	Tony McGann
<b>DIVISION</b>	Infrastructure & Leisure Services
<b>ATTACHMENTS</b>	Nil
<b>PURPOSE</b>	To consider tenders received for Contract 1931 – 3 Year Bituminous Surfacing Program

## 1. EXECUTIVE SUMMARY

A Request for Tender (RFT) was advertised seeking responses from suitable vendors to undertake the contract. Four tender submissions were received by the closing date of 10 July 2019.

The Tender Evaluation Panel (TEP) used a set list of weighted criteria that considered capacity (20%), capability (25%) and local contribution (5%). These criteria were evaluated independent to knowledge of the financial submission (50% weighting).

The tender is to perform bitumen road resealing and final sealing works within Colac Otway Shire for each of the next 3 years (2019 – 2022). The works are based on a target spend of \$1.5 million each year (estimated \$1.2 million for reseals and \$300k for final seals), for an overall target spend of \$4.5 million over the 3 years.

This contract will be a three-year, lump sum contract. Although being lump sum the price is indexed to reflect cost of bitumen which, like all petroleum-based products, is notoriously variable. The contract is also able to easily accommodate variations to actual areas and changes to binder application rates.

The bituminous product Council selects to use in both reseals and final seals is Polymer Modified Binder (PMB) which includes a recycled crumb rubber added the bitumen. The crumb rubber is derived from recycled motor vehicle tyres. The PMB offers greater flexibility under temperature variations and traffic loadings and is more resistant to cracking within the pavement. Anecdotally the lifespan of a PMB binder outlasts a non-modified binder two prolong the time between reseals. PMB marginally adds to the cost of the seal (< 5%) however the benefits in reducing maintenance, potentially increasing longevity outweigh this additional cost.

The quantity of crumb rubber used in each year of the contract is approximately 70 tonnes. This equates to approximately 4,700 car tyres.

As a safety initiative, this contract provides for Forward Moving Aggregate Spreaders (FMAS) in lieu of reversing tipping truck spreaders. The introduction of FMAS into bitumen sealing operations is seen as an extremely important benefit in terms of safety within the industry.

The evaluation panel determined that Inroads Pty Ltd represents best value for Council. Inroads has significant experience in delivering projects of this scale and complexity to Colac Otway Shire previously and other local government authorities. Inroads are well resourced to undertake this project and provided competitive pricing combined with strong results for capacity and capability.

## 2. RECOMMENDATION

*That Council:*

- 1. Awards Contract No. 1931 – 3 Year Bituminous Surfacing Program to Inroads Pty Ltd, at the lump sum price referred to in the confidentially distributed document pertaining to this contract.***
- 2. Authorises the Chief Executive to sign the contracts following award of Contract No. 1931 – 3 Year Bituminous Surfacing Program.***
- 3. Requests that the Chief Executive ensures the contract price is listed on Council’s website once steps listed in point 2 have been completed.***

## 3. KEY INFORMATION

A Request for Tender (RFT) was advertised seeking responses from suitable vendors to undertake the contract. Four tender submissions were received by the closing date of 10 July 2019. One invitee failed to provide requested information before the required deadline which made it ineligible for further assessment. The compliant submissions were evaluated by the Tender Evaluation Panel (TEP) using a set list of weighted criteria that considered capacity (20%), capability (25%) and local contribution (5%). The criteria were evaluated independent to knowledge of the financial submission (50% weighting).

The RFT was advertised through the Colac Herald, Geelong Advertiser, The Herald Sun, Facebook and online through e-Procure. A total of four tender submissions were received by the closing date of 2pm 10 July 2019. No non-conforming or late tenders were received. Clarifications were requested from one invitee who failed to provide a response within the required deadline, meaning that this tender submission was not further assessed.

The Tender is for a three-year contract covering 2019 - 2022. Although being a lump sum contract the price is indexed to reflect cost of bitumen which, like all petroleum-based products, is notoriously variable. The contract is also able to easily accommodate variations to actual areas and changes to binder application rates.

The estimated quantities are based on a target spend of \$1.5 million each year (estimated \$1.2 million for reseals and \$300k for final seals), for an overall target of \$4.5 million over the 3 years.



The reseal component is based on condition assessment of Council’s sealed road network that determines a three-year renewal program. The contract includes seal designs and the supply of all labour, plant and materials (including aggregate) as necessary to complete the works. The contract has been divided into three separable portions, constituting works to be performed in each financial year. The total value of each separable portion, and total contract value, can be adjusted up or down to reflect the renewal allocation approved through Council’s budget process for each financial year. \$1.2 million is an estimate based on the current 2019/20 road resealing allocation.

Expenditure on final seals is funded through the sealed road reconstruction program of which the Federal Government’s Roads to Recovery Programme is a significant income source. The value of the final seal component reflects the level of sealed road reconstruction from the previous year. This is estimated as \$300,000 per year but again this can be varied under the contract to what’s required.

Final sealing is effectively the final element of a sealed road reconstruction whereas resealing is an activity to renew a single component of a road pavement, i.e. the sealed surface, although the process and product used is almost identical.

The bituminous product Council selects to use in both reseals and final seals is Polymer Modified Binder (PMB) which includes a recycled crumb rubber added the bitumen. The crumb rubber is derived from recycled motor vehicle tyres. The PMB offers greater flexibility under temperature variations and traffic loadings and is more resistant to cracking within the pavement. Anecdotally the lifespan of a PMB binder outlasts a non-modified binder two prolong the time between reseals. PMB marginally adds to the cost of the seal (< 5%) however the benefits in reducing maintenance, potentially increasing longevity outweigh this additional cost.

The quantity of crumb rubber used in each year of the contract is approximately 70 tonnes. This equates to approximately 4,700 car tyres.

As a safety initiative, this contract provides for Forward Moving Aggregate Spreaders (FMAS) in lieu of reversing tipping truck spreaders. The introduction of FMAS into bitumen sealing operations is seen as an extremely important benefit in terms of safety within the industry.

Bitumen sealing works that will be provided under this contract are very temperature and weather dependent and must be performed in warm and dry conditions to achieve the best outcome. Road resurfacing works will preferably be performed in summer each year, either side of Christmas. Each Separable Portion required to be completed by 31 March of that year.

Complete tenders (those that were further assessed) were received from the following:

- Inroads Pty Ltd
- Boral Resources (Vic) Pty. Limited
- Fulton Hogan Industries Pty Ltd

Complete tenders were evaluated and scored using the following selection criteria:

<b>Capacity</b>	<b>Weighting</b>
Experience and qualifications of key personnel.	10.0%
Availability of suitable resources including plant and equipment.	10.0%



Capability	Weighting
Confidence in the ability of the Invitee to meet the time requirements of the contract.	5.0%
Quality management systems.	5.0%
Previous experience in completing similar contracts.	15.0%

Local contribution	Weighting
Contribution to the financial, social and environmental wellbeing of the region, in respect to engaging and contracting with local suppliers and sub-contractors	5.0%

Financial	Weighting
Tendered lump sum	50.0%

The Tender Evaluation Panel (TEP) consisted of the following members:

- Manager Assets & Project Delivery
- Project Delivery Coordinator
- Surveillance Officer

The evaluation panel determined that Inroads Pty Ltd represents best value for Council. Inroads has significant experience in delivering projects of this scale and complexity to Colac Otway Shire previously and other local government authorities. Inroads are well resourced to undertake this project and provided competitive pricing combined with strong results for capacity and capability.

## 4. COMMUNITY CONSULTATION & ENGAGEMENT

Not applicable in relation to the award of tender.

## 5. ALIGNMENT TO COUNCIL PLANS, POLICIES OR STRATEGIES

Alignment to Council Plan 2017-2021:

Theme 1 - Our Prosperity

1. Plan infrastructure, assets and land use with a long-term vision for economic growth.

Theme 2 - Our Places

1. Assets and infrastructure meet community needs.
2. Our places are managed for long-term sustainability.
5. Delivery of our capital works program.

## 6. CONSIDERATIONS

### ENVIRONMENTAL, SOCIAL & CULTURAL, & ECONOMIC

In terms of this work being a renewal activity, it is important that the work be undertaken to maintain Council's sealed road network to an acceptable service level. Works performed by the preferred tenderer will be in line with industry best practice. Use of polymer modified binders blended by adding crumb rubber into the binder (crumb rubber derived from recycled motor vehicle tyres) offers environmental benefits method through reducing landfill whilst enhancing the binder performance and maximising reseal life. Council's annual reseal/final seal programme requires approximately 70 tonnes of recycled crumb rubber or approximately 4,700 car tyres.

### LEGAL & RISK

The preferred tenderer has provided all requested documents relating to Quality Management, Occupational Health & Safety Management, Environmental Management, and insurances. This tenderer scored highest in the non-price evaluation criteria.

### FINANCIAL & BUDGETARY

A Standard Financial Assessment performed on the preferred tenderer at Council's request has concluded that based on the most recent full year 31 December 2018 Audited Financial Statements the subject has been assigned a Score indicating that it has a Sound financial capacity to undertake the contract in question.

Of the annual \$1.5 million spend an estimate \$1.2 million (for each of the 3 years) from the Bituminous Surfacing Program and \$300 thousand (for each of the 3 years) estimated from the Bituminous Surfacing Program. These are estimates only and may be varied in line with the approved budgets for each of these programs throughout the term of the contract.

The recommended tender is within the project budget.

## 7. IMPLEMENTATION STRATEGY

Upon Award of the contract the successful tenderer and unsuccessful tenderers will be notified.

### COMMUNICATION

The successful tenderer will be notified by a letter of acceptance signed by the Chief Executive.

Notice of the award of the contract will be published on Council's website.

Letters will be issued to the unsuccessful tenderers.

### TIMELINE

The works in each Separable Portion (for each year of the contract) will be scheduled to occur generally within the summer sealing season, between mid-November and completion 31 March each year (at the latest). Some activities, e.g. delivery of aggregate may occur earlier than mid-November provided stock sites are satisfactory.

## 8. OFFICER DIRECT OR INDIRECT INTEREST

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

## Item: 10.6

### Review of 2019/20 Fees & Charges Public Submissions

<b>OFFICER</b>	Jason Clissold
<b>GENERAL MANAGER</b>	Errol Lawrence
<b>DIVISION</b>	Corporate Services
<b>ATTACHMENTS</b>	1. 2019 20 User Fees Charges DRAFT [10.6.1 - 43 pages]
<b>PURPOSE</b>	Present the 2019/20 Fees & Charges schedule for adoption following public exhibition

## 1. EXECUTIVE SUMMARY

At the June 2019 Ordinary Council meeting, Council reviewed the 2019/20 Fees & Charges schedule, resolved to place it on public exhibition for a 6-week period and invite submissions.

Only one submission was received during the submission period, which finished on Wednesday 14 August.

Council will now need to consider the submission prior to adopting the attached Fees & Charges schedule.

## 2. RECOMMENDATION

*That Council:*

- 1. Considers the submission received in relation to the 2019/20 Fees & Charges Schedule;*
- 2. Adopts the attached Fees & Charges schedule for 2019/20; and*
- 3. Provides a written response to the submitter.*

## 3. KEY INFORMATION

At the June 2019 Ordinary Council meeting, Council reviewed the 2019/20 Fees & Charges schedule, resolved to place it on public exhibition for a 6-week period and invite submissions.

One submission was received during the submission period which finished on Wednesday 14 August.

The following provides a summary of the comments made in the submission and a brief response for each. Overall the submission was positive but seeking some clarification on certain items.

**Why has there been an Increase in some waste fees but not all?**

All waste fees have been reviewed on a cost recovery basis, which identified that there were some services that were being subsidised more than others and vice versa. Therefore, fees for these services have been adjusted accordingly.

**Why has legal point of discharge increase by 121%**

This is a statutory fee set by the State Government and Council do not have any influence over the level of this fee.

**Aerodrome landing fees and livestock fees should be increased?**

Council are currently working with user groups from both these facilities to review fees. In the interim a decision has fees remain at 2018/19 levels. This project is expected to be completed during the 2019/20 financial year.

**Cat and Dog registration fees should be increased?**

The base fee for animal registrations is set by the State Government in April each year and Council do not have any influence over the level of this fee.

**Why has the Building enforcement fee been reduced by 100%?**

Council has committed to undertaking a review of these particular fees and subsequently passed a resolution at the June council meeting to reduce these fees to \$0 while the review is complete.

**Why have Health Protection Fees increased by 43%?**

A comprehensive review of all Health Protection fees was conducted in 2018/19 and from this review some fees were consolidated and changed to better reflect industry practice and benchmarking.

For the current budget year (2018/19) user fees amount to \$4.648 million with statutory fees and fines budgeted at \$0.901 million for 2018/19. These items account for some 11.9% of Council's budgeted total income for 2018/19. Given the restrictions on Council's ability to raise revenue through rates from the introduction of rate capping, user fees and charges becomes virtually the only source of income where Council has sole control over the levels set.

The setting of unit fees and charges is a critical part of Council's budget process. The basic premise is that Council should recover at least part of any operating cost of a particular service by charging a fee to the end user of that service. However, it is important to note that the premise of cost recovery must be balanced against the community's capacity to pay and propensity to maintain consumption in respect to rising charges.

A number of fees and charges Council charges are statutory in nature and are set externally to Council. All listed fees and charges are noted as to whether they are statutory, or Council controlled. Where a statutory fee has been indicated as rising under the relevant legislation, the updated statutory fee has been listed. These may be however, some statutory fee for which there may be a change gazetted during the year. These fees will be adjusted in line with the legislative requirements as they occur.



Fees and charges are set on the basis of the least partial cost recovery to Council. This is offset against what it is considered to be community's capacity to pay. This is a delicate balancing act that may see some charges increase as Council's cost rise, or some not increase at all (leading to a high level of subsidy by Council for that particular service).

Each service is assessed on an individual basis. As such, it is not practical to say that there is an 'overall' percentage increase in fees and charges.

The attached Fees & Charges schedule details the proposed fees for 2019/20, showing a comparison to 2018/19 fees.

## 4. COMMUNITY CONSULTATION & ENGAGEMENT

The 2019/20 Fees and Charges schedule has been on public display for 42 days as per Council resolution (26 June 2019 Council meeting).

## 5. ALIGNMENT TO COUNCIL PLANS, POLICIES OR STRATEGIES

Alignment to Council Plan 2017-2021:

Theme 4 - Our Leadership & Management

- 1. Effectively manage financial resources.
- 2. Openness and accountability in decision making.
- 4. Provide value for money services for our community.

## 6. CONSIDERATIONS

### ENVIRONMENTAL, SOCIAL & CULTURAL, & ECONOMIC

There are no Environmental, Social & Cultural or Economic implications as a result of this report.

### LEGAL & RISK

There are no legal or risk implications of this report.

### FINANCIAL & BUDGETARY

The majority of these proposed fees have been taken into consideration when preparing the 2019/20 draft budget that is currently out for public submission. Any change to the attached schedule is not expected to have a material impact of the draft budget.

## 7. IMPLEMENTATION STRATEGY

Once adopted, the user fees and charges schedule will be made available on Council's website and Council systems will be updated to reflect any updated fee or charge.

## **COMMUNICATION**

There will be a variety of communication methods utilised to notify customers and clients who access Council services.

## **TIMELINE**

The user fees and charges schedule should be adopted by Council, so any changes in fees can be made effective as soon as possible.

## **8. OFFICER DIRECT OR INDIRECT INTEREST**

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

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## Fees & Charges

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### Colac Otway Shire Council

# Table Of Contents

<b>Colac Otway Shire.....</b>	<b>8</b>
<b>Corporate Services.....</b>	<b>8</b>
<b>Financial Services.....</b>	<b>8</b>
Land Information Certificate.....	8
Replacement Rate Notice.....	8
Payment Dishonour Fee (All Other).....	8
Payment Dishonour Fee (Direct Debit).....	8
<b>Governance.....</b>	<b>8</b>
Freedom of Information.....	8
Printing and Photocopying.....	8
Record Search Fee.....	8
Annual Report.....	8
<b>Infrastructure &amp; Leisure Services.....</b>	<b>9</b>
<b>Waste Management.....</b>	<b>9</b>
Waste Management Additional Service Change/Bin.....	9
All waste receival sites.....	9
Kerbside Bin Fees.....	9
Other.....	10
<b>Apollo Bay Harbour.....</b>	<b>10</b>
Marina Fees.....	10
Slipway Fees.....	10
Slipping Fees.....	10
Slip Yard Occupancy (Per Day).....	10
Ancillary Services.....	10
Business Hours.....	10
After Hours (3hr Min).....	11
<b>Asset Management.....</b>	<b>11</b>
Asset Protection Permit Fee.....	11
Checking of Engineering Plans.....	11
Design Fee.....	11
Fee for Legal Point of Discharge Report.....	11
Special Charge Scheme.....	12
Supervision of Sub-division Works.....	12
Local Road (speed at any time is greater than 50 kph).....	12
Minor Works.....	12
Works on Roads (works other than minor works).....	12
Local Road (speed at any time is not more than 50kph).....	12
Minor Works.....	12
Works on Roads (works other than minor works).....	12
<b>Bluewater Fitness Centre.....</b>	<b>13</b>
<b>Aquatic – Daily Charges.....</b>	<b>13</b>
Combo Swim Spa Sauna Stadium (SSSS).....	13
Pool or spa or steam room or stadium.....	13
<b>Aqua Membership (Aquatics Only).....</b>	<b>13</b>
Adult.....	13
Child.....	13
Concession.....	13
Family.....	13
<b>Childcare.....</b>	<b>14</b>
Member – BWFC.....	14

Non-member – BWFC.....	14
<b>Health Club &amp; Group Fitness.....</b>	<b>14</b>
Casual.....	14
Casual Entry.....	14
Personal Training.....	14
<b>Platinum Membership (Full Centre).....</b>	<b>15</b>
Youth and Student Membership (14-21 or Student card holder).....	15
Off-Peak Full Facility Access (8.30am-4.30pm).....	15
Adult.....	15
Concession.....	15
Family.....	15
<b>Gold Membership (Gym Only).....</b>	<b>15</b>
Adult.....	15
Concession.....	15
Family.....	15
<b>Membership Fee.....</b>	<b>16</b>
Direct Debit Joining Fee.....	16
<b>Multipass.....</b>	<b>16</b>
Adult.....	16
Concession.....	16
<b>Other Charges.....</b>	<b>16</b>
Casual Inflatable.....	16
Inflatable Hire.....	16
Instructor hire/hr aquatic or dry.....	16
Pool party.....	16
<b>Swim School.....</b>	<b>17</b>
30 min Private Lesson.....	17
30 min group lesson.....	17
Schools Instructor Charge.....	17
Schools Swim & Survive Program Entry.....	17
<b>Venue Hire.....</b>	<b>17</b>
Pool Hire.....	17
Commercial Room Hire.....	17
Community Room Hire.....	18
Stadium Hire.....	18
<b>Apollo Bay Leisure Centre Charges.....</b>	<b>18</b>
Pool or spa or steam room or stadium.....	18
<b>COPACC.....</b>	<b>18</b>
<b>Marketing.....</b>	<b>18</b>
<b>Auditorium 1 – 4 Hour Minimum Hire.....</b>	<b>19</b>
Commercial Hire.....	19
Community From Colac Otway.....	19
<b>Catering.....</b>	<b>19</b>
<b>Civic Hall.....</b>	<b>19</b>
Commercial Hire.....	19
Community From Colac Otway.....	19
<b>Equipment Hire.....</b>	<b>20</b>
<b>Green Room.....</b>	<b>20</b>
Commercial Hire.....	20
Community From Colac Otway.....	20
<b>Kitchen Hourly Rate.....</b>	<b>20</b>
Commercial Hire.....	20
Community From Colac Otway.....	21
<b>Labour Charges.....</b>	<b>21</b>
Hourly Rate.....	21
<b>Meeting Room/s Hourly Rate.....</b>	<b>21</b>
Commercial Hire.....	21
Community From Colac Otway.....	21
<b>Other Charges.....</b>	<b>21</b>



Commercial Hire.....	21
Community From Colac Otway.....	22
<b>Public Gallery Exhibition &amp; Display Hire Charges.....</b>	<b>22</b>
Exhibition.....	22
<b>Public Gallery Hourly Rate For Meeting &amp; Convention.....</b>	<b>22</b>
Commercial Hire.....	22
Community From Colac Otway.....	22
<b>Rehearsal Room Hourly Rate.....</b>	<b>22</b>
Commercial Hire.....	22
Community From Colac Otway.....	22
<b>Development &amp; Community Services.....</b>	<b>23</b>
<b>Economic Development &amp; Events.....</b>	<b>23</b>
<b>Aerodrome Landing Fees.....</b>	<b>23</b>
Apollo Bay.....	23
Colac.....	23
<b>Colac Livestock Selling Centre.....</b>	<b>23</b>
Agents (with leased office space) special sale.....	23
Agents (with leased office space) weekly fee.....	23
Agents (without office space) per sale fee.....	23
All horses.....	23
All other cattle.....	23
Annual licence and rental.....	23
Bobby calves.....	23
Bulls flat rate.....	24
Cows and calves weigh fee.....	24
Dairy cattle.....	24
Pigs.....	24
Private weigh.....	24
Sheep and lambs.....	24
Stud cattle.....	24
Weighed cattle.....	24
Other miscellaneous fees.....	24
<b>Environment &amp; Community Safety.....</b>	<b>25</b>
<b>Animal Control.....</b>	<b>25</b>
Registration.....	25
Pound Release Fees.....	25
<b>Events.....</b>	<b>25</b>
Other.....	25
<b>Fire Prevention.....</b>	<b>26</b>
Administrative fee block slashing.....	26
Local Law Infringement fee – burning of offensive material (2 penalty units).....	26
Statutory Penalty fee – Failing to comply with fire prevention notice (10 penalty units).....	26
Standpipe water fee.....	26
<b>Local Laws.....</b>	<b>26</b>
Local Law No 1.....	26
Local Law No 2.....	26
<b>Other.....</b>	<b>26</b>
Abandoned or derelict vehicles.....	26
All other permits.....	27
Circus.....	27
Impoundment Fee.....	27
Public protection (hording permit).....	27
Sport Event.....	27
<b>Parking.....</b>	<b>27</b>
All day parking permit (Payable in 6 monthly blocks – Johnstone's Carpark only).....	27
Building site on street.....	27
Car parking fines.....	27
Statutory Car parking fines.....	28
Disabled parking.....	28
Apollo Bay Market.....	28

<b>Planning &amp; Building</b> .....	<b>28</b>
<b>Bonds</b> .....	<b>28</b>
Bond for Demolition or Removal of Building (Reg 323).....	28
Bond for Re-erection of Building (Reg 323).....	28
<b>Building Control Charges</b> .....	<b>28</b>
Application for Place of Public Entertainment (PoPE) Permit or Temporary Structure.....	28
Information charges.....	29
Property Information Certificate.....	29
Lodgement fees.....	29
<b>Building Enforcement</b> .....	<b>29</b>
<b>Building Permit Amendments</b> .....	<b>30</b>
<b>Building Permit Application Fee</b> .....	<b>30</b>
All other classes of Occupancy 2-9 inclusive (construction and/or demolition).....	30
Domestic – class 1a Dwellings (construction and demolition), where the value of building work:.....	30
Minor Works – Class 10a, 10b & 1ai: Garages, carports, pool/spas & fence where value of work:.....	30
Statutory charge on building permits.....	31
<b>Inspections</b> .....	<b>31</b>
Additional Inspection (charged where additional inspections are required).....	31
<b>Essential Safety Measures Assessments</b> .....	<b>31</b>
Essential Safety Measures Determination.....	31
<b>Report and Consent Fees</b> .....	<b>31</b>
Demolition fee (s. 29A).....	31
Report & Consent Application.....	31
<b>Planning Fees &amp; Charges – Other</b> .....	<b>31</b>
Advertising.....	31
Application for approval of amended plans under secondary consent.....	32
Application for Certification of subdivision under Subdivision Act.....	32
Application for Plan of Consolidation.....	32
Application for Recertification of Plan of Subdivision.....	32
Check Engineering Plans.....	32
Engineering Plan prepared by Council.....	33
Extension of time to planning permits.....	33
Property Enquiry.....	33
Satisfaction Matters.....	33
Supervision of Works.....	33
Section 173 Agreements.....	33
Certificates of compliance.....	33
<b>Permit for use of land</b> .....	<b>33</b>
<b>To develop land or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of development included in the application is:</b> .....	<b>34</b>
Excluding VicSmart applications.....	34
NEW FEE Vic smart applications.....	34
<b>To develop land (other than for a single dwelling per lot) if the estimated cost of development included in the application is:</b> .....	<b>34</b>
<b>(b) Amendments to Permits – Set by Statute</b> .....	<b>35</b>
1.....	35
2.....	35
3.....	35
4.....	35
5.....	35
6.....	35
8.....	35
9.....	35
<b>(c) Planning Scheme Amendment Fees – Set by Statute</b> .....	<b>36</b>
i.....	36
ii.....	36
iii.....	36
iv.....	36
<b>Community Services – Family Day Care</b> .....	<b>36</b>
<b>Family Day Care Administration Levy</b> .....	<b>36</b>
Educators Levy.....	36

Per family per week.....	36
<b>Family Day Care Charges.....</b>	<b>37</b>
8am to 6pm Monday to Friday.....	37
Before 8 am and after 6 pm.....	37
Meals (per meal).....	37
Saturday, Sunday and Public Holidays.....	37
Trips.....	37
<b>Community Services – Older Persons Ability Support Service (OPASS).....</b>	<b>37</b>
<b>OPASS.....</b>	<b>37</b>
Domestic Assistance.....	37
Overnight Respite (per night).....	37
Personal Care.....	38
Property Maintenance.....	38
Respite Care.....	38
Veterans Home Care (1st hr).....	38
<b>Community Transport.....</b>	<b>38</b>
Birregurra/Forrest/Beeac/Warrion.....	38
Colac.....	38
Colac Otway Shire – Apollo Bay, Lavers Hill.....	38
Colac to Geelong or Ballarat.....	38
Colac to Melbourne.....	39
Colac to Warrnambool.....	39
Community Bus Transport for Group Activities.....	39
Full Cost Service.....	39
<b>Contracted Services.....</b>	<b>39</b>
Case Management.....	39
Contracted Services.....	39
Food Services.....	39
Domestic Assistance.....	39
Personal Care.....	39
Property Maintenance.....	40
Respite Care.....	40
<b>Meals to Agency clients.....</b>	<b>40</b>
All meals.....	40
Delivered meals.....	40
<b>Public Health.....</b>	<b>40</b>
<b>Health Protection Administration (Registration Fees).....</b>	<b>40</b>
CLASS 1 Food Premises.....	40
CLASS 2 Food Premises.....	40
CLASS 3 Food Premises.....	41
Additional Temporary/Mobile Food Registration.....	41
Community Group Support.....	41
<b>Personal Appearance Services.....</b>	<b>41</b>
Beauty Therapies.....	41
Hairdressers.....	41
Skin Penetration (Tattooists, body piercing).....	41
<b>Miscellaneous.....</b>	<b>41</b>
Conveyance Enquiries for regulated businesses.....	41
Water Sampling.....	42
Immunisation.....	42
Replacement Certificate.....	42
Express Service.....	42
Professional Service.....	42
<b>Prescribed Accommodation.....</b>	<b>42</b>
6 to 10 persons.....	42
11 to 20 persons.....	42
20+ persons.....	42
Caravan Parks per site.....	43
<b>Public Health – Septic Tanks.....</b>	<b>43</b>
Additional inspections.....	43
Septic tank alterations.....	43

DRAFT

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Colac Otway Shire

### Corporate Services

### Financial Services

### Land Information Certificate

Fee	S	\$25.40	\$26.30	3.54%
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### Replacement Rate Notice

Fee	C	\$25.00	\$27.00	8.00%
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### Payment Dishonour Fee (All Other)

Admin Fee	C	\$26.00	\$26.00	0.00%
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### Payment Dishonour Fee (Direct Debit)

Admin Fee	C	\$10.60	\$11.00	3.77%
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## Governance

### Freedom of Information

Per application	S	\$28.40	\$29.60	4.23%
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### Printing and Photocopying

A3 sheet	C	\$0.40	\$0.40	0.00%
A4 sheet	C	\$0.20	\$0.20	0.00%
Coloured copy – A3 sheet	C	\$2.00	\$2.00	0.00%
Coloured copy – A4 sheet	C	\$1.00	\$1.00	0.00%

### Record Search Fee

Discovery Fee – Per Hour	C	\$65.00	\$65.00	0.00%
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### Annual Report

Cost per copy	C	\$20.00	\$20.00	0.00%
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Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Infrastructure & Leisure Services

### Waste Management

#### Waste Management Additional Service Charge/Bin

360 Litre Recycle additional bin	C	\$93.34	\$117.00	25.35%
240 litre garbage additional service charge/bin	C	\$271.00	\$439.00	61.99%
240 litre organic additional service charge/bin	C	\$130.50	\$138.00	5.75%
240 litre recycle additional service charge/bin	C	\$78.50	\$94.00	19.75%
Upgrade to 240 litre Garbage Bin	C	\$209.00	\$368.00	76.08%
Upgrade to 360 litre Recycling bin	C	\$39.25	\$60.00	52.87%

#### All waste receipt sites

Commercial fully co-mingled recyclables (240L bin)	C	\$4.00	\$4.00	0.00%
Car bodies	C	\$68.00	\$70.00	2.94%
Chemical drums (each)	C	\$1.10	\$1.20	9.09%
Commercial fully co-mingled recyclables (per m3)	C	\$15.00	\$30.00	100.00%
Commercial fully co-mingled recyclables (per tonne)	C	\$61.00	\$115.00	88.52%
Mattresses each	C	\$25.00	\$26.00	4.00%
Putrescibles (incl mixed rubbish) per m3	C	\$62.00	\$63.00	1.61%
Putrescibles (incl mixed rubbish) 1st 240 litre bin or less	C	\$11.00	\$12.00	9.09%
Putrescibles (incl mixed rubbish) 2nd 240 litre bin	C	\$16.00	\$17.00	6.25%
Putrescibles (incl mixed rubbish) per tonne	C	\$285.00	\$285.00	0.00%
Steel scrap (per m3)	C	\$12.00	\$12.00	0.00%
Steel scrap (per tonne)	C	\$42.00	\$42.00	0.00%
Tree pruning's (per m3)	C	\$40.00	\$40.00	0.00%
Tree pruning's (per tonne)	C	\$135.00	\$135.00	0.00%
TV & Monitors	C	\$11.00	\$12.00	9.09%
Car tyre	C	\$9.00	\$9.00	0.00%
Car tyre on rim	C	\$15.00	\$15.00	0.00%
Commercial batteries each (more than 2)	C	\$7.00	\$7.00	0.00%
Light truck tyre	C	\$17.00	\$17.00	0.00%
Tractor tyre 1 – 2m	C	\$215.00	\$215.00	0.00%
Tractor tyre up to 1m	C	\$102.00	\$102.00	0.00%
Truck tyre	C	\$46.00	\$46.00	0.00%
10 tickets (up to 240 litre bin)	C	\$70.00	\$72.00	2.86%
25 tickets (up to 240 litre bin)	C	\$150.00	\$155.00	3.33%

#### Kerbside Bin Fees

Bin change over fee (all bins)	C	\$32.00	\$32.00	0.00%
Lost or stolen bins – 120/240 litre	C	\$55.00	\$55.00	0.00%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Other

Tourist Bags (red and yellow) per pair	C	\$10.00	\$10.00	0.00%
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## Apollo Bay Harbour

### Marina Fees

Waiting List Application Fee	C	\$250.00	\$256.00	2.40%
Marina Berth – Annual	C	\$2,555.00	\$2,652.00	3.80%
Short Term Berth (Per Day) – <15	C	\$35.00	\$36.00	2.86%
Short Term Berth (Per Day) – 15 to 20m	C	\$41.00	\$42.00	2.44%
Short Term Berth (Per Day) – 20 to 25m	C	\$48.50	\$50.00	3.09%
Short Term Berth (Per Day) – 25 to 30m	C	\$75.00	\$77.00	2.67%
Short Term Berth (Per Day) – >30m	C	\$143.00	\$147.00	2.80%
Marina Key Replacement	C	\$51.00	\$52.00	1.96%
Swing Mooring – Annual Fee	C	\$505.00	\$518.00	2.57%
Swing Mooring – Establishment	C	\$351.00	\$360.00	2.56%

### Slipway Fees

#### Slipping Fees

Slipping Fee – 15.1 to 20m	C	\$585.00	\$614.00	4.96%
Slipping Fee <10m	C	\$200.00	\$210.00	5.00%
Slipping Fee >20m	C	\$1,000.00	\$1,050.00	5.00%
Slipping Fee 10.1 to 15m	C	\$285.00	\$299.00	4.91%
Slipping Fee 15.1 to 20m	C	\$585.00	\$614.00	4.96%

#### Slip Yard Occupancy (Per Day)

Slip Yard Occupancy (Per Day) – <10m	C	\$50.00	\$53.00	6.00%
Slip Yard Occupancy (Per Day) – >20m	C	\$265.00	\$278.00	4.91%
Slip Yard Occupancy (Per Day) – 10.1 to 15m	C	\$95.00	\$100.00	5.26%
Slip Yard Occupancy (Per Day) – 15.1 to 20m	C	\$220.00	\$231.00	5.00%
Slipyard Occupancy (Day Rate) >20m	C	\$265.00	\$278.00	4.91%

## Ancillary Services

### Business Hours

Crane Truck with Operator and Dogman per hour	C	\$200.00	\$205.00	2.50%
Crew (Additional, Attend V/L or Mooring) per hour	C	\$60.00	\$62.00	3.33%
Hire "Barrum" Inc Coxswain per hour	C	\$200.00	\$205.00	2.50%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

### Business Hours [continued]

Hire "Urchin" inc. Master and Deckhand per hour	C	\$499.00	\$510.00	2.20%
Pressure Cleaner Hire per hour	C	\$35.00	\$36.00	2.86%

### After Hours (3hr Min)

Crane Truck with Operator and Dogman per hour	C	\$450.00	\$461.00	2.44%
Crew (Additional, Attend V/L or Moring) per hour	C	\$120.00	\$123.00	2.50%
Hire "Barrum" inc Coxwain per hour	C	\$450.00	\$461.00	2.44%
Hire "Urchin" Inc Master and Deckhand per hour	C	\$750.00	\$770.00	2.67%

## Asset Management

### Asset Protection Permit Fee

Permit Fee	C	\$150.00	\$155.00	3.33%
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### Checking of Engineering Plans

Fee	S			0.75%
				Last YR Fee 0.75%

### Design Fee

In house	C			10.00%
				Last YR Fee 10.00%
External design – Supervision fee	C			20.00%
				Last YR Fee 20.00%
External design work	C			At Cost
				Last YR Fee At Cost

### Fee for Legal Point of Discharge Report

As per Section 36(4) Building Regulations 2018

Fee (9.77 units)	S	\$65.40	\$144.69	121.24%
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Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Special Charge Scheme

Contract administration	C			2.50%
				Last YR Fee 2.50%
Scheme administration	C			3.00%
				Last YR Fee 3.00%

## Supervision of Sub-division Works

% of estimated cost of constructing works proposed	S			2.50%
				Last YR Fee 2.50%

## Local Road (speed at any time is greater than 50 kph)

### Minor Works

#### Cost per fee unit

Conducted on any part of the roadway, shoulder or pathway (9.3 units)	S	\$163.53	\$137.73	-15.78%
Not conducted on any part of the roadway, shoulder or pathway (6 units)	S	\$71.10	\$88.86	24.98%

### Works on Roads (works other than minor works)

#### Cost per fee unit

Conducted on any part of the roadway, shoulder or pathway (43.1 units)	S	\$355.50	\$638.31	79.55%
Not conducted on any part of the roadway, shoulder or pathway (23.5 units)	S	\$355.50	\$348.04	-2.10%

## Local Road (speed at any time is not more than 50kph)

### Minor Works

#### Cost per fee unit

Conducted on any part of the roadway, shoulder or pathway (9.3 units)	S	\$163.53	\$137.73	-15.78%
Not conducted on any part of the roadway, shoulder or pathway (6 units)	S	\$71.10	\$88.86	24.98%

### Works on Roads (works other than minor works)

#### Cost per fee unit

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

### Works on Roads (works other than minor works) [continued]

Conducted on any part of the roadway, shoulder or pathway (23.5 units)	S	\$284.40	\$348.04	22.38%
Not conducted on any part of the roadway, should or pathway (6 units)	S	\$71.10	\$88.86	24.98%

## Bluewater Fitness Centre

### Aquatic – Daily Charges

#### Combo Swim Spa Sauna Stadium (SSSS)

Adult	C	\$12.10	\$12.40	2.48%
Concession	C	\$10.00	\$10.20	2.00%

#### Pool or spa or steam room or stadium

Adult	C	\$6.80	\$7.00	2.94%
Child	C	\$4.65	\$4.80	3.23%
Concession	C	\$5.50	\$5.60	1.82%
Family	C	\$20.50	\$20.90	1.95%
Parent/Toddler	C	\$5.50	\$5.60	1.82%
School Group	C	\$4.65	\$4.80	3.23%

### Aqua Membership (Aquatics Only)

#### Adult

12 months	C	\$575.00	\$608.61	5.85%
Direct Debit	C	\$22.50	\$23.79	5.73%

#### Child

12 months	C	\$404.00	\$427.49	5.81%
Direct Debit	C	\$15.60	\$16.50	5.77%

#### Concession

12 months	C	\$471.00	\$498.00	5.73%
Direct Debit	C	\$18.30	\$19.35	5.74%

#### Family

12 months	C	\$855.00	\$905.00	5.85%
Direct Debit	C	\$33.50	\$35.44	5.79%



Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Childcare

### Member – BWFC

10 Multi Visit Pass (Visit per Hour)	C	\$51.50	\$57.50	11.65%
30 Multi Visit Pass (Visit per Hour)	C	\$145.00	\$161.00	11.03%
Childcare Direct Debit Family (Fortnightly)	C	\$0.00	\$48.80	∞
Childcare Direct Debit Single Child	C	\$31.00	\$33.00	6.45%
Child 1 hr (per hour)	C	\$5.70	\$6.50	14.04%
Family 1 hr (per hour)	C	\$10.40	\$11.00	5.77%

### Non-member – BWFC

Non Member 10 Multi Visit Pass (Visit per Hour)	C	\$0.00	\$110.00	∞
Non Member 30 Multi Visit Pass (Visit per Hour)	C	\$0.00	\$308.00	∞
Child 1 hr	C	\$11.00	\$13.00	18.18%
Family 1 hr	C	\$19.80	\$21.00	6.06%

## Health Club & Group Fitness

### Casual

Fitness Assessment (45 min)	C	\$57.00	\$58.50	2.63%
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### Casual Entry

Adult	C	\$14.80	\$15.10	2.03%
Concession	C	\$12.20	\$12.50	2.46%
Group entry (schools)	C	\$7.40	\$7.60	2.70%
Senior Programs	C	\$7.30	\$7.50	2.74%

### Personal Training

10 Ticket OPEN Group Training – Member (per person)	C	\$0.00	\$100.00	∞
10 Ticket OPEN Group Training – Non Member (per person)	C	\$0.00	\$145.00	∞
1 session group training	C	\$75.00	\$77.00	2.67%
1 session personal training (45 min)	C	\$55.00	\$56.00	1.82%
10 ticket group training	C	\$635.00	\$650.00	2.36%
10 ticket personal training	C	\$470.00	\$480.00	2.13%
5 ticket group training	C	\$340.00	\$350.00	2.94%
5 ticket personal training	C	\$250.00	\$260.00	4.00%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Platinum Membership (Full Centre)

### Youth and Student Membership (14-21 or Student card holder)

12 months	C	\$515.00	\$545.00	5.83%
Direct Debit (Fortnightly)	C	\$19.90	\$21.05	5.78%

### Off-Peak Full Facility Access (8.30am-4.30pm)

12 months	C	\$515.00	\$545.00	5.83%
Direct Debit	C	\$19.90	\$21.05	5.78%

### Adult

12 months	C	\$865.00	\$914.99	5.78%
Direct Debit	C	\$33.00	\$34.90	5.76%

### Concession

12 months	C	\$715.00	\$757.00	5.87%
Direct Debit	C	\$27.50	\$29.10	5.82%

### Family

12 months	C	\$1,300.00	\$1,375.00	5.77%
Direct Debit	C	\$50.00	\$52.90	5.80%

## Gold Membership (Gym Only)

### Adult

12 months	C	\$770.00	\$815.00	5.84%
Direct Debit	C	\$30.00	\$31.75	5.83%

### Concession

12 months	C	\$640.00	\$677.01	5.78%
Direct Debit	C	\$24.50	\$25.91	5.76%

### Family

12 months	C	\$1,155.00	\$1,222.00	5.80%
Direct Debit	C	\$44.50	\$47.10	5.84%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Membership Fee

### Direct Debit Joining Fee

Adult	C	\$49.50	\$51.00	3.03%
Concession	C	\$41.50	\$43.00	3.61%
Family	C	\$75.00	\$77.00	2.67%
Swim School	C	\$20.00	\$20.50	2.50%

## Multipass

### Adult

10 ticket platinum	C	\$141.00	\$144.00	2.13%
10 ticket aqua	C	\$65.00	\$66.20	1.85%
30 ticket platinum	C	\$399.00	\$410.00	2.76%
30 ticket aqua	C	\$183.00	\$187.00	2.19%

### Concession

10 ticket aqua	C	\$53.00	\$54.00	1.89%
10 ticket platinum	C	\$116.00	\$120.00	3.45%
30 ticket platinum	C	\$328.00	\$334.00	1.83%
30 ticket aqua	C	\$149.00	\$152.00	2.01%

## Other Charges

### Casual Inflatable

Junior Pass	C	\$0.00	\$5.50	∞
Senior Pass	C	\$0.00	\$8.50	∞
Family Pass	C	\$23.50	\$24.00	2.13%
Upgrade from Swim	C	\$2.35	\$2.40	2.13%

### Inflatable Hire

Hire Fee	C	\$100.00	\$120.00	20.00%
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### Instructor hire/hr aquatic or dry

Instructor Hire	C	\$63.00	\$65.00	3.17%
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### Pool party

Per Child	C	\$13.00	\$13.30	2.31%
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Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Swim School

### 30 min Private Lesson

30 Min Group SS 2 on 1 (per person)	C	\$0.00	\$35.00	∞
30 Min Group SS 3 on 1 (per person)	C	\$0.00	\$25.00	∞
30 Min Group SS 4 on 1 (per person)	C	\$0.00	\$20.00	∞
Swim School	C	\$47.50	\$47.50	0.00%

### 30 min group lesson

Swim School – Concession	C	\$12.00	\$12.50	4.17%
Swim School – Concession Express Program	C	\$24.00	\$25.00	4.17%
Swim School – Express Program	C	\$28.50	\$29.50	3.51%
Swim School – Paid in Full (per lesson)	C	\$0.00	\$18.80	∞
Swim School Cancellation Fee	C	\$0.00	\$24.00	∞
Swim School	C	\$14.80	\$15.50	4.73%

### Schools Instructor Charge

Instructor Charge	C	\$66.00	\$68.00	3.03%
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### Schools Swim & Survive Program Entry

Program Entry	C	\$4.00	\$4.50	12.50%
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## Venue Hire

### Pool Hire

Lane hire/hr (during normal operating hrs)	C	\$24.50	\$25.50	4.08%
Whole pool ½ day < 4 hrs (during normal operating hours)	C	\$363.00	\$372.50	2.62%
Whole pool full day 4+ hrs (during normal operating hours)	C	\$545.00	\$559.00	2.57%
Program Pool Hire – half pool per hr	C	\$35.50	\$36.50	2.82%
Program Pool Hire – full pool per hr	C	\$59.00	\$60.50	2.54%
Additional Lifeguard Hire (per hour)	C	\$46.50	\$48.00	3.23%

### Commercial Room Hire

Program Room Single	C	\$38.50	\$40.00	3.90%
Program Room Double	C	\$57.00	\$60.00	5.26%
Meeting Room	C	\$38.50	\$40.00	3.90%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

### Community Room Hire

Program Room Single	C	\$26.50	\$27.00	1.89%
Program Room Double	C	\$40.00	\$41.00	2.50%
Meeting Room	C	\$26.50	\$27.00	1.89%

### Stadium Hire

All day hire	C	\$660.00	\$680.00	3.03%
Off Peak court hire/hr	C	\$39.50	\$41.00	3.80%
Peak court hire/hr	C	\$47.00	\$48.00	2.13%

### Apollo Bay Leisure Centre Charges

These fees and charges would remain in place until the Apollo Bay pool commences operations as a heated pool. At that point the centre would be operated by the school and fees and charges would be set by the school.

### Pool or spa or steam room or stadium

Adult	C	\$6.20	\$6.50	4.84%
Concession	C	\$5.30	\$5.40	1.89%
Child	C	\$4.50	\$4.60	2.22%
Family	C	\$19.40	\$19.80	2.06%
Season Pass Adult	C	\$176.00	\$180.00	2.27%
Season Pass Concession	C	\$133.00	\$136.00	2.26%
Season Pass Family	C	\$285.00	\$290.00	1.75%
Stadium Casual Entry	C	\$5.30	\$5.40	1.89%
Stadium Hire	C	\$38.50	\$39.50	2.60%

### COPACC

### Marketing

A1 Poster print & display	C	\$30.00	\$35.00	16.67%
A4 Poster Distribution around town/surrounding towns	C	\$30.00	\$40.00	33.33%
DL Flyer Distribution to Database as part of Newsletter	C	\$100.00	\$100.00	0.00%
Facebook Banner for 10 days prior to show/event	C	\$30.00	\$30.00	0.00%
Facebook Post (with boost)	C		\$10 plus boosted amount	
			Last YR Fee \$5 plus boosted amount	
Facebook Post (without boost)	C	\$10.00	\$10.00	0.00%
Half screen advertisement on foyer big screen (rolling coverage)	C		\$15 / week	
			Last YR Fee	-



Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Marketing [continued]

Listing on Arts Atlas Geelong & Southwest	C		\$15 each or both for \$25	
				Last YR Fee \$15 each or both for \$25
Metal Sign	C	\$100.00	\$110.00	10.00%
Newspaper ad	C	\$160.00	\$230.00	43.75%
Standalone EDM	C	\$50.00	\$60.00	20.00%

## Auditorium 1 – 4 Hour Minimum Hire

### Commercial Hire

4 Hour Hire	C	\$1,020.00	\$1,046.00	2.55%
8 Hour Hire	C	\$1,510.00	\$1,548.00	2.52%
Additional Hour	C	\$135.00	\$138.00	2.22%
Hourly penalty	C	\$205.00	\$210.00	2.44%

### Community From Colac Otway

4 Hour Hire	C	\$755.00	\$770.00	1.99%
8 Hour Hire	C	\$1,125.00	\$1,148.00	2.04%
Additional Hour	C	\$110.00	\$112.00	1.82%
Hourly penalty	C	\$153.00	\$156.00	1.96%

## Catering

Tablecloth Hire – COPACC Black – per cloth	C	\$11.30	\$12.00	6.19%
Tea, Coffee & Mints – All Day – per head	C	\$3.60	\$3.80	5.56%
Juice – Apple/Orange per Jug	C	\$6.70	\$6.90	2.99%

## Civic Hall

### Commercial Hire

4 Hour Hire	C	\$490.00	\$502.00	2.45%
8 Hour Hire	C	\$755.00	\$774.00	2.52%
Additional Hour	C	\$89.00	\$91.00	2.25%

### Community From Colac Otway

4 Hour Hire	C	\$414.00	\$422.00	1.93%
8 Hour Hire	C	\$645.00	\$658.00	2.02%
Additional Hour	C	\$79.00	\$81.00	2.53%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Equipment Hire

Civic Hall 5 x 2 x 350mm skirted stage	C		\$50 / event	
			Last YR Fee	-
Civic Hall presenter package/day	C	\$0.00	\$170.00	∞
Civic Hall presenter package/week	C	\$0.00	\$300.00	∞
Presenter technology pack	C		\$20 / day	
			Last YR Fee	-
Projector Hire Epson 7.5K – per week	C	\$250.00	\$256.00	2.40%
Projector Hire Epson 7.5K– per day	C	\$110.00	\$113.00	2.73%
Projector Hire – Epson 11K (per day)	C	\$205.00	\$210.00	2.44%
Projector Hire – Epson 11K (per week)	C	\$510.00	\$523.00	2.55%
Projector Hire – Meeting Rooms per unit (per day)	C	\$28.00	\$29.00	3.57%
Haze Machine – Daily	C	\$41.00	\$42.00	2.44%
Haze Machine – Weekly	C	\$102.00	\$105.00	2.94%
Mirror Ball	C	\$82.00	\$83.00	1.22%
PA System – Advanced	C	\$261.00	\$268.00	2.68%
PA System – Basic	C	\$108.00	\$111.00	2.78%
PA System – Meeting Room (Fixed)	C	\$27.00	\$28.00	3.70%
Portable Stage – Flat Stage	C	\$215.00	\$220.00	2.33%
Portable Stage – Large Tiered Seating	C	\$1,225.00	\$1,256.00	2.53%
Portable Stage – Small Tiered Seating	C	\$820.00	\$841.01	2.56%
Wireless Microphone – per additional day	C	\$27.00	\$28.00	3.70%
Wireless Microphone – per day	C	\$53.00	\$54.00	1.89%

## Green Room

### Commercial Hire

After Hours	C	\$70.00	\$72.00	2.86%
Hourly Rate	C	\$43.00	\$44.00	2.33%

### Community From Colac Otway

After Hours	C	\$60.00	\$61.00	1.67%
Hourly Rate	C	\$30.00	\$31.00	3.33%

## Kitchen Hourly Rate

### Commercial Hire

After Hours & Weekends	C	\$70.00	\$72.00	2.86%
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Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

### Commercial Hire [continued]

Between 8:30 & 5pm (Mon-Fri)	C	\$55.00	\$56.00	1.82%
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### Community From Colac Otway

After Hours & Weekends	C	\$62.00	\$63.00	1.61%
Between 8:30 & 5pm (Mon-Fri)	C	\$30.00	\$31.00	3.33%

### Labour Charges

#### Hourly Rate

Public Holiday Surcharge (Staffing)	C	Additional 25% on standard rates Last YR Fee Additional 25% on standard rates		
Event staff – First 8 Hours (per hour)	C	\$65.00	\$67.00	3.08%
Event staff – Additional Hour (per hour)	C	\$87.00	\$89.00	2.30%
Technical staff – First 8 Hours (per hour)	C	\$65.00	\$67.00	3.08%
Technical staff – Additional Hour (per hour)	C	\$87.00	\$89.00	2.30%

### Meeting Room/s Hourly Rate

#### Commercial Hire

Double Room (After Hours)	C	\$92.00	\$94.00	2.17%
Double Room (Between 8:30 & 5pm)	C	\$70.00	\$72.00	2.86%
Single Room (After Hours)	C	\$70.00	\$72.00	2.86%
Single Room (Between 8:30 & 5pm)	C	\$48.00	\$49.01	2.10%

#### Community From Colac Otway

Double Room (After Hours)	C	\$82.00	\$84.00	2.44%
Double Room (Between 8:30 & 5pm)	C	\$60.00	\$62.00	3.33%
Single Room (After Hours)	C	\$60.00	\$62.00	3.33%
Single Room (Between 8:30 & 5pm)	C	\$38.00	\$39.00	2.63%

### Other Charges

#### Commercial Hire

Admin Fee	C	\$184.00	\$189.00	2.72%
Grand Piano	C	\$105.00	\$108.00	2.86%
Major Cleaning	C	\$220.00	\$226.00	2.73%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

### Commercial Hire [continued]

Minor Cleaning	C	\$164.00	\$168.00	2.44%
Piano Tuning	C	\$266.00	\$273.00	2.63%
Test & Tag Services – per item	C	\$10.20	\$11.00	7.84%

### Community From Colac Otway

Admin Fee	C	\$184.00	\$189.00	2.72%
Major Cleaning	C	\$220.00	\$226.00	2.73%
Minor Cleaning	C	\$164.00	\$168.00	2.44%
Piano Tuning	C	\$266.00	\$273.00	2.63%
Test & Tag Services – per item	C	\$10.20	\$11.00	7.84%

### Public Gallery Exhibition & Display Hire Charges

#### Exhibition

Exhibition – % Commission	C			10.00%
				Last YR Fee 10.00%

### Public Gallery Hourly Rate For Meeting & Convention

#### Commercial Hire

After Hours	C	\$70.00	\$72.00	2.86%
Between 8:30 & 5pm	C	\$48.00	\$49.01	2.10%

#### Community From Colac Otway

After Hours	C	\$60.00	\$61.00	1.67%
Between 8:30 & 5pm	C	\$38.00	\$38.50	1.32%

### Rehearsal Room Hourly Rate

#### Commercial Hire

After Hours	C	\$70.00	\$72.00	2.86%
Between 8.30 & 5pm	C	\$48.00	\$49.01	2.10%

#### Community From Colac Otway

After Hours	C	\$60.00	\$62.00	3.33%
Between 8.30 & 5pm	C	\$38.00	\$39.00	2.63%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Development & Community Services

### Economic Development & Events

#### Aerodrome Landing Fees

##### Apollo Bay

Per landing	C	\$11.00	\$11.00	0.00%
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##### Colac

Per landing	C	\$11.00	\$11.00	0.00%
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#### Colac Livestock Selling Centre

##### Agents (with leased office space) special sale

Fee	C	\$200.00	\$200.00	0.00%
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##### Agents (with leased office space) weekly fee

Fee	C	\$200.00	\$200.00	0.00%
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##### Agents (without office space) per sale fee

Fee	C	\$500.00	\$500.00	0.00%
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##### All horses

Fee	C	\$17.60	\$17.60	0.00%
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##### All other cattle

Fee	C	\$13.50	\$13.50	0.00%
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##### Annual licence and rental

Fee	C	\$2,377.60	\$2,377.60	0.00%
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##### Bobby calves

Fee	C	\$5.90	\$5.90	0.00%
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Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %
<b>Bulls flat rate</b>				
Fee	C	\$18.60	\$18.60	0.00%
<b>Cows and calves weigh fee</b>				
More than 5 animals	C	\$3.50	\$3.50	0.00%
1 animal	C	\$4.80	\$4.80	0.00%
2 – 4 animals	C	\$4.10	\$4.10	0.00%
<b>Dairy cattle</b>				
Fee	C	\$13.50	\$13.50	0.00%
<b>Pigs</b>				
Fee	C	\$3.50	\$3.50	0.00%
<b>Private weigh</b>				
Fee	C	\$5.90	\$5.90	0.00%
<b>Sheep and lambs</b>				
Fee	C	\$2.20	\$2.20	0.00%
<b>Stud cattle</b>				
Fee	C	\$18.60	\$18.60	0.00%
<b>Weighed cattle</b>				
Fee	C	\$13.50	\$13.50	0.00%
<b>Other miscellaneous fees</b>				
Truck wash per minute	C	\$1.10	\$1.10	0.00%
Small bale of Hay	C	\$10.00	\$10.00	0.00%
Office rental	C	\$385.00	\$385.00	0.00%
Adjustment for cattle per day per beast	C	\$4.00	\$4.00	0.00%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Environment & Community Safety

### Animal Control

#### Registration

All other (refer Sch 2 of Domestic Animal Act 1994)	C	\$42.00	\$42.00	0.00%
Cat registration – full	C	\$115.00	\$115.00	0.00%
Cat registration – micro chipped and de-sexed	C	\$20.00	\$20.00	0.00%
Cat registration – micro chipped only	C	\$36.00	\$36.00	0.00%
Dog registration – full	C	\$130.00	\$130.00	0.00%
Dog registration – micro chipped and de-sexed	C	\$25.00	\$25.00	0.00%
Dog registration – micro chipped only	C	\$41.00	\$41.00	0.00%
Pensioner discount of registration fee	C			50.00%
				Last YR Fee 50.00%
Working farm dog	C	\$25.00	\$25.00	0.00%
Declared Dangerous & Menacing Dogs	C	\$130.00	\$140.00	7.69%
Pet Shop – Breeding/Boarding Facility Audit Fee	C	\$220.00	\$230.00	4.55%

#### Pound Release Fees

Cats – Initial impoundment plus	C	\$42.00	\$45.00	7.14%
Cats – per head per day	C	\$7.00	\$8.00	14.29%
Cattle/horses – Initial impoundment plus	C	\$85.00	\$90.00	5.88%
Cattle/horses – per head per day	C	\$15.00	\$17.00	13.33%
Dogs – Initial impoundment plus	C	\$65.00	\$68.00	4.62%
Dogs – per head per day	C	\$17.00	\$20.00	17.65%
Sheep/pigs – Initial impoundment plus	C	\$43.00	\$45.00	4.65%
Sheep/pigs – per head per day	C	\$10.00	\$12.00	20.00%
All other – Initial impoundment plus	C	\$30.00	\$32.00	6.67%
All other – per head per day	C	\$10.00	\$12.00	20.00%

### Events

#### Other

Wedding on Council controlled/managed land	C	\$85.00	\$85.00	0.00%
Other activity per event	C	\$200.00	\$200.00	0.00%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Fire Prevention

### Administrative fee block slashing

Fee (plus cost of slashing)	C	\$175.00	\$180.00	2.86%
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### Local Law Infringement fee – burning of offensive material (2 penalty units)

Infringement fee – burning of offensive material (2 penalty units)	S	\$200.00	\$200.00	0.00%
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### Statutory Penalty fee – Failing to comply with fire prevention notice (10 penalty units)

Infringement fee – failing to comply with fire prevention notice (10 penalty units)	S	\$1,585.70	\$1,585.70	0.00%
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### Standpipe water fee

Per kilolitre	C	\$5.50	\$6.00	9.09%
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## Local Laws

### Local Law No 1

Alcohol permit	C	\$160.00	\$170.00	6.25%
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### Local Law No 2

Alcohol infringement fee (2 penalty unit)	S	\$200.00	\$200.00	0.00%
Goods for sale per m2	C	\$67.00	\$70.00	4.48%
Signs (A frame) – Charitable Organisations	C	\$65.00	\$70.00	7.69%
Signs (A frame) – Other	C	\$128.00	\$140.00	9.38%
Street party/festival per event	C	\$210.00	\$215.00	2.38%
Tables and chairs – 1st table and 4 chairs	C	\$125.00	\$130.00	4.00%
Tables and chairs – then per seat thereafter	C	\$37.00	\$40.00	8.11%
Using Council land – Permit /admin fee	C	\$62.00	\$65.00	4.84%
Plus Cost Per Week				
Using Council land – Cost per week	C	\$32.00	\$35.00	9.38%
Vegetation	C	\$105.00	\$105.00	0.00%

## Other

### Abandoned or derelict vehicles

Pickup fee	C	\$275.00	\$280.00	1.82%
Plus Transport and Storage Costs				

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

### Abandoned or derelict vehicles [continued]

Transport and storage costs	C			At Cost
				Last YR Fee At Cost

### All other permits

Spruiking & Busking, Weddings, Door Knocks and Temporary Dwellings Permit	C	\$90.00	\$95.00	5.56%
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### Circus

Fee	C	\$165.00	\$170.00	3.03%
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### Impoundment Fee

Fee	C	\$160.00	\$160.00	0.00%
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### Public protection (hording permit)

Application fee	C	\$35.00	\$35.00	0.00%
Plus Per m2 fee				
Per m2 fee	C	\$16.00	\$18.00	12.50%
Work Zone Parking Permit (per bay per week)	C	\$43.00	\$45.00	4.65%

### Sport Event

Fee	C	\$75.00	\$75.00	0.00%
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### Parking

#### All day parking permit (Payable in 6 monthly blocks – Johnstone's Carpark only)

Per week	C	\$24.00	\$25.00	4.17%
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#### Building site on street

Parking space charge/permit – per bay per week or part there of	C	\$43.00	\$45.00	4.65%
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#### Car parking fines

Fine	C	\$78.00	\$80.00	2.56%
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Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

### Statutory Car parking fines

Car parking fines (.6 Statutory penalty Unit)	S	\$96.00	\$96.00	0.00%
Car parking fines (1 Statutory penalty Unit)	S	\$160.00	\$161.19	0.74%

### Disabled parking

Disabled Persons Permit Issue Fee	C	\$12.00	\$12.00	0.00%
Permit replacement fee	C	\$7.00	\$7.00	0.00%

### Apollo Bay Market

Apollo Bay Community Saturday Market 1/2 Day permit (per annum)	C	\$0.00	\$25.00	∞
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## Planning & Building

### Bonds

#### Bond for Demolition or Removal of Building (Reg 323)

Bond for Demolition or Removal of Building (Reg 323) – per sqm of floor area; OR – cost of works, whichever is the lesser	S	\$100.00	\$100.00	0.00%
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#### Bond for Re-erection of Building (Reg 323)

Bond for Re-erection of Building (Reg 323) – Fee; OR – cost of works	S	\$5,000.00	\$10,000.00	100.00%
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### Building Control Charges

#### Application for Place of Public Entertainment (PoPE) Permit or Temporary Structure

##### PoPE Single Event

Application for Place of Public Entertainment (PoPE) Permit <500 persons	C	\$855.00	\$276.00	-67.72%
Application for Place of Public Entertainment (PoPE) Permit 500-2000 persons	C	\$855.00	\$576.00	-32.63%
Application for Place of Public Entertainment (PoPE) Permit >2000 persons	C	\$855.00	\$876.00	2.46%

##### PoPE Multi year event (In addition to single event fee for additional years)

Application for Place of Public Entertainment (PoPE) Permit <500 persons, additional per year fee	C	\$250.00	\$150.00	-40.00%
Application for Place of Public Entertainment (PoPE) Permit 500-2000 persons, additional per year fee	C	\$250.00	\$200.00	-20.00%
Application for Place of Public Entertainment (PoPE) Permit >2000 persons, additional per year fee	C	\$250.00	\$250.00	0.00%



Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

### *Application for Siting of Temporary Structure associated with PoPE (In addition to PoPE fee)*

Application for Place of Public Entertainment (PoPE) Permit & Temporary Structure Siting Permit per structure	C	\$10.00	\$80.00	700.00%
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### *Application for PoPE & Siting of Temporary Structure Multi year Event max 5 year (In addition to single event fee)*

Application for Place of Public Entertainment (PoPE) Permit & Temporary Structure Siting Permit per structure <500 persons, additional per year fee	C	\$250.00	\$150.00	-40.00%
Application for Place of Public Entertainment (PoPE) Permit & Temporary Structure Siting Permit per structure 500-2000 persons	C	\$250.00	\$200.00	-20.00%
Application for Place of Public Entertainment (PoPE) Permit & Temporary Structure Siting Permit per structure >2000 persons	C	\$250.00	\$250.00	0.00%

### *Application for Siting of Temporary Structure not associated with a PoPE*

Application for Temporary Structure Siting Permit – Single Event per structure	C	\$500.01	\$150.00	-70.00%
Application for Temporary Structure Siting Permit – Single Event, plus per multi year event per structure	C	\$250.00	\$100.00	-60.00%

### *Late Application for PoPE or Siting of Temporary Structure*

Application for Place of Public Entertainment (PoPE) or Temporary Structure Siting Permit made less than 21 days from the scheduled event (in additional to application fee)	C	\$500.01	\$512.00	2.40%
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### Information charges

Building plans, plan search	C	\$110.00	\$113.00	2.73%
Building plans/plan search (archival search)	C	\$220.00	\$226.00	2.73%

### Property Information Certificate

Property information Application	S	\$52.20	\$46.10	-11.69%
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### Lodgement fees

Class 1 & 10	S	\$39.10	\$118.90	204.09%
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### Building Enforcement

Administration of Building Notice	C	\$969.00	\$0.00	-100.00%
Administration of Building Order	C	\$612.00	\$0.00	-100.00%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Building Permit Amendments

Permit Amendments	C	\$199.00	\$204.00	2.51%
Extensions of Time	C	\$199.00	\$204.00	2.51%

## Building Permit Application Fee

### All other classes of Occupancy 2-9 inclusive (construction and/or demolition)

Does not exceed \$5,000	C	\$459.00	\$471.00	2.61%
Does not exceed \$10,000	C	\$645.00	\$665.00	3.10%
Does not exceed \$20,000	C	\$980.00	\$1,005.00	2.55%
Does not exceed \$50,000	C	\$1,410.00	\$1,450.00	2.84%
Does not exceed \$100,000	C	\$2,195.00	\$2,250.00	2.51%
Does not exceed \$200,000	C	\$2,805.00	\$2,880.00	2.67%
Does not exceed \$500,000	C	\$3,480.00	\$3,570.00	2.59%
Does not exceed \$600,000	C	\$4,175.00	\$4,280.00	2.51%
Does not exceed \$700,000	C	\$4,870.00	\$4,995.00	2.57%
Does not exceed \$800,000	C	\$4,860.00	\$4,985.00	2.57%
Does not exceed \$900,000	C	\$6,270.00	\$6,430.00	2.55%
Does not exceed \$1,000,000	C	\$6,400.00	\$6,560.00	2.50%
Does not exceed \$1,500,000	C	\$9,540.00	\$9,780.00	2.52%
Does not exceed \$2,000,000	C	\$11,670.00	\$11,970.00	2.57%
Does exceed \$2,000,000	C	\$14,140.00	\$14,500.00	2.55%

### Domestic – class 1a Dwellings (construction and demolition), where the value of building work:

Does not exceed \$5,000	C	\$357.00	\$366.00	2.52%
Does not exceed \$10,000	C	\$485.00	\$498.00	2.68%
Does not exceed \$15,000	C	\$665.00	\$685.00	3.01%
Does not exceed \$25,000	C	\$820.00	\$845.00	3.05%
Does not exceed \$50,000	C	\$1,290.00	\$1,325.00	2.71%
Does not exceed \$75,000	C	\$1,495.00	\$1,535.00	2.68%
Does not exceed \$100,000	C	\$1,805.00	\$1,855.00	2.77%
Does not exceed \$150,000	C	\$1,930.00	\$1,980.00	2.59%
Does not exceed \$200,000	C	\$2,365.00	\$2,425.00	2.54%
Does not exceed \$250,000	C	\$2,550.00	\$2,615.00	2.55%
Does not exceed \$300,000	C	\$2,805.00	\$2,880.00	2.67%
Does exceed \$300,000	C	\$3,315.00	\$3,400.00	2.56%

### Minor Works – Class 10a, 10b & 1ai: Garages, carports, pool/spas & fence where value of work:

Less than \$5000	C	\$357.00	\$366.00	2.52%
Between \$5,000 to \$10,000	C	\$485.00	\$498.00	2.68%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

### Minor Works – Class 10a, 10b & 1ai: Garages, carports, pool/spas & fence where value of work: [continued]

Between \$10,001 to \$20,000	C	\$800.00	\$820.00	2.50%
More than \$20,000	C	\$920.00	\$945.00	2.72%
Minor works – Class 10b: Safety Barrier (without pool/spa) & Alterations to Safety Barrier.	C	\$255.00	\$262.00	2.75%

### Statutory charge on building permits

Building permit levy (cost of building over \$10,000)	S			0.128%
				Last YR Fee 0.128%

### Inspections

#### Additional Inspection (charged where additional inspections are required)

Additional Inspection (Domestic) – within 20km radius of Colac	C	\$230.00	\$236.00	2.61%
Additional Inspection (Commercial)	C	\$286.00	\$294.00	2.80%
Additional Travel per km (in addition to additional inspection fee) – more than 20km from Colac	C	\$1.10	\$1.15	4.55%

### Essential Safety Measures Assessments

#### Essential Safety Measures Determination

Fee	C	\$663.00	\$680.00	2.56%
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### Report and Consent Fees

#### Demolition fee (s. 29A)

Fee	S	\$65.40	\$83.10	27.06%
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#### Report & Consent Application

Report & Consent Application	S	\$262.10	\$283.40	8.13%
Report & Consent Application – Charge per notice sent to adjoining properties	C	\$25.00	\$25.00	0.00%

### Planning Fees & Charges – Other

#### Advertising

Advertising notice sent to individual property owners per letter	C	\$7.50	\$7.70	2.67%
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Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

### Advertising [continued]

Advertising sign erected on site	C	\$330.00	\$339.00	2.73%
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### Application for approval of amended plans under secondary consent

Fee	C	\$179.00	\$184.00	2.79%
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### Application for Certification of subdivision under Subdivision Act

Application for Certification of subdivision under Subdivision Act; plus	S	\$167.80	\$170.50	1.61%
Application for Certification of subdivision under Subdivision Act – cost per lot	S	\$20.00	\$20.00	0.00%
Required alteration of plan	S	\$106.65	\$108.40	1.64%

### Application for Plan of Consolidation

Fee	S	\$167.80	\$170.50	1.61%
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### Application for Recertification of Plan of Subdivision

Fee	S	\$135.09	\$137.30	1.64%
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### Check Engineering Plans

These fees apply to developments/subdivisions that do not require the construction of new Council roads.

2 lot development	C	\$0.00	\$150.00	∞
3 to 5 lot development	C	\$0.00	\$250.00	∞
6 to 12 lot development	C	\$0.00	\$400.00	∞
13 to 19 lot development	C	\$0.00	\$550.00	∞
20 to 30 lot development	C	\$0.00	\$700.00	∞
31+ lot development	C	\$0.00	\$900.00	∞
Apartment, motel, hotel building (per 10 units)	C	\$0.00	\$250.00	∞
Small commercial developments (<500m <sup>2</sup> + floor area)	C	\$0.00	\$250.00	∞
Medium commercial developments (500-2,000m <sup>2</sup> + floor area)	C	\$0.00	\$550.00	∞
Large commercial developments (2,001m <sup>2</sup> + floor area)	C	\$0.00	\$950.00	∞
1 industrial/factory/warehouse buildings/lots	C	\$0.00	\$150.00	∞
2-5 industrial/factory/warehouse buildings/lots	C	\$0.00	\$400.00	∞
6+ industrial/factory/warehouse buildings/lots	C	\$0.00	\$600.00	∞
Fee	S			0.75%
				Last YR Fee 0.75%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

### Engineering Plan prepared by Council

Fee	S		3.50%
			Last YR Fee 3.50%

### Extension of time to planning permits

1st Extension of time to planning permits	C	\$102.00	\$105.00	2.94%
2nd Extension of time to planning permits	C	\$153.00	\$157.00	2.61%
Each additional extension of time to planning permits	C	\$204.00	\$210.00	2.94%

### Property Enquiry

Does not require extensive research	C	\$110.00	\$113.00	2.73%
Extensive research	C	\$220.00	\$226.00	2.73%

### Satisfaction Matters

Satisfaction matters as specified by planning scheme	S	\$312.84	\$317.90	1.62%
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### Supervision of Works

Fee	S		2.50%
			Last YR Fee 2.50%

### Section 173 Agreements

Amendment to an existing agreement	S	\$632.79	\$643.00	1.61%
Removal of an existing agreement	S	\$632.79	\$643.00	1.61%
Written consent to vary something registered on title.	C	\$620.30	\$640.00	3.18%

### Certificates of compliance

Fee	S	\$312.84	\$317.90	1.62%
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### Permit for use of land

Application where only the land use is changed.	S	\$1,265.58	\$1,286.10	1.62%
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Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

**To develop land or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of development included in the application is:**

#### Excluding VicSmart applications

\$100,000 to \$500,000	S	\$1,237.10	\$1,257.20	1.62%
\$10,000 or less	S	\$191.97	\$195.10	1.63%
\$10,000 – \$100,000	S	\$604.40	\$614.10	1.60%
\$500,000 – \$1,000,000	S	\$1,336.68	\$1,358.30	1.62%
\$1,000,000 – \$2,000,000	S	\$1,436.22	\$1,459.50	1.62%

#### NEW FEE Vic smart applications

##### Single dwelling

\$10,000 or less	S	\$191.97	\$195.10	1.63%
More than \$10,000	S	\$412.38	\$419.10	1.63%
Subdivision or consolidation	S	\$191.97	\$195.10	1.63%

**To develop land (other than for a single dwelling per lot) if the estimated cost of development included in the application is:**

Less than \$100,000	S	\$1,102.05	\$1,119.90	1.62%
\$100,000 – \$1,000,000	S	\$1,485.99	\$1,510.00	1.62%
\$1,000,000 – \$5,000,000	S	\$3,277.71	\$3,330.70	1.62%
\$5,000,000 – \$15,000,000	S	\$8,354.25	\$8,489.40	1.62%
\$10,000,001 – \$50,000,000	S	\$24,636.15	\$25,034.60	1.62%
More than \$50,000,000	S	\$55,372.68	\$56,268.30	1.62%
To subdivide an existing building	S	\$1,265.58	\$1,286.10	1.62%
To subdivide land into two lots	S	\$1,265.58	\$1,286.10	1.62%
To effect a realignment of a common boundary between lots or to consolidate two or more lots	S	\$1,265.58	\$1,286.10	1.62%
All other subdivisions per 100 lots created	S	\$1,265.58	\$1,286.10	1.62%
An application to remove a restriction (within the meaning of the Subdivision Act 1988) in the circumstances described in Section 47(2) of the Planning and Environment Act 1987	S	\$1,265.58	\$1,286.10	1.62%
An application to create, vary or remove a restriction within the meaning of the Subdivision Act 1988 or to create or remove a right-of-way.	S	\$1,265.58	\$1,286.10	1.62%
To create, vary or remove an easement other than a right of way, or to vary or remove a condition in the nature of an easement other than a right of way in a Crown.	S	\$1,265.58	\$1,286.10	1.62%
A permit not otherwise provided for in the Fee regulations	S	\$1,265.58	\$1,286.10	1.62%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## (b) Amendments to Permits – Set by Statute

1

Change of use only	S	\$1,265.58	\$1,286.10	1.62%
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2

To amend a permit other than a single dwelling to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit	S	\$1,265.58	\$1,286.10	1.62%
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3

Single dwelling (\$10,000 or less) Changed from \$10,00-\$100,000	S	\$191.97	\$195.10	1.63%
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4

Single dwelling (\$10,000 – \$100,000)	S	\$604.35	\$614.10	1.61%
Single dwelling (\$100,000 – \$500,000)	S	\$1,237.14	\$1,257.20	1.62%
Single dwelling (\$500,000 – \$2,000,000)	S	\$1,336.68	\$1,358.30	1.62%

5

VicSmart – \$10,000 or less	S	\$191.97	\$195.10	1.63%
VicSmart – development more than \$10,000	S	\$412.38	\$419.10	1.63%
VicSmart – subdivision or consolidation	S	\$191.97	\$195.10	1.63%

6

Other developments (less than \$100,000)	S	\$1,102.05	\$1,119.90	1.62%
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8

Other developments (\$100,00 – \$1,000,000)	S		\$1,510	
			Last YR Fee	\$1,485.99

Other developments (\$1,000,000 – \$50,000,000)	S	\$3,273.10	\$3,330.70	1.76%
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9

Amendment to a permit not otherwise provided for in the fee regulation	S	\$1,265.58	\$1,286.10	1.62%
Subdivision – common boundary realignment, consolidation of two or more lots, existing buildings and two lot subdivisions (other than VicSmart)	S	\$1,265.58	\$1,286.10	1.62%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## 9 [continued]

Subdivision (other than VicSmart, two lot subdivisions and boundary realignments)	S	\$1,265.58	\$1,286.10	1.62%
Creation, variation and removal of restrictions, easements and rights of way	S	\$1,265.58	\$1,286.10	1.62%

**(c) Planning Scheme Amendment Fees – Set by Statute**

## i.

Considering a request for an Amendment	S	\$2,929.32	\$2,976.70	1.62%
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## ii.

For considering up to 10 submissions	S	\$14,518.62	\$14,753.50	1.62%
For considering 11-20 submissions	S	\$29,008.80	\$29,478.00	1.62%
For considering in excess of 20 submissions	S	\$38,777.94	\$39,405.20	1.62%

## iii.

Adoption of Amendment by Responsible Authority	S	\$462.15	\$469.60	1.61%
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## iv.

Consideration of a request to approve an Amendment (by the Minister for Planning)	S	\$462.15	\$469.60	1.61%
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**Community Services – Family Day Care****Family Day Care Administration Levy****Educators Levy**

Carers Levy per week	C	\$12.00	\$12.00	0.00%
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**Per family per week**

Child's hourly rate for a family per week	C	\$1.10	\$1.25	13.64%
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Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Family Day Care Charges

### 8am to 6pm Monday to Friday

Per hour per child	C		\$8.40 to \$8.90	
			Last YR Fee \$8.10 to \$8.60	

### Before 8 am and after 6 pm

Mon – Fri (per hour per child)	C		\$9.40 to \$9.90	
			Last YR Fee \$9.10 to \$9.60	

### Meals (per meal)

Breakfast	C	\$3.80	\$3.85	1.32%
Evening Meal	C	\$6.40	\$6.45	0.78%
Lunch	C	\$4.85	\$4.90	1.03%
Snack	C	\$1.70	\$1.75	2.94%

### Saturday, Sunday and Public Holidays

Per hour per child	C		\$9.40 to \$9.90	
			Last YR Fee \$9.10 to \$9.60	

### Trips

Fee	C	\$5.05	\$5.10	0.99%
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## Community Services – Older Persons Ability Support Service (OPASS)

### OPASS

#### Domestic Assistance

Per Hour	C		\$4.80 to \$47.87	
			Last YR Fee \$4.70 to \$48.00	

#### Overnight Respite (per night)

Respite Care	C	\$40.00	\$40.00	0.00%
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Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %
<b>Personal Care</b>				
Per Hour	C		\$4.80 to \$47.87	
			Last YR Fee \$4.70 to \$48.00	
<b>Property Maintenance</b>				
Per hr plus cost of materials	C		\$16.00 to \$70.00	
			Last YR Fee \$15.00 to \$60.00	
			Min. Fee: \$15.00	
<b>Respite Care</b>				
Per Hour	C		\$4.80 to \$47.87	
			Last YR Fee \$4.70 to \$48.00	
<b>Veterans Home Care (1st hr)</b>				
Minimum service fee	S	\$5.50	\$5.50	0.00%
<b>Community Transport</b>				
<b>Birregurra/Forrest/Beeac/Warrion</b>				
One way	C	\$8.20	\$8.20	0.00%
Return	C	\$16.60	\$16.60	0.00%
<b>Colac</b>				
Return	C	\$9.30	\$9.30	0.00%
<b>Colac Otway Shire – Apollo Bay, Lavers Hill</b>				
Return	C	\$32.00	\$32.00	0.00%
<b>Colac to Geelong or Ballarat</b>				
One way – single passenger	C	\$21.50	\$21.50	0.00%
One way – two or more passengers	C	\$16.50	\$16.50	0.00%
Return	C	\$32.00	\$32.00	0.00%



Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %
<b>Colac to Melbourne</b>				
Return	C	\$57.00	\$57.00	0.00%
<b>Colac to Warrnambool</b>				
Return	C	\$37.00	\$37.00	0.00%
<b>Community Bus Transport for Group Activities</b>				
Community Bus Transport for Group Activities	C	\$6.00	\$6.00	0.00%
<b>Full Cost Service</b>				
Per km	C	\$1.30	\$1.30	0.00%
<b>Contracted Services</b>				
<b>Case Management</b>				
Assessments, reassessments, reviews, set up arrangements. Per hour	C	\$92.00	\$92.00	0.00%
<b>Contracted Services</b>				
Rate per kilometre	C	\$1.20	\$1.20	0.00%
<b>Food Services</b>				
<b>Per meal</b>				
Meal	C	\$23.00	\$23.00	0.00%
<b>Domestic Assistance</b>				
<b>Per hour</b>				
7:30am to 7:30pm – Sat./Sun./Public Holiday	C	\$90.00	\$92.00	2.22%
7:30am to 7:30pm Mon. to Fri.	C	\$49.50	\$51.00	3.03%
<b>Personal Care</b>				
<b>Per hour</b>				
7:30am to 7:30pm – Sat./Sun./Public Holiday	C	\$90.00	\$92.00	2.22%
7:30am to 7:30pm Mon. to Fri.	C	\$51.00	\$51.00	0.00%
7:30pm to 7:30am Mon. to Fri.	C	\$90.00	\$92.00	2.22%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

## Property Maintenance

Per hour

7:30am to 7:30pm Sat./Sun./Public Holiday	C	\$108.00	\$108.00	0.00%
7:30am to 7:30pm Mon. to Fri.	C	\$61.00	\$61.00	0.00%
7:30pm to 7:30am Mon. to Fri.	C	\$108.00	\$108.00	0.00%

## Respite Care

Per hour

7:30am to 7:30pm Sat./Sun./Public Holiday	C	\$90.00	\$92.00	2.22%
7:30am to 7:30pm Mon. to Fri.	C	\$51.00	\$51.00	0.00%
7:30pm to 7:30am Mon. to Fri.	C	\$90.00	\$92.00	2.22%

## Meals to Agency clients

Per hour plus cost of materials

### All meals

Per meal	C		\$10.60 to \$22.00	
			Last YR Fee \$10.60 to \$22.00	

### Delivered meals

Per meal	C		\$10.60 to \$22.00	
			Last YR Fee \$10.60 to \$22.00	

## Public Health

### Health Protection Administration (Registration Fees)

#### CLASS 1 Food Premises

Class 1 Renewal or New	C	\$462.00	\$525.00	13.64%
Class 1 Transfer of Registration	C	\$231.00	\$262.00	13.42%

#### CLASS 2 Food Premises

Class 2 Major Renewal or New	C	\$510.00	\$743.00	45.69%
Class 2 Major Transfer of Registration	C	\$260.00	\$372.00	43.08%
Class 2 Not for Profit Renewal or New	C	\$339.00	\$260.00	-23.30%
Class 2 Not for Profit Transfer of Registration	C	\$170.00	\$130.00	-23.53%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

### CLASS 2 Food Premises [continued]

Class 2 General Renewal or New	C	\$339.00	\$408.00	20.35%
Class 2 General Transfer of Registration	C	\$170.00	\$204.00	20.00%

### CLASS 3 Food Premises

Class 3 General Renewal or New	C	\$170.00	\$225.00	32.35%
Class 3 General Transfer of Registration	C	\$85.00	\$112.00	31.76%
Class 3 Not for Profit Renewal or New	C	\$170.00	\$160.00	-5.88%
Class 3 Not for Profit Transfer of Registration	C	\$85.00	\$80.00	-5.88%

### Additional Temporary/Mobile Food Registration

Class 2 Streatrader Additional Component	C	\$123.00	\$126.00	2.44%
Class 3 Streatrader Additional Component	C	\$67.00	\$70.00	4.48%

### Community Group Support

Class 2 or 3 less than 3 Months Not For Profit (once per year)	C	\$41.00	\$0.00	-100.00%
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### Personal Appearance Services

#### Beauty Therapies

Beauty Therapy/Ear Piercing (Med Risk) Renewal or New	C	\$154.00	\$159.00	3.25%
Beauty Therapy/Ear Piercing (Med Risk) Transfer of Registration	C	\$77.00	\$80.00	3.90%

#### Hairdressers

Hairdresser/Makeup (Low Risk) New – One Off Reg Fee	C	\$205.00	\$210.00	2.44%
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#### Skin Penetration (Tattooists, body piercing)

Tattooist/Body Piercing (High Risk) Renewal or New	C	\$205.00	\$212.00	3.41%
Tattooist/Body Piercing (High Risk) Transfer of Registration	C	\$103.00	\$106.00	2.91%

### Miscellaneous

#### Conveyance Enquiries for regulated businesses

Pre Purchasing Inspection	C	\$226.00	\$232.00	2.65%
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Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %

### Water Sampling

Professional service fee	C	\$144.00	\$148.00	2.78%
Actual testing fee	C			Actual cost
				Last YR Fee Actual cost

### Immunisation

Immunisation Service Fee Flu Vaccine	C	\$24.00	\$25.00	4.17%
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### Replacement Certificate

Fee	C	\$41.00	\$42.00	2.44%
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### Express Service

Within 5 days	C	\$205.00	\$210.00	2.44%
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### Professional Service

Additional compliance inspection	C	\$144.00	\$148.00	2.78%
Food Safety Program Template	C	\$80.00	\$83.00	3.75%
Historic document Search fee	C	\$220.00	\$226.00	2.73%
Historic Document Search Fee (Basic)	C	\$110.00	\$113.00	2.73%
Additional hour	C	\$52.00	\$54.00	3.85%

### Prescribed Accommodation

#### 6 to 10 persons

Prescribed Accommodation up to 10 Renewal or New	C	\$205.00	\$228.00	11.22%
Prescribed Accommodation up to 10 Transfer of Registration	C	\$103.00	\$114.00	10.68%

#### 11 to 20 persons

Prescribed Accommodation 10 -20 persons Renewal or New	C	\$246.00	\$318.00	29.27%
Prescribed Accommodation 11-20 persons Transfer of Registration	C	\$123.00	\$159.00	29.27%

#### 20+ persons

Prescribed Accommodation 20+ persons Renewal or New	C	\$298.00	\$388.00	30.20%
Prescribed Accommodation 20+ persons Transfer of Registration	C	\$149.00	\$194.00	30.20%

Name	Council / Statutory	Year 18/19	Year 19/20	
		Fee (incl. GST)	Fee (incl. GST)	Increase %
<b>Caravan Parks per site</b>				
Fee	S	\$14.22	\$14.81	4.15%
<b>Public Health – Septic Tanks</b>				
<b>Additional inspections</b>				
Fee	C	\$144.00	\$148.00	2.78%
<b>Septic tank alterations</b>				
Fee	C	\$308.00	\$520.00	68.83%
<b>Septic tanks system</b>				
Fee	C	\$770.00	\$790.00	2.60%

DRAFT



Item: 10.7

## Nelson Street Apollo Bay - Proposed Lease to Southern Otway Landcare Network

<b>OFFICER</b>	Mark McLennan
<b>GENERAL MANAGER</b>	Errol Lawrence
<b>DIVISION</b>	Corporate Services
<b>ATTACHMENTS</b>	1. Draft Lease to Southern Otway Land Care Network [ <b>10.7.1</b> - 19 pages]
<b>PURPOSE</b>	For Council to consider the proposed lease of a portion of 69-71 Nelson Street, Apollo Bay to Southern Otway Landcare Network

### 1. EXECUTIVE SUMMARY

The purpose of this report is to seek Councils endorsement of the proposal to enter a lease with Southern Otway Landcare Network (SOLN) in relation to part of the Council offices at 69-71 Nelson Street, Apollo Bay. SOLN is in occupation in the building by virtue of an over holding of a lease that expired on or about the 31 December 2017. The expired lease was for an initial term of (2) two years with a further two options of two years each (total of 6 years). There were conditions in the lease that required the tenant to pay a proportion of outgoings and maintain public liability insurance. The rent payable was \$1.00 per year. The lease has run well and there have been no reported breaches of the conditions of the lease.

### 2. RECOMMENDATION

***That Council:***

***Requests the Chief Executive complete all necessary administrative processes for Council to enter a lease with Southern Otway Landcare Network with the following terms:***

- 1. A lease in accordance with Colac Otway Shire lease template:***
  - a. Term - (2) two years.***
  - b. Further term - (2) two terms of (2) two years.***

- c. Rental - \$150.00 per year including GST.**
- d. Maintenance - The tenant is to maintain the area rented.**
- e. Outgoings - The tenant to pay outgoings as per the lease schedule.**
- f. Insurance - The tenant to maintain public liability insurance.**

### 3. KEY INFORMATION

The Building Service Manager (Errol Lawrence, General Manager Corporate Services) has negotiated terms of the proposed lease with the tenant. All conditions have been agreed to by both parties and are detailed in the attached draft lease. The draft lease has been circulated to the tenant and the tenant has agreed to the contents.

The building at Nelson Street has been occupied by Colac Otway Shire for several years. The details of the area occupied by the tenant is contained in the floor plan attached to the draft lease. It is proposed for the tenant to pay the amount of \$150.00 including GST per year. The proposed term of the lease is (2) two years with a further (2) two options of (2) two years each (a total period of 6 years).

The following information (in italics) has been provided by SOLN:

*“SOLN is a grassroots community organisation dedicated to protecting and restoring our environment so that we can all live, work and find joy in a healthy, productive and balanced environment.*

*Southern Otway Landcare Network Incorporated is a not-for-profit association whose aims are:*

- *To promote and encourage, together with our volunteers, landholders, government statutory bodies and other partners a community wide, cooperative approach to caring for the land.*
- *Develop and implement projects to protect the land, water and ecology of the Southern Otways.*
- *To promote and assist landholders with the implementation of sustainable agricultural and land management practices.*
- *To promote the concept of land stewardship and increase the number of landholders developing and implementing property plans.*
- *To promote sustainable land and water management practices with the aim to:*
  - *Continue to reduce the numbers of pest plants and animals.*
  - *Improve water quality.*
  - *Improve soil health.*
  - *Ensure the sustainability of natural ecosystems.*
  - *Ensure the long-term viability of farming within the region.*
  - *Protect and enhance the natural environment of the Southern Otways.*
  - *Support erosion control programs.*
  - *Support bush fire mitigation and planning measures.”*

*(Information provided by Southern Otway Landcare Network)*

## 4. COMMUNITY CONSULTATION & ENGAGEMENT

There has been extensive communication between the proposed tenant and Council officers during the negotiation of the terms of the lease.

## 5. ALIGNMENT TO COUNCIL PLANS, POLICIES OR STRATEGIES

Alignment to Council Plan 2017-2021:

Theme 1 - Our Prosperity

1. Plan infrastructure, assets and land use with a long-term vision for economic growth.
3. Strengthen partnerships with key stakeholders to benefit the whole community.

Theme 2 - Our Places

1. Assets and infrastructure meet community needs.
2. Our places are managed for long-term sustainability.

Theme 3 - Our Community

4. Provision of resources to support physical activity by the community.

Theme 4 - Our Leadership & Management

1. Effectively manage financial resources.
2. Openness and accountability in decision making.
4. Provide value for money services for our community.
5. Communicate regularly with our community and involve them in decision-making.

Theme 5 - Colac Otway Shire Leasing Policy.

## 6. CONSIDERATIONS

### ENVIRONMENTAL, SOCIAL & CULTURAL, & ECONOMIC

There are no environmental Issues anticipated. There are no cultural issues anticipated. The Colac Otway Shire will receive the rental of \$150.00 Including GST per year towards administration costs of procuring and managing the Lease.

### LEGAL & RISK

The Draft Lease is in accordance with the Colac Otway Shire lease template. A risk assessment has been performed and Council officers have determined that the risk is moderated by the existence of the tenant's public liability insurance.

### FINANCIAL & BUDGETARY

The financial resources required for the implementation of the lease are contained in the current operational budget.

## 7. IMPLEMENTATION STRATEGY

In the event that Council resolve to enter into the subject lease:

1. A clean copy of the lease will be forwarded to the tenant for signature.
2. A request will be made to the Chief Executive to execute the documents.
3. Fully executed copies of the lease will be exchanged with the tenant.
4. Notification of the lease arrangements given to Finance Department and Rates Department.

### COMMUNICATION

All necessary communication to implement the lease.

### TIMELINE

1. The clean copy of the lease distributed for execution within 1 week of a resolution.
2. Request for Chief Executive execution within 5 days of receipt of the lease executed by the tenant.
3. Exchange of executed documents within 5 days of the document being executed by all parties.
4. Notification to Finance and Rates within 5 days of the receipt of the executed lease.

## 8. OFFICER DIRECT OR INDIRECT INTEREST

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

## COLAC OTWAY SHIRE COUNCIL

## L E A S E

## SUMMARY

**Lessee** Southern Otways Landcare Network (SOLN)

**Lessor Guarantor** Colac Otway Shire. ~~Not applicable.~~

**Premises** 69-71 Nelson St, Apollo Bay - being part of the Colac Otway Shire office complex.  
  
The rooms occupied by the tenant are located on the front western section of the building and constitute 24% of the total floor area.

**Permitted use** In addition, the SOLN seed bank is located in the strong-room of the main office. The strong-room is primarily for use by Council but use for seed bank purposed is permitted.  
As an administrative office of the Southern Otways Landcare Office.

**Start date** 1<sup>st</sup> April 2019

**Lease term** Two (2) years.

**Further term** Two (2) x two (2) year options.

**Rent** These options are renewable at the landlord's discretion.  
\$150.00 per annum including GST.

**Date for payment of rent** At the start of the Lease and every year thereafter.

**Method of paying rent** As described in Invoice.

**Dates for review of the rent** ~~Not Applicable~~

**Rent adjustment method** ~~Not Applicable~~

**Security Deposit/Bank Guarantee** Not applicable.

**Attachments**

- A** Floor plan
- B** Location map
- C** Maintenance responsibilities
- D** Responsibilities of the Parties



## COLAC OTWAY SHIRE COUNCIL

### THE LEASE

#### 1. Grant of Lease

- 1.1. This Lease is granted by the Colac Otway Shire Council, which owns or has the right to lease the premises.
- 1.2. Colac Otway Shire Council leases the premises to the Lessee for the Lease term subject to the agreements and conditions contained in the Lease.
- 1.3. This Lease is personal to you and is not capable of assignment.

#### 2. The Lease term

The Lease commences on the start date and continues for the Lease term.

#### 3. The meaning of words used

- 3.1. In this Lease:

<b>default</b>	has the same meaning as it has in clause 26 of this Lease
<b>essential term</b> means	the agreement set out in clauses 6, 9, 10, 11, 12, 13, 14, 17.1, 17.2, 18.2, 20 and 21
<b>GST</b> means	GST within the meaning of the GST Act.
<b>GST Act</b> means	a <i>New Tax System (Goods and Services Tax) Act 1999</i> (as amended).
<b>person</b>	includes an individual and a corporation.
<b>premises</b> means	the premises named in the summary (including any structures).
<b>us, we, our</b> or <b>Council</b> means	Colac Otway Shire Council of PO Box 283, Colac, Victoria 3250 and which office is located at 2-6 Rae Street, Colac, Victoria 3250.
<b>you, your</b> or <b>the Lessee</b> means	the Lessee named in the summary

- 3.2. A word or expression in the singular includes the plural and a word in the plural includes the singular.
- 3.3. Headings have been inserted for guidance only and do not form part of any of the provisions of this Lease.

#### 4. Condition Precedent

Where applicable, the grant of this Lease is subject to the Council giving notice of its intention to grant this Lease and resolving to grant this Lease pursuant to the provisions of the *Local Government Act 1989* (Vic).

#### 5. Application of Retail Leases Act

##### 5.1. Not Applicableegotiation

5.1.

~~If the *Retail Leases Act 2003 (Vic)* (**Act**) applies to this Lease, you acknowledge receiving from the Council:~~

~~5.1.1. A copy of the proposed lease;~~

~~5.1.2. A copy of the information brochure about retail leases published by the Small Business Commissioner;~~

~~as soon as you have entered into negotiations with the Council in respect of this Lease.~~

#### **5.2. Disclosure Statement**

~~If the Act applies to this Lease, you acknowledge having received from the Council:~~

~~5.2.1. A disclosure statement (in the form prescribed by the Act) and attached as Attachment E; and~~

~~5.2.2. A copy of the proposed lease; at least seven days prior to you entering into this Lease.~~

## **YOUR OBLIGATIONS - PAYMENTS WHICH YOU MUST MAKE**

### **6. Rent**

The monthly rent at the start of the Lease Term is the amount named in the Summary. You must pay the rent to us in the manner described in the Summary.

### **7. GST**

7.1. Expressions used in this clause and in the GST Act have the same meanings as when used in the GST Act.

7.2. Except where this Lease states otherwise, each amount payable by a party under this Lease in respect of a taxable supply by the other party is expressed as a GST exclusive amount and the recipient of the supply must, in addition to that amount and at the same time, pay to the supplier the GST payable in respect of the supply.

7.3. An amount payable by you in respect of a creditable acquisition by us from a third party must not exceed the sum of the value of the acquisition by us and the additional amount payable by you under clause 7.2 on account of our GST liability.

7.4. A party is not obliged, under clause 7.2, to pay the GST on a taxable supply to it under this Lease, until given a valid tax invoice for the supply.

### **8. Rent review**

Not Applicable

~~The rent will be reviewed on each review date named in the summary by the rent review method specified in the summary.~~

### **9. Rates, taxes and services**

9.1. You must pay when due the items listed in Attachment D that are your responsibility.

9.2. If we pay any of the items in Attachment D that are your ~~responsibilities~~responsibilities, then you must reimburse us.

9.3. We can request that you have at your own cost separate meters for any service.

### **10. Costs and expenses incurred by us**

You must pay to us -

- 10.1. any stamp duty payable on this lease (including penalties and fees);
- 10.2. the Council's reasonable costs in the provision of any consent or approval under this Lease;
- 10.3. any costs or losses we incur as a result of your default;
- 10.4. any costs or losses which we incur if we exercise our rights or powers under this Lease;
- 10.5. any costs or losses which we incur if we exercise our rights or powers on default;
- 10.6. any amount for which you must indemnify us;
- 10.7. our reasonable costs in giving any consent or approval under this lease.

## **YOUR OBLIGATIONS - USE OF THE PREMISES**

### **11. Permitted use**

- 11.1. You can use the premises for the purpose described in the summary. You must actively and continuously use the premises for these purposes during the Lease term. You must not use or allow the premises to be used for any other purpose.
- 11.2. You must obtain all permits, approvals and licences required for the use allowed by this Lease.

### **12. Use of Communal Area**

- 12.1. The tenant has use of the internal kitchen and toilet facilities.
- 12.2. The tenant may use the conference room for meetings provided bookings are made in advance through the internal booking system, if no prior booking exists and it is not required by Council.
- 12.3. Clause 12.2 does not apply from the point in time at which the landlord rents the space currently at time of signing being used as a conference room to a third party.

### **13. Prohibited activities**

You must not use the premises or permit any person to use the premises:

- 13.1. for any purpose which is not permitted without Council's consent;
- 13.2. for any illegal activity;
- 13.3. in a way which causes a public or private nuisance;
- 13.4. in a way which causes disturbance to us or any other lessee of ours or any other person using the building of which the premises forms part;
- 13.5. for any activity or in any way which has been prohibited by us by notice to you;
- 13.6. to store inflammable explosive or dangerous articles on the premises;
- 13.7. for the sale of liquor or for any gaming or gambling activities without our consent;
- 13.8. as a residence or for residential purposes;
- 13.9. unless otherwise allowed by this Lease, for the retail sale or hire of goods or the retail provision of services other than to your own members and their guests and only if those retail activities are ancillary to the use that you can make of the premises;
- 13.10. smoking in an enclosed area.

### **14. Compliance**

- 14.1. You must comply with:

- 14.1.1. all laws relating to the premises or the use of the premises;
  - 14.1.2. any lawful notice, order or requirement with respect to the premises or the use of the premises;
  - 14.1.3. all occupational health and safety policies applicable to the premises at any time, including any policy of Council.
- 14.2. You must ensure that all activities conducted by you or the others on the premises are properly and competently supervised for the safety of participants and the preservation of good order.

## 15. Use by Council

- 15.1. You agree to allow Council or any of Council's employees to enter the premises at any time for the purposes of:
- building maintenance;
  - building inspection for the assessment of works to be undertaken.

~~15.1.~~

## YOUR OBLIGATIONS – THE PREMISES

### 16. What you must do

You must:

- 16.1. comply with all your obligations set in Attachment C;
- 16.2. keep the premises clean and free from all rubbish and debris;
- 16.3. keep the premises in good repair and condition, fair wear and tear and structural damage excepted unless such damage is caused by your negligence;
- 16.4. immediately report to Council any damage to the premises and you must make good any damage caused to the premises by you or your members or by any person you invite into the premises or permit to use the premises;
- 16.5. keep the premises locked and secure against unauthorised entry;
- 16.6. permit Council to inspect the premises by appointment;
- 16.7. do all things set out in Attachment D as further responsibilities of the Lessee.

### 17. What you cannot do

You must not:

- 17.1. change the locks on any door or window of the premises without Council's written consent;
- 17.2. make any alterations or additions to the premises without Council's written consent;
- 17.3. attach any fixtures, plant, equipment or signs to the premises without Council's written consent.

### 18. Notice to do works

- 18.1. If Council consents to you making alterations or additions to the premises then you must comply with any directions that Council gives you regarding the alterations or additions.
- 18.2. If Council requires you to do anything to the premises by notice then you must do this within the time required by the notice and if you do not then Council can enter

the premises and undertake the work required by the notice and recover from you any cost or expense that Council incurs.

- 18.3. If Council considers that any work needs to be done to the premises that you are not obliged to do, then you must permit Council to enter the premises to do this work on reasonable notice. The timing, nature, manner and undertaking of the works will be at Council's discretion in all things.

## **YOUR OBLIGATIONS – RISK AND INSURANCE**

### **19. Indemnity for damage or injury**

- 19.1. You must indemnify Council in respect of any liability for damage or personal injury arising on the premises or as a result of any use of the premises.
- 19.2. You release Council from any claim you may have now or in the future against Council as a result of the presence of any contamination on the premises.

### **20. Public liability**

You must maintain a public liability policy of insurance for the premises for \$20 million for any single claim or such higher amount that Council requires. The policy must cover loss or injury to your members and guests and all persons, groups, clubs or associations that use or occupy the premises with your permission. The policy must be in your name and also in the name of Council. If Council asks, you must produce the insurance policy, receipts for payment of premiums or other evidence of this insurance.

### **21. Contents insurance**

The contents of the premises are at your risk.

## **YOUR OBLIGATIONS – GENERAL**

### **22. Committee of management**

If the premises are part of an area managed by a special committee established by Council under section 86 *Local Government Act* (Vic.), you must have a representative attend the meetings of the committee when requested to do so by the committee's secretary.

### **23. Incorporated Associations**

- 23.1. If you are an incorporated association, you must:
- 23.1.1. At the end of each of your financial years during the Lease term you must provide to Council a copy of your annual report including a statement of your income and expenditure and of your assets and liabilities.
  - 23.1.2. You must inform Council of any changes to your constitution. Should alterations lead to changes in the principles, purposes, functions and management of the premises Council may terminate the Lease.
  - 23.1.3. You must require that all your members, employees, agents, contractors and guests who come on the premises comply with the Lease and if they do not then you are in breach of the Lease.



- 23.1.4. You must appoint and notify Council in writing of the name, address and telephone numbers of a liaison officer to communicate with Council on your behalf.

## COUNCIL'S OBLIGATIONS

### 24. Occupation

Council must permit you to occupy the premises during the Lease term of the Lease without interruption subject to the terms of this Lease and while you are not in default.

### 25. Council's responsibilities

Council must comply with all its obligations set out in Attachment C.

## JOINT OBLIGATIONS

### 26. When you are in default

You are in default if, in Council's opinion, any one of the following occurs:

- 26.1. you do not pay the rent when it falls due;
- 26.2. you do not make any payment which you have agreed to make under this Lease;
- 26.3. you do not do something you have agreed to do under this Lease;
- 26.4. you do something which you must not do under this Lease;
- 26.5. a Court order is made against any of your assets;
- 26.6. a receiver or similar person is appointed over any of your assets;
- 26.7. the premises are by law taken out of your management or control;
- 26.8. an application or order is made or resolution is passed for your winding up;
- 26.9. an inspector is appointed to investigate your affairs pursuant to any law relating to liquor, gambling, companies or associations;
- 26.10. you no longer actively and continuously use the premises for the purposes which are permitted under this Lease;
- 26.11. you fail to pursue the objectives and purposes set out in your constitution or you pursue other objectives or purposes.

### 27. What we may do if you default

If you default Council may do any one or more of the following:

- 27.1. exercise its rights or powers under the Lease;
- 27.2. exercise any rights or powers available to it under the law;
- 27.3. charge you interest at the rate fixed pursuant to the *Penalty Interest Rates Act 1983* (Vic);
- 27.4. sue you for the money you owe Council;
- 27.5. terminate this Lease, re-enter the premises and remove and eject all persons and things in the premises after giving to you 14 days notice;
- 27.6. recover compensation from you for any loss or damage suffered by Council as a result of your default if you are in breach of an essential Lease term of this Lease.

### 28. Damage or destruction of the premises

- 28.1. If the premises are damaged or destroyed other than as a result of your default so as to be wholly or partially unfit for use then:

- 28.1.1. Council may choose to reinstate the premises and in that event must give you notice of its choice and undertake the repairs or building within a reasonable time.
- 28.1.2. If Council has not chosen to reinstate the premises then either party may end this Lease by written notice to the other party.
- 28.2. This Lease and your obligations under it are suspended for the period while the premises are unfit for use. Council is not obliged to reinstate the premises in the same form as it existed before destruction or damage.

## **29. Condition report**

At the start of this Lease the premises will be inspected by representatives of both parties and a report on the condition of the premises and will be prepared and signed on behalf of both parties (upon request). This report will be conclusive evidence of the state of repair and condition of the premises at the start of this Lease.

## **30. What happens at the end of this Lease?**

- 30.1. At the end of the Lease term or if the Lease is terminated earlier, on termination of the Lease, if required by Council or if you choose, you must vacate the premises and deliver it to Council in good order and condition kept as required by this Lease.
- 30.2. If Council does not require you to vacate the premises and you choose to remain then you shall be a lessee from month to month and the provisions of this Lease will continue to apply.
- 30.3. Alterations and additions that you have made to the premises or fixtures you have attached to the premises with Council's consent become part of the premises and ownership passes to Council at the end or earlier termination of the Lease unless Council gives you notice in writing requiring that the alterations, additions or fixtures be removed.
- 30.4. If Council requires or consents to the removal of any alterations, additions or fixtures then you must undertake their removal immediately and make good any damage to the premises caused by their removal within 14 days after the end or earlier termination of this Lease.
- 30.5. At the commencement of the lease the following fixtures and fittings were present or provided as indicated in the list below.

Item	Owner
Intercom (from SOLN office to front door)	SOLN
Locks on access door to SOLN office and internal doors	SOLN
Air conditioners (x 2) in SOLN occupied area	Colac Otway Shire

## **31. Further Lease term**

- 31.1. You may renew this Lease for any further Lease term set out in the summary.
- 31.2. To renew this Lease you must make a request to Council in writing not more than six months and at least three months before the end of the term of this Lease or any renewed Lease.

- 31.3. The Lease may not be renewed if you are in default at the time when you give notice or at the end of this Lease or if Council is not satisfied with your use of the premises or performance of the Lease.
- 31.4. If Council grants your request for a further Lease term then the new lease will be at a rent and upon such Lease terms and conditions as Council requires.
- 31.5. This agreement for renewal will be excluded from the Lease for the last of the further Lease terms provided for in sub-clause 31.1.

## **32. Short Lease term**

- 32.1. If the Act applies to this Lease and the term is less than five years, you acknowledge that Section 21(1) of the Act does not apply as Section 21(5) of the Act applies. You agree that you have obtained a certificate from the Victorian Small Business Commissioner and have given a copy of the certificate to the Council, together with a notice to the Council waiving your right to a minimum five year term.

## **33. Demolition and Development**

- 33.1. We may terminate this Lease on the grounds of a proposed demolition of the building in which the Premises are located, but we cannot terminate the Lease on such grounds unless we have:
- 33.1.1. provided you with details of the proposed demolition that are sufficient to indicate a genuine proposal to demolish the building within a reasonably practicable time after the Lease is to be terminated; and
- 33.1.2. given you at least 6 months' written notice of the termination date.
- 33.2. If we give you a notice of termination in accordance with clause 33.1.2, you may terminate this Lease before the termination date by giving us not less than 7 days' written notice.
- 33.3. If the Lease is terminated by us in accordance with clause 33.1.2, we shall pay to you reasonable compensation:
- 33.3.1. if the demolition of the building is not carried out, or not carried out within a reasonably practicable time after the termination date, for damage suffered by you as a consequence of the early termination of the Lease; and
- 33.3.2. whether or not the demolition of the building is carried out, for the fitout of the Premises to the extent that the fitout was not provided by us.
- 33.4. However, we are not liable to pay compensation for the damage mentioned in clause 33.3.1 if we establish that when the notice was given there was a genuine proposal to demolish the building or the Premises within a reasonably practicable time after the termination date.
- 33.5. The amount of the compensation is the amount that is:
- 33.5.1. agreed between us; or
- 33.5.2. if there is no agreement, determined under Part 10 (Dispute Resolution) of the Act.
- 33.6. For the purposes of this clause, "demolition" of the building in which the Premises are located includes any substantial repair, renovation repurposing or reconstruction

of the building that cannot practicably be carried out without vacant possession of the Premises.

#### **34. Relocation**

35.1 Subject to the Act, and the notification to you by us of any proposed extension renovation or repurposing of the building or premises at least three months before it has commenced, we reserve the right to repurpose the premises or carry out a redevelopment of the building or premises, including constructing other buildings or improvements on or over any part or parts of the building or Premises, or to extend or renovate the building or to vary, modify or relocate any part or parts of the common areas resulting from the construction of such other buildings or improvements.

35.2 This redevelopment or repurposing of the premises may require your business be relocated or us terminating your lease. In such circumstances, if the Act applies to the lease, we will follow the requirements of section 55 of the Act.

35.3 Unless the Act applies, you agree that you will make no objection to any of the repurposing of the premises or redevelopment works being carried out, nor to termination or relocation, nor will you make any claim or commence or maintain for breach of covenant or otherwise, any suit or action which, but for this clause you may have been entitled to make, commence or maintain.

### **OTHER MATTERS**

#### **35. Notice**

- 35.1. Any notice required by this Lease must be in writing;
- 35.2. A notice to you may be served on you personally or by leaving it at or posting it to the premises;
- 35.3. A notice to Council must be given to it by leaving it at or posting it to the Council's offices at 2 – 6 Rae Street, Colac, Victoria 3250;
- 35.4. Posted notices will be taken to have been received on the second day after posting that is not a Saturday, Sunday or bank holiday in place of intended receipt, unless proved otherwise.

#### **36. Severability**

If a paragraph in this is Lease is unenforceable, it does not affect whether any other paragraph in enforceable.

#### **37. Disputes**

- 37.1. The parties to this Lease must endeavour to resolve any disputes through negotiation. If a dispute cannot be resolved by negotiation then the parties agree to have the dispute resolved by mediation, except disputes about unpaid rent, interest charged on rent, review of rent or a dispute to be resolved in any other way prescribed by any other provision of this Lease.
- 37.2. The mediation procedure is:

- 37.2.1. a party may start mediation by serving a mediation notice on the other party;
  - 37.2.2. the notice must state a dispute has arisen and identify what the dispute is;
  - 37.2.3. the parties must jointly request an appointment of a mediator;
  - 37.2.4. once the mediator has accepted the appointment, the parties must comply with the mediator's instructions;
  - 37.2.5. if the dispute is not resolved within 30 days of the appointment of the mediator, or any other period agreed by the parties in writing, the mediation ceases.
- 37.3. The mediator may fix the charges for the mediation which must be paid equally by the parties.
- 37.4. If the dispute is settled, all parties must sign the terms of agreement and these terms are binding on the parties.
- 37.5. The mediation is confidential and -
- 37.5.1. any statements made by the mediator or the parties; and
  - 37.5.2. discussions between the participants to the mediation, before, after or during mediation;
- cannot be used in any legal proceedings.
- 37.6. It must be a term of the engagement of the mediator that the parties release the mediator from any court proceedings relating to the Lease or mediation.
- 37.7. The mediator is not bound by the rules of natural justice and may discuss the dispute with the party in the absence of any other party.
- 37.8. If the Act applies, so a dispute must be referred to the Victorian Civil and Administrative Tribunal, the parties agree that each may be represented by a legal practitioner or legal practitioners of its choice.





**ATTACHMENT A**

**Floor Plan**

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## ATTACHMENT B Location Map



## ATTACHMENT C MAINTENANCE RESPONSIBILITIES

The roles and responsibilities of Council and the Lessee in relation to the usage of the premises are outlined below.

ITEM	OCCUPIER'S RESPONSIBILITY	COLAC OTWAY SHIRE RESPONSIBILITY
<b>Air Conditioning and Heating Appliances</b>	<ul style="list-style-type: none"> <li>Service and repair when required</li> </ul>	<ul style="list-style-type: none"> <li>Replacement of unit and any major parts</li> </ul>
<b>Building</b>	<ul style="list-style-type: none"> <li>Determine and document the specific needs of the building relating to any requests to Council for building alterations.</li> <li>Prepare plans and obtain quotes for requests for minor improvements.</li> </ul>	<ul style="list-style-type: none"> <li>Assess all requests submitted.</li> <li>Undertake works required to bring premises and surrounds to appropriate standards to meet the required regulations. This excludes items identified as the licensee's responsibility in this document.</li> <li>Preparation of long-term development plans, design of major building alterations or major structural works.</li> </ul>
<b>Cleaning</b>	<ul style="list-style-type: none"> <li>Keep the portion of the premises Leased to SOLN clean and free of debris.</li> </ul>	<ul style="list-style-type: none"> <li>Cleaning of communal areas.</li> </ul>
<b>Ceilings, Walls and Skylights (internal)</b>	<ul style="list-style-type: none"> <li>Cost of repairs due to major or continual misuse.</li> <li>Regular cleaning</li> </ul>	<ul style="list-style-type: none"> <li>Major repair and/or replacement due to structural faults/age.</li> </ul>
<b>Curtains/Drapes/Blinds</b>	<ul style="list-style-type: none"> <li>Repairs costs.</li> <li>Replacement costs.</li> <li>Supervision of installation of replacement items.</li> <li>Regular cleaning.</li> </ul>	<ul style="list-style-type: none"> <li>Nil</li> </ul>
<b>Doors (Inc. cupboard doors)</b>	<ul style="list-style-type: none"> <li>Regular cleaning and repair of internal/external doors due to major or continual misuse.</li> <li>Minor adjustments.</li> </ul>	<ul style="list-style-type: none"> <li>Replacement due to age, structural fault.</li> </ul>
<b>Electrical Wiring, Fittings and Lights</b>	<ul style="list-style-type: none"> <li>Cost of repair and replacement of electrical wiring if damage is due to major or continual misuse.</li> <li>Repair and replacement of all light globes.</li> <li>Regular cleaning of all light fixtures.</li> </ul>	<ul style="list-style-type: none"> <li>Replacement of all building wiring from main supply to and including the switchboard.</li> <li>Replacement of light fittings.</li> <li>Emergency Lighting.</li> </ul>
<b>Essential Safety Measures (eg fire extinguishers, exit lights etc)</b>	<ul style="list-style-type: none"> <li>Notification to Council of maintenance or servicing issues.</li> <li>Not to interfere or obstruct essential safety measures elements</li> </ul>	<ul style="list-style-type: none"> <li>Undertake inspections, servicing and maintenance of all specified essential safety measures as required under the relevant Building Regulations.</li> <li>Meet all costs associated with this function.</li> </ul>
<b>Floor Surfaces and Coverings</b>	<ul style="list-style-type: none"> <li>All regular cleaning and maintenance of floor coverings</li> </ul>	<ul style="list-style-type: none"> <li>Replace to essential areas when excessively worn or</li> </ul>

ITEM	OCCUPIER'S RESPONSIBILITY	COLAC OTWAY SHIRE RESPONSIBILITY
	such as carpet and tiles.	dangerous.
<b>Fly Screens</b>	<ul style="list-style-type: none"> <li>• Maintain and replace fly wire.</li> <li>• Install additional fly screens</li> </ul>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>
<b>Garbage</b>	<ul style="list-style-type: none"> <li>• Normal fee for service waste collection</li> </ul>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>
<b>Glass</b>	<ul style="list-style-type: none"> <li>• Replace broken or cracked windows arising from misuse.</li> <li>• Regular cleaning</li> </ul>	<ul style="list-style-type: none"> <li>• Replace due to breakage arising from structural fault, age.</li> </ul>
<b>Grounds</b>	<ul style="list-style-type: none"> <li>• Keep all entry/exit areas clear.</li> <li>• Seek Council approval for any modification to the grounds.</li> </ul>	<ul style="list-style-type: none"> <li>• Repair paths, driveways etc.</li> <li>• Replacement of essential pavement, driveway and carpark areas; retaining walls and ramps.</li> <li>• Replacement of essential/required fences.</li> <li>• Structural repairs or capital works re. fences.</li> <li>• Trees lopped/pruned to meet security/safety requirements where considered dangerous.</li> <li>• Maintain all grounds associated with building by cutting the grass, minor pruning, replacing trees, bushes and flowers if required.</li> </ul>
<b>Keys and Locks</b>	<ul style="list-style-type: none"> <li>• Repair and replacement of locks if damaged through major or continued misuse.</li> </ul>	<ul style="list-style-type: none"> <li>• Replacement of lost or damaged keys as applies to Council's master key system.</li> <li>• Supply of keys for user groups.</li> <li>• Repair and replacement of locks as applies to Council's master key system.</li> </ul>
<b>Painting</b>	<ul style="list-style-type: none"> <li>• Internal painting if damaged through major or continued misuse or colour scheme changes etc.</li> </ul>	<ul style="list-style-type: none"> <li>• External for structural integrity reasons.</li> </ul>
<b>Permanent Fixtures</b>	<ul style="list-style-type: none"> <li>• Regular cleaning of all fixtures.</li> <li>• Repair and/or replace if damaged through major or continual misuse.</li> </ul>	<ul style="list-style-type: none"> <li>• Replace when required the following items: <ul style="list-style-type: none"> <li>- hot water service</li> <li>- sinks and toilets</li> <li>- verandas attached to the building.</li> </ul> </li> </ul>
<b>Pest Control</b>	<ul style="list-style-type: none"> <li>• Keep all areas in a clean and hygienic state.</li> <li>• All pest control as required both internal and external.</li> </ul>	<ul style="list-style-type: none"> <li>• Pest control relating to structural items (eg. woodborer and termites).</li> </ul>
<b>Plumbing</b>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>	<ul style="list-style-type: none"> <li>• Replacement of damaged or corroded plumbing fittings, toilet bowls and cisterns.</li> <li>• Repairs or works required for drainage purposes, including sewerage, drains, water pipes and pits.</li> <li>• Replacement of gas pipes.</li> <li>• Structural repairs or capital works.</li> </ul>
<b>Roof, Skylight, External Walls,</b>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>	<ul style="list-style-type: none"> <li>• All maintenance and repair of the structure of the premises</li> </ul>



ITEM	OCCUPIER'S RESPONSIBILITY	COLAC OTWAY SHIRE RESPONSIBILITY
<b>Spouting and Downpipes</b>		as required.
<b>Signage</b>	<ul style="list-style-type: none"> <li>Maintain and replace all internal/external signs relating to the SOLN.</li> </ul>	<ul style="list-style-type: none"> <li>Identification signage to be provided by Council where required.</li> </ul>
<b>Smoke Detectors</b>	<ul style="list-style-type: none"> <li>Install, repair and replacement of battery operated smoke detectors. Includes battery replacement as required.</li> </ul>	<ul style="list-style-type: none"> <li>Installation and maintenance of hard wire system where required.</li> </ul>
<b>Telecommunication Systems (eg. fax, photocopiers, telephones etc)</b>	<ul style="list-style-type: none"> <li>Purchase, service and maintenance cost.</li> <li>Replacement costs.</li> </ul>	<ul style="list-style-type: none"> <li>Nil</li> </ul>
<b>Whitegoods (eg refrigerator, dishwasher etc)</b>	<ul style="list-style-type: none"> <li>Service and maintenance costs.</li> <li>Replacement costs of items owned by the tenant</li> </ul>	<ul style="list-style-type: none"> <li>Nil</li> </ul>

**ATTACHMENT D****Additional responsibilities of the parties**

The roles and responsibilities of Council and you in relation to the usage of the premises are outlined below.

	<b>WHO IS RESPONSIBLE</b>	<b>LESSEE'S % LIABILITY</b>
<b>RATES AND TAXES</b>		
Council rates and fees	Lessee	100%
Water	Lessee	Percentage of floor area of the total building occupied by the tenant.
Land tax	Lessee	100%
<b>UTILITY SERVICES</b>		
Telephone	Lessee	100%
Water & sewerage consumption	Lessee	Percentage of floor area of the total building occupied by the tenant.
Gas	Lessee	Percentage of floor area of the total building occupied by the tenant.
Electricity	Lessee	Percentage of floor area of the total building occupied by the tenant.
<b>OTHER</b>		
Building Insurance	Council	100%
Public Liability Insurance	Lessee	\$20 Million
Contents Insurance	Lessee	100%

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Item: 10.8

## Update Instrument of Delegation - Council to CEO and Council to Council Staff

<b>OFFICER</b>	Errol Lawrence
<b>GENERAL MANAGER</b>	Errol Lawrence
<b>DIVISION</b>	Corporate Services
<b>ATTACHMENTS</b>	1. Track Changes Document for Council - S 6 Instrument of Delegation - Members of Staff - June 2019 Upd [10.8.1 - 112 pages]
<b>PURPOSE</b>	Updated legislative changes affecting Councils powers, duties and functions

### 1. EXECUTIVE SUMMARY

Councils are required to update their delegations regularly to ensure they remain current and reflect changes in legislation.

The purpose of this report is to review Council's Instrument of Delegation to Members of Council Staff and confer these duties to the relevant officers enabling enforcement of the statutory powers and responsibilities required within legislation. The last review was completed in July 2018.

### 2. RECOMMENDATION

***That Council, in the exercise of the powers conferred by section 98(1) of the Local Government Act 1989 (the Act) and the other legislation referred to in the tabled Instrument of Delegation, resolves that:***

- 1. There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the tabled Instrument of Delegation to members of Council staff, the powers, duties and functions set out in that Instrument, subject to the conditions and limitations specified in that Instrument.***
- 2. The Chief Executive Officer is authorised to affix the Common Seal to the Instrument. The Instrument comes into force immediately the Common Seal of Council is affixed.***

- 3. The duties and functions set out in the Instrument must be performed and the powers set out in the Instrument must be executed, in accordance with any guidelines or policies of Council that may from time to time be adopted.***

## 3. KEY INFORMATION

### BACKGROUND

Councils have been given many powers, duties and functions under multiple pieces of legislation which are essential in fulfilling the wide-ranging responsibilities of Local Government.

Council must regularly update its Instrument of Delegations to enable enforcement of the statutory powers and responsibilities required within legislation and confer these duties to the relevant staff.

The organisation generally undertakes a review of delegations on a half yearly basis or where there have been changes to legislation. In addition, Council must specifically review delegations within 12 months of a general election.

### KEY INFORMATION

Section 98 of the *Local Government Act 1989* (LGA) allows a Council to delegate its powers, duties and functions to members of Council staff and also specifies that the CEO can sub-delegate to staff the powers of a Council which have been delegated to them. Delegating a Council's powers, duties and functions is essential to fulfilling the responsibilities of local government.

Section 98 of the *Local Government Act 1989* (LGA) also specifies that a Council may not delegate the following powers, duties and functions:

- the power to declare a rate or a charge;
- the power to borrow money;
- the power to approve expenditure not contained in an approved budget; and
- any power, duty or function of the council provided by section 223 of the LGA, which sets out the public submission process.

Council subscribes to the regular update service offered by Maddocks Lawyers which provides updates on legislative amendments required to Councils Instrument of Delegation to ensure legislative compliance.

Amendments included in this update:

- *Section 185L of the Local Government Act 1989 (Vic) (LGA) has been added to the template to provide clarification about the ability of a Council's Chief Executive Officer to declare and levy a cladding rectification change.*

Amendments also made by the Manager Planning Building & Health:

*"The officer delegations relating to planning permit decisions have been amended to reflect the change resolved by Council for applications in Farming Zone/Rural Conservation Zone at the June 2019 Council meeting. They have also been amended to allow officers to determine under delegation applications for parking reductions/waivers on land located outside of the Commercial 1 and 2 zones and Township*



*Zone. Under the current arrangements, any application seeking a reduction or waiver of more than 5 car spaces cannot be determined by officers and is considered by the Planning Committee at one of their monthly meetings. This will enable officers to use discretion under delegation to approve planning applications for proposals by industrial users such as Bulla, ALC or AKD where significant parking waivers are proposed, or other applications in rural areas where parking is not a significant consideration/constraint. This would promote efficient decision making for applications with positive economic implications for the Shire, as decisions listed for consideration by Planning Committee or Council take several weeks additional processing time due to agenda preparation requirements. It would ensure that applications proposing a waiver/reduction of more than 5 car spaces in small towns or within the commercial areas of Colac, Apollo Bay and Birregurra, where parking pressures are most evident, would still be considered by the Planning Committee.”*

To update the Council to Council Staff delegation, consultation with relevant managers was undertaken to ensure the correct officers are delegated the powers to perform the duties required under the new legislation. The amendments have been tracked for your information.

## **4. COMMUNITY CONSULTATION & ENGAGEMENT**

Not applicable.

## **5. ALIGNMENT TO COUNCIL PLANS, POLICIES OR STRATEGIES**

Alignment to Council Plan 2017-2021:

Theme 4 - Our Leadership & Management

3. Organisational development and legislative compliance.

## **6. CONSIDERATIONS**

### **ENVIRONMENTAL, SOCIAL & CULTURAL, & ECONOMIC**

Not applicable.

### **LEGAL & RISK**

Maintaining the currency of delegations in our complex legal and legislative environment is challenging. To reduce the risk of non-compliance Council subscribes to an update service provided by Maddocks Lawyers. This service provides updates on legislative changes and therefore Council updates the delegations on a half yearly basis or more if required.

Councils policy framework and specific policy decisions provides guidance to staff in executing their delegated powers.

### **FINANCIAL & BUDGETARY**

The process to maintain delegations is complex to ensure legislative compliance (Council works with over 90 different pieces of legislation). Services provided by external providers such as Maddocks reduce this resource requirement and more importantly reduces the risk of non-compliance.

## 7. IMPLEMENTATION STRATEGY

The Instruments of Delegation will come into force following approval by Council and the affixing of the Council seal.

### COMMUNICATION

A register of delegations is maintained and held within the corporate office.

### TIMELINE

Updates are prepared when advised of changes to legislation received from Maddocks and submitted to Council for consideration.

## 8. OFFICER DIRECT OR INDIRECT INTEREST

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

Maddocks Delegations and Authorisations

**S6. Instrument of Delegation – Members of Staff**

**Colac Otway Shire Council**

**Instrument of Delegation**

**to**

**Members of Council Staff**

**28 August 2019**

## Instrument of Delegation

In exercise of the power conferred by section 98(1) of the *Local Government Act* 1989 and the other legislation referred to in the attached Schedule, the Council:

1. delegates each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described opposite each such duty and/or function and/or power in column 3 of the Schedule;
2. records that a reference in the Schedule to:

All GMs	means any or all of the - General Manager Infrastructure & Leisure Services General Manager Corporate Services General Manager Development & Community Services
“CEO”	means Chief Executive
“CO”	means Compliance Officer (Inc. Planning Enforcement Officer)
“CRS”	means Co-ordinator Revenue Services
“CUC”	means Compliance Unit Co-ordinator
“EO”	means Environment Officer
“EP”	means Environment Planner
“GMCS”	means General Manager Corporate Services
“GMDCS”	means General Manager Development and Community Services
“GMILS”	means General Manager Infrastructure and Leisure Services
“HPC”	means Health Protection Co-ordinator
“ <del>EHOHPO</del> ”	means <del>Environmental Health</del> Health Protection Support Officer
“HPSO”	means Health Protection Technical Officer & Administration Officer
“MAPD”	means Manager Assets and Project Delivery
“MBS”	means Municipal Building Surveyor
“MCMP”	means Manager Capital and Major Projects
“MCS”	means Manager Community Services
“MECS”	means Manager Environment & Community Safety
“MFS”	means Manager Financial Services
“MPBH”	means Manager Planning, Building and Health
“MPPC”	means Manager People, Performance and Culture
“MSO”	means Manager Services and Operations
“MEMC”	Means Municipal Emergency Management Co-ordinator
“PA”	means Planning Administrator
“PBAC”	means Planning and Building Administration Co-ordinator
“PCofC”	means Planning Committee of Council
“PLO”	means Planning Officer
“SCO”	means Senior Compliance Officer
“SPC”	means Statutory or Strategic Planning Co-ordinator

3. declares that:

3.1 this Instrument of Delegation is authorised by resolution of Council passed on 28 August 2019.

3.2 the delegation:

- 3.1.1 comes into force immediately the common seal of Council is affixed to this Instrument of Delegation;
- 3.1.2 remains in force until varied or revoked;
- 3.1.3 is subject to any conditions and limitations set out in the Schedule; and
- 3.1.4 must be exercised in accordance with any guidelines or policies which Council from time to time adopts.

3.3 the delegate must not determine the issue, take the action or do the act or thing:

3.3.1 if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council; or

3.3.2 if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a

(a) policy; or

(b) strategy

adopted by Council; or

3.3.3 if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of s 98(1)(a)-(f) (inclusive) of the Act or otherwise; or

3.3.4 the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff.

This Delegation was amended by Resolution of the Colac Otway Shire Council on 28 August 2019.

THE COMMON SEAL of the )  
 COLAC OTWAY SHIRE COUNCIL was )  
 hereunto affixed in the presence of: )

.....  
Chief Executive

.....  
Date



## SCHEDULE

## INDEX

<b>DOMESTIC ANIMALS ACT 1994 .....</b>	<b>6</b>
<b>ENVIRONMENT PROTECTION ACT 1970 .....</b>	<b>7</b>
<b>FOOD ACT 1984 .....</b>	<b>8</b>
<b>HERITAGE ACT 2017 .....</b>	<b>13</b>
<b>LOCAL GOVERNMENT ACT 1989 .....</b>	<b>14</b>
<b>PLANNING AND ENVIRONMENT ACT 1987 .....</b>	<b>15</b>
<b>RAIL SAFETY (LOCAL OPERATIONS) ACT 2006 .....</b>	<b>88</b>
<b>ROAD MANAGEMENT ACT 2004.....</b>	<b>92</b>
<b>PLANNING AND ENVIRONMENT REGULATIONS 2015.....</b>	<b>105</b>
<b>PLANNING AND ENVIRONMENT (FEES) REGULATIONS 2016.....</b>	<b>107</b>
<b>RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010 .....</b>	<b>108</b>
<b>ROAD MANAGEMENT (GENERAL) REGULATIONS 2016 .....</b>	<b>111</b>
<b>ROAD MANAGEMENT (WORKS AND INFRASTRUCTURE) REGULATIONS 2015.....</b>	<b>113</b>

<b>DOMESTIC ANIMALS ACT 1994</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS AND LIMITATIONS</b>
s.41A(1)	Power to declare a dog to be a menacing dog	CUC CO	Council may delegate this power to a Council authorised officer.

<b>ENVIRONMENT PROTECTION ACT 1970</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.53M(3)	Power to require further information	HPC HPO HPSO MECS MPBH CUC CO	
s.53M(4)	Duty to advise applicant that application is not to be dealt with	HPC HPO HPSO MECS MPBH CUC CO	
s.53M(5)	Duty to approve plans, issue permit or refuse permit	HPC HPO	Refusal must be ratified by Council or it is of no effect
s.53M(6)	Power to refuse to issue septic tank permit	HPC HPO HPSO	Refusal must be ratified by Council or it is of no effect
s.53M(7)	Duty to refuse to issue a permit in circumstances in (a)-(c)	HPC HPO	Refusal must be ratified by Council or it is of no effect

<b>FOOD ACT 1984</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.19(2)(a)	Power to direct by written order that the food premises be put into a clean and sanitary condition	HPC HPO HPSO	If section 19(1) applies
s.19(2)(b)	Power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	HPC HPO HPSO	If section 19(1) applies
s 19(3)	Power to direct by written order that the food premises not be kept or used for the sale, or handling for sale, of any food, or for the preparation of any food, or for any other specified purpose, or for the use of any specified equipment or a specified process	HPC HPO	If s 19(1) applies Only in relation to temporary food premises or mobile food premises
s.19(4)(a)	Power to direct that an order made under section 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises and (ii) inform the public by notice in a published newspaper or otherwise	HPC HPO HPSO	If section 19(1) applies
s.19(6)(a)	Duty to revoke any order under s.19 where the subject of the order has been attended to	HPC HPO HPSO	<u>If s 19(1) applies</u>
s.19(6)(b)	Duty to give written notice of revocation under s.19(6)(a) <u>if satisfied that an order has been complied with</u>	HPC HPO HPSO	If section 19(1) applies
s.19AA(2)	Power to direct, by written order, that a person must take any of the actions described in (a) – (c)	HPC HPO HPSO	Where Council is the registration authority



<b>FOOD ACT 1984</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.19AA(4)(c)	Power to direct, in an order under s.19AA(2) or a subsequent written order, that a person must ensure that any food or class of food is not removed from the premises	HPC HPO HPSO	Note. The power to direct the matters under s.19AA(4)(a) and (b) not capable of delegation and so such directions must be made by a Council resolution
s.19AA(7)	Duty to revoke order issued under s.19AA and give written notice of revocation, if satisfied that that order has been complied with	HPC HPO HPSO	Where Council is the registration authority
s.19CB(4)(b)	Power to request copy of records	HPC HPO HPSO	Where Council is the registration authority
s.19E(1)(d)	Power to request a copy of the food safety program	HPC EHO HPSO	Where Council is the "registration authority"
s.19GB	Power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	HPC HPO HPSO	Where Council is the registration authority
s.19M(4)(a)&(5)	Power to conduct a food safety audit and take actions where deficiencies are identified	HPC HPO	Where Council is the registration authority
s.19NA(1)	Power to request food safety audit reports	HPC HPO HPSO	Where Council is the registration authority
s.19U(3)	Power to waive and vary the costs of a food safety audit if there are special circumstances	HPC HPO	
s.19UA	Power to charge fees for conducting a food safety assessment or inspection	HPC HPO HPSO	Except for an assessment required by a declaration under section 19C or an inspection under sections 38B(1)(c) or 39

<b>FOOD ACT 1984</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.19W	Power to direct a proprietor of a food premises to comply with any requirement under Part IIIB	HPC HPO HPSO <del>F</del>	Where Council is the registration authority
s.19W(3)(a)	Power to direct a proprietor of a food premises to have staff at the premises undertake training or induction	HPC HPO HPSO	Where Council is the registration authority
s.19W(3)(b)	Power to direct a proprietor of a food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the premises	HPC HPO HPSO	Where Council is the registration authority
<del>s.35A</del>	Power to register, renew or transfer registration	HPC HPO HPT <del>EH</del> O HPSO <del>H</del> PSO	Where Council is the registration authority refusal to grant/renew/transfer registration must be ratified by Council or the CEO (see sec.58A(2))
s.38AA(5)	Power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	HPC HPO HPSO <del>P</del>	Where Council is the registration authority
s.38AB(4)	Power to fix a fee for the receipt of a notification under section 38AA in accordance with a declaration under subsection (1)	HPC HPO <del>E</del> H <del>O</del> HPSO	Where Council is the registration authority
s.38A(4)	Power to request a copy of a completed food safety program template	HPC HPO HPSO	Where Council is the registration authority
s.38B(1)(a)	Duty to assess the application and determine which class of food premises under section 19C the food premises belongs	HPC HPO HPSO	Where Council is the registration authority

<b>FOOD ACT 1984</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.38B(1)(b)	Duty to ensure proprietor has complied with requirements of section 38A	HPC HPO HPSO	Where Council is the registration authority
s.38B(2)	Duty to be satisfied of the matters in section 38B(2)(a)-(b)	HPC HPO HPSO	Where Council is the registration authority
s.38D(1)	Duty to ensure compliance with the applicable provisions of section 38C and inspect the premises if required by section 39	HPC HPO HPSO	Where Council is the registration authority
s.38D(2)	Duty to be satisfied of the matters in section 38D(2)(a)-(d)	HPC HPO HPSO	Where Council is the registration authority
s.38D(3)	Power to request copies of any audit reports	HPC HPO HPSO	Where Council is the registration authority
s.38E(2)	Power to register the food premises on a conditional basis	HPC HPO <a href="#">HPSO</a>	Where Council is the registration authority Not exceeding the prescribed time limit defined under subsection (5)
s.38E(4)	Duty to register the food premises when conditions are satisfied	HPC HPO <a href="#">HPSO</a>	Where Council is the registration authority
s.38F(3)(b)	Power to require proprietor to comply with requirements of this Act	HPC HPO HPSO	Where Council is the registration authority
s.39A	Power to register, renew or transfer food premises despite minor defects	HPC HPO HPSO	Where Council is the registration authority Only if satisfied of matters in subsections (2))a)-(c)

<b>FOOD ACT 1984</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.40(2)	Power to incorporate the certificate of registration in one document with any certificate of registration under the <i>Public Health and Wellbeing Act 2008</i>	HPC HPO HPSO	
s.40C(2)	Power to grant or renew the registration of food premises for a period less than 1 year	HPC HPO HPSO	Where Council is the registration authority
s.40D(1)	Power to suspend or revoke the registration of food premises	HPC	Where Council is the registration authority
s.43F(6)	Duty to be satisfied that registration requirements under Division 3 have been met prior to registering, transferring or renewing registration of a component of a food business	HPC HPO HPSO	Where Council is the registration authority
s.43F(7)	Power to register the components of the food business that meet requirements in Division 3 and power to refuse to register the components that do not meet the requirements	HPC HPO	Where Council is the registration authority
s.46(5)	Power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution without proceedings first being instituted against the person first charged	HPC HPO	Where Council is the registration authority

<b>HERITAGE ACT 2017</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.116	Power to sub-delegate Executive Director's functions, duties or powers	GMDCS	<p>Must first obtain Executive Director's written consent.</p> <p>Council can only sub-delegate if the instrument of delegation from the executive director authorises sub-delegation.</p>



<b>LOCAL GOVERNMENT ACT 1989</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.181H	Power to enter into an environmental upgrade agreement on behalf of Council and declare and levy an environmental upgrade charge	CEO <sup>1</sup>	
<u>s 185L(4)</u>	<u>Power to declare and levy a cladding rectification charge</u>	<u>CEO2</u>	

<sup>1</sup> The only member of staff who can be a delegate in column 3 is the CEO, if a CEO wishes to sub-delegate these powers, he or she must use the s13 instrument of delegation of CEO powers, duties and functions to members of Council staff.

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.4B	Power to prepare an amendment to the Victoria Planning Provisions	PCofC GMDCS SPC MPBH	If authorised by the Minister
s.4G	Function of receiving prescribed documents and a copy of the Victoria Planning Provisions from the Minister	GMDCS SPC MPBH	
s.4H	Duty to make amendment to Victorian Planning Provisions available	GMDCS SPC MPBH PLO PBAC	
s.4I	Duty to keep Victoria Planning Provisions and other documents available	GMDCS SPC MPBH PLO PBAC	
s.8A(2)	Power to prepare amendment to the planning scheme where the Minister has given consent under s.8A	MPBH PBAC	
s.8A(3)	Power to apply to Minister to prepare an amendment to the planning scheme	PCofC GMDCS PBAC MPBH <a href="#">SPC</a>	
s.8A(5)	Function of receiving notice of the Minister's decision	GMDCS PBAC MPBH <a href="#">SPC</a>	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.8A(7)	Power to prepare the amendment specified in the application without the Minister's authorisation if no response received after 10 business days	PCofC GMDCS PBAC MPBH <a href="#">SPC</a>	
s.8B(2)	Power to apply to the Minister for authorisation to prepare an amendment to the planning scheme of an adjoining municipal district	PCofC GMDCS PBAC MPBH	
s.12(3)	Power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure co-ordination of planning scheme with these person	PCofC GMDCS PBAC MPBH <a href="#">SPC</a>	
s 12A(1)	Duty to prepare a municipal strategic statement (including power to prepare a municipal strategic statement under s 19 of the <i>Planning and Environment (Planning Schemes) Act 1996</i> )	PCofC GMDCS PBAC MPBH	
s.12B(1)	Duty to review planning scheme	PCofC GMDCS <a href="#">PBAC</a> MPBH <a href="#">SPC</a> <a href="#">EP</a> <a href="#">MECS</a>	
s.12B(2)	Duty to review planning scheme at direction of Minister	PCofC GMDCS <a href="#">PBAC</a> MPBH <a href="#">SPC</a> <a href="#">EP</a>	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
		<a href="#">MECS</a>	
s.12B(5)	Duty to report findings of review of planning scheme to Minister without delay	PCofC GMDCS <a href="#">PBAC</a> MPBH <a href="#">SPC</a> EP <a href="#">MECS</a>	
s.14	Duties of a Responsible Authority as set out in subsections (a) to (d)	PCofC GMDCS PBAC <a href="#">SPC</a> PLO EP MPBH <a href="#">MECS</a>	
s.17(1)	Duty of giving copy amendment to the planning scheme	GMDCS PBAC MPBH <a href="#">SPC</a> PLO PA	
s.17(2)	Duty of giving copy s.173 agreement	GMDCS PBAC PLO MPBH <a href="#">SPC</a> PA EP <a href="#">MECS</a>	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.17(3)	Duty of giving copy amendment, explanatory report and relevant documents to the Minister within 10 business days	GMDCS PBAC MPBH PLO PA <a href="#">SPC</a>	
s.18	Duty to make amendment etc. Available	GMDCS PBAC MPBH PLO PA <a href="#">SPC</a>	
s.19	Power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under section 19 to a planning scheme	GMDCS PBAC MPBH PLO PA <a href="#">SPC</a>	
s.19	Function of receiving notice of preparation of an amendment to a planning scheme	GMDCS PBAC MPBH PLO PA <a href="#">SPC</a>	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or  Where the amendment will amend the planning scheme to designate Council as an acquiring authority



<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.20(1)	Power to apply to Minister for exemption from the requirements of s 19	PCofC GMDCS PBAC MPBH <a href="#">SPC</a>	
s.21 (2)	Duty to make submissions available	GMDCS PBAC MPBH <a href="#">SPC</a> PA <a href="#">EP</a> <a href="#">MECS</a>	
s.21A(4)	Duty to publish notice	GMDCS PBAC MPBH <a href="#">SPC</a> PLO PA <a href="#">EP</a> <a href="#">MECS</a>	
s.22	Duty to consider all submissions	PCofC GMDCS PBAC MPBH <a href="#">SPC</a>	-Except submissions which request a change to the items in s.22(5) (a) and (b)
s.23(1)(b)	Duty to refer submissions which request a change to the amendment to a panel	PCofC GMDCS PBAC MPBH <a href="#">SPC</a>	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.23(2)	Power to refer to a panel submissions which do not require a change to the amendment	PCofC GMDCS PBAC <a href="#">SPC</a> MPBH	
s.24	Function to represent Council and present a submission at a panel hearing (including a hearing referred to in s 96D)	GMDCS <a href="#">PBAG</a> PLO MPBH <a href="#">SPC</a>	
s.26(1)	Power to make report available for inspection	GMDCS PBAC MPBH PLO PA <a href="#">SPC</a>	
s.26(2)	Duty to keep report of panel available for inspection	GMDCS PBAC MPBH PLO PA <a href="#">SPC</a>	
s.27(2)	Power to apply for exemption if panel's report not received	PCofC GMDCS PBAC MPBH <a href="#">SPC</a>	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.28	Duty to notify the Minister if abandoning an amendment	GMDCS PBAC MPBH <a href="#">SPC</a>	Note: the power to make a decision to abandon an amendment cannot be delegated
s.30(4)(a)	Duty to say if amendment has lapsed	GMDCS PBAC MPBH <a href="#">SPC</a>	
s.30(4)(b)	Duty to provide information in writing upon request	GMDCS PBAC MPBH <a href="#">SPC</a>	
s.32(2)	Duty to give more notice if required	GMDCS PBAC MPBH <a href="#">SPC</a>	
s.33(1)	Duty to give more notice of changes to an amendment	GMDCS PBAC MPBH <a href="#">SPC</a>	
s.36(2)	Duty to give notice of approval of amendment	GMDCS PBAC MPBH <a href="#">SPC</a>	
s.38(5)	Duty to give notice of revocation of an amendment	GMDCS PBAC MPBH <a href="#">SPC</a>	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.39	Function of being a party to a proceeding commenced under s.39 and duty to comply with determination by VCAT	GMDCS <a href="#">SPCPBAC</a> MPBH	
s.40(1)	Function of lodging copy of approved amendment	GMDCS PBAC MPBH <a href="#">SPC</a>	
s.41	Duty to make approved amendment available	GMDCS PBAC MPBH PLO PA <a href="#">SPC</a>	
s.42	Duty to make copy of planning scheme available	GMDCS PBAC PLO MPBH PA <a href="#">SPC</a>	
s.46AS(ac)	Power to request the Victorian Planning Authority (VPA) to provide advice on any matter relating to land in Victoria or an objective of planning in Victoria	GMDCS MPBH <a href="#">PBACSPC</a>	
s.46AW	Function of being consulted by the Minister	CEO GMDCS MPBH	Where Council is a responsible public entity

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46AX	Function or receiving draft Statement of Planning Policy and written direction in relation to the endorsement of the draft Statement of Planning Policy.  Power to endorse the draft Statement of Planning Policy	CEO GMDCS MPBH <a href="#">SPC</a>	Where Council is a responsible public entity
s.46AZC(2)	Duty not to prepare an amendment to a declared area planning scheme that is inconsistent with a Statement of Planning Policy for the declared area that is expressed to be binding on the responsible public entity	CEO GMDCS MPBH SPC	Where Council is a responsible public entity
s.46AZK	Duty not to act inconsistently with any provision of the Statement of Planning Policy that is expressed to be binding on the public entity when performing a function or duty or exercising a power in relation to the declared area.	CEO GMDCS MPBH SPC	Where Council is a responsible public entity
s.46GI(2)(b)(i)	Power to agree to a lower rate of standard levy for a class of development of a particular type of land than the rate specified in a Minister's direction	CEO GMCS GMDCS MPBH MFS	Where Council is the planning authority, the municipal Council of the municipal district in which the land is located and/or the development agency
s.46GJ(1)	Function of receiving written directions from the Minister in relation to the preparation and content of infrastructure contributions plans	CEO GMCS GMDCS MPBH MFS	



<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46GK	Duty to comply with a Minister's direction that applies to Council as the planning authority	CEO GMCS GMDCS MPBH MFS	
s.46GN(1)	Duty to arrange for estimates of values of inner public purpose land	CEO GMCS MFS	
s.46GO(1)	Duty to give notice to owners of certain inner public purpose land	CEO GMCS GMDCS MFS MPBH SPC	
s.46GP	Function of receiving a notice under s.46GO	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency
s.46GQ	Function of receiving a submission from an affected owner who objects to the estimated value per hectare (or other appropriate unit of measurement) of the inner public purpose land	CEO GMCS GMDCS MFS MPBH SPC	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46GR(1)	Duty to consider every submission that is made by the closing date for submissions included in the notice under s.46GO	CEO GMCS GMDCS MFS MPBH SPC	
s.46GR(2)	Power to consider a late submission Duty to consider a late submission if directed to do so by the minister	CEO GMCS GMDCS MFS MPBH SPC	
s.46GS(1)	Power to accept or reject the estimate of the value of the inner public purpose land in a submission made under s.46GQ.	CEO GMCS GMDCS MFS MPBH	
s.46GS(2)	Duty, if Council rejects the estimate of the value of the inner public purpose land in the submission, to refer the matter to the valuer-general and notify the affected owner of the rejection and that the matter has been referred to the valuer-general	CEO GMCS GMDCS MFS MPBH	
s.46GT(2)	Duty to pay half of the fee fixed by the valuer-general for arranging and attending the conference	CEO GMCS MFS	
s.46GT(4)	Function of receiving from the valuer-general written confirmation of the agreement between the planning authority's valuer and the affected owner's valuer as to the estimated value of the inner public purpose land	CEO GMCS MFS	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46GT(6)	Function of receiving from the valuer-general written notice of a determination under s.46GT(5)	CEO GMCS MFS	
s.46GU	Duty not to adopt an amendment under s.29 to an infrastructure contributions plan that specifies a land credit amount or a land equalisation amount that relates to a parcel of land in the ICP plan area of the plan unless the criteria in s.46GU(1)(a) and (b) are met	CEO GMCS GMDCS MPBH SPC	
s.46GV(3)	Function of receiving the monetary component and any land equalisation amount of the infrastructure contribution.  Power to specify the manner in which the payment is to be made	CEO GMCS GMDCS MPBH SPC	Where Council is the collecting agency
s.46GV(3)(b)	Power to enter into an agreement with the applicant	CEO GMCS GMDCS MPBH SPC	Where Council is the collecting agency
s.46GV(4)(a)	Function of receiving the inner public purpose land in accordance with s.46GV(5) and (6)	CEO GMDCS MPBH SPC	Where Council is the collecting agency
s.46GV(4)(b)	Function of receiving the inner public purpose land in accordance with s.46GV(5) and (6)	CEO GMDCS MPBH SPC	Where Council is the collecting agency
s.46GV(7)	Duty to impose the requirements set out in s.46GV(3) and (4) as conditions on the permit applied for by the applicant to develop the land in the ICP plan area	CEO GMDCS MPBH SPC	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46GV(9)	Power to require the payment of a monetary component or provision of the land component of an infrastructure contribution to be secured to Councils satisfaction	CEO GMDCS MPBH SPC	Where Council is the collecting agency
s.46GX(1)	Power to accept works, services or facilities in part or full satisfaction of the monetary component of an infrastructure contribution payable	CEO GMCS GMDCS GMILS MFS MPBH SPC	Where Council is a the collecting agency
s.46GX(2)	Duty before accepting the provision of works, services or facilities by an applicant under s.46GX(1) to obtain the agreement of the development agency or agencies specified in the approved infrastructure contribution plan	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency
s.46GY(1)	Duty to keep proper and separate accounts and records	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency
s.46GY(2)	Duty to keep the accounts and records in accordance with the <i>Local Government Act 1989</i>	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46GZ(2)(a)	Duty to forward any part of the monetary component that is imposed for plan preparation costs to the planning authority that incurred those costs.	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency under an approved infrastructure contributions plan  This duty does not apply where Council is that planning authority
s.46GZ(2)(a)	Function of receiving the monetary component	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the planning authority  This duty does not apply where Council is also the collecting agency
s.46GZ(2)(b)	Duty to forward any part of the monetary component that is imposed for the provision of works, services or facilities to the development agency that is specified in the plan as responsible for those works, services or facilities	CEO GMCS GMDCS MFS MPBH SPC	Where Council is a collecting agency under an approved infrastructure contributions plan  This provision does not apply where Council is also the relevant development agency
s.46GZ(2)(b)	Function of receiving the monetary component	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the development agency under an approved infrastructure contributions plan  This provision does not apply where Council is also the collecting agency



<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46GZ(4)	Duty to use any land equalisation amounts to pay land credit amounts under s.46GZ(7), except any part of those amounts that are to be forwarded to a development agency under s.46GZ(5)	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency under an approved infrastructure contributions plan
s.46GZ(5)	Duty to forward any part of a land equalisation amount required for the acquisition of outer public purpose land by a development agency specified in the approved infrastructure contributions plan to that development agency	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency under an approved infrastructure contributions plan  This provision does not apply where Council is also the relevant development agency
s.46GZ(5)	Function of receiving any part of a land equalisation amount required for the acquisition of outer public purpose land	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the development agency under an approved infrastructure contributions plan  This provision does not apply where Council is also the collecting agency
s.46GZ(7)	Duty to pay to each person who must provide an infrastructure contribution under the approved infrastructure contributions plan any land credit amount to which the person is entitled under s.46GW	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency under an approved infrastructure contributions plan

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46GZ(9)	Duty to transfer the estate in fee simple in the land to the development agency specified in the approved infrastructure contributions plan as responsible for the use and development of that land	CEO GMCS GMDCS MFS MPBH SPC	<p>If any inner public purpose land is vested in Council under the <i>Subdivision Act 1988</i> or acquired by Council before the time it is required to be provided to Council under s.46GV(4)</p> <p>Where Council is the collecting agency under an approved infrastructure contributions plan</p> <p>This duty does not apply where Council is also the development agency</p>
s.46GZ(9)	Function of receiving the fee simple in the land	CEO GMCS GMDCS MFS MPBH SPC	<p>Where Council is the development agency under an approved infrastructure contributions plan</p> <p>This duty does not apply where Council is also the collecting agency</p>
s.46GZA(1)	Duty to keep proper and separate accounts and records	CEO GMCS GMDCS MFS MPBH SPC	Where Council is a development agency under an approved infrastructure contributions plan

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46GZA(2)	Duty to keep the accounts and records in accordance with the <i>Local Government Act 1989</i>	CEO GMCS GMDCS MFS MPBH SPC	Where Council is a development agency under an approved infrastructure contributions plan
s.46GZB(3)	Duty to follow the steps set out in s.46GZB(3)(a)-(c)	CEO GMCS GMDCS MFS MPBH SPC	Where Council is a development agency under an approved infrastructure contributions plan
s.46GZB(4)	Duty in accordance with requirements of the VPA to report on the use of the infrastructure contribution in the development agency's annual report and provide reports on the use of the infrastructure contribution to the VPA	CEO GMCS GMDCS MFS MPBH SPC	If the VPA is the collecting agency under an approved infrastructure contributions plan  Where Council is a development agency under an approved infrastructure contributions plan
s.46GZD(2)	Duty within 6 months after the date on which the approved infrastructure contributions plan expires to follow the steps set out in s.46GZD(2)(a) and (b)	CEO GMCS GMDCS MFS MPBH SPC	Where Council is a development agency under an approved infrastructure contributions plan

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46GZD(3)	Duty to follow the steps set out in s.46GZD(3)(a) and (b)	CEO GMCS GMDCS MFS MPBH SPC	Where Council is a development agency under an approved infrastructure contributions plan
s.46GZD(5)	Duty to make payments under s.46GZD(3) in accordance with ss.46GZD(5)(a) and 46GZD(5)(b)	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency under an approved infrastructure contributions plan
s.46GZE(2)	Duty to forward the land equalisation amount back to the collecting agency within 6 months after the expiry date if any part of a land equalisation amount paid or forwarded to a development agency for acquiring outer public purpose land has not been expended by the development agency to acquire that land at the date on which the approved infrastructure contributions plan expires	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the development agency under an approved infrastructure contributions plan  This duty does not apply where Council is also the collecting agency
s.46GZE(2)	Function of receiving the unexpended land equalisation amount	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency under an approved infrastructure contributions plan  This duty does not apply where Council is also the development agency

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46GZE(3)	Duty within 12 months after the date on which the approved infrastructure contributions plan expires to follow the steps set out in s.46GZE(3)(a) and (b)	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency under an approved infrastructure contributions plan
s.46GZF(2)	Duty within 12 months after the date on which the approved infrastructure contributions plan expires, to use the public purpose land for a public purpose approved by the Minister or sell the public purpose land	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the development agency under an approved infrastructure contributions plan
s.46GZF(3)	Duty if land is sold under s.46GZF(2)(b) to follow the steps in s.46GZF(3)(a) and (b)	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the development agency under an approved infrastructure contributions plan
s.46GZF(3)	S.46GZF(3)(a) function of receiving proceeds of sale	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency under an approved infrastructure contributions plan  This provision does not apply where Council is also the development agency



<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46GZF(4)	Duty to divide the proceeds of the public purpose land among the current owners of each parcel of land in the ICP Plan area and pay each current owner a portion of the proceeds in accordance with s.46GZF(5)	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency under an approved infrastructure contributions plan
s.46GZF(6)	Duty to make the payments under s.46GZF(4) in accordance with s.46GZF(6)(a) and (b)	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency under an approved infrastructure contributions plan
s.46GZH	Power to recover the monetary component, or any land equalisation amount of the land component, payable under Part 3AB as a debt in any court of competent jurisdiction	CEO MCS MFS	Where Council is the collecting agency under an approved infrastructure contributions plan
s.46GZI	Duty to prepare report and give a report to the Minister at the times required by the Minister	CEO GMCS GMDCS MFS MPBH	Where Council is a collecting or development agency
s.46GZK	Power to deal with public purpose land which has vested in, been acquired by, or transferred to Council	CEO GMCS GMDCS MFS MPBH SPC	Where Council is the collecting agency or development agency

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46LB(3)	Duty to publish on Council's internet site, the payable dwelling amount for a financial year on or before 1 July of each financial year for which the amount is adjusted under s.46LB(2)	CEO GMCS GMDCS MFS MPBH SPC	
s.46N(1)	Duty to include condition in permit regarding payment of development infrastructure levy	PCofC GMDCS MPBH SPC	
s.46N(2)(c)	Function of determining time and manner for receipt of development contributions levy	PCofC GMDCS MPBH SPC	
s.46N(2)(d)	Power to enter into an agreement with the applicant regarding payment of development infrastructure levy	GMDCS MPBH	
s.46O(1)(a) & (2)(a)	Power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	GMDCS MPBH MBS	
s.46O(1)(d) & (2)(d)	Power to enter into agreement with the applicant regarding payment of community infrastructure levy	GMDCS SPC MPBH MBS	
s.46P(1)	Power to require payment of amount of levy under s.46N or s.46O to be satisfactorily secured	GMDCS SPC MPBH	
s.46P(2)	Power to accept provision of land, works, services or facilities in part or full payment of levy payable	GMDCS CEO SPC MPBH	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46Q(1)	Duty to keep proper accounts of levies paid	GMDCS GMCS MFS SPC MPBH	
s.46Q(1A)	Duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on behalf of development agency or plan preparation costs incurred by a development agency or plan preparation costs incurred by a development agency	GMDCS GMCS MFS SPC MPBH	
s.46Q(2)	Duty to apply levy only for a purpose relating to the provision of plan preparation costs or the works, services and facilities in respect of which the levy was paid etc.	GMDCS CEO SPC MPBH	
s.46Q(3)	Power to refund any amount of levy paid if it is satisfied the development is not to proceed	GMDCS SPC MPBH	Only applies when levy is paid to Council as a 'development agency'
s.46Q(4)(c)	Duty to pay amount to current owners of land in the area if an amount of levy has been paid to a municipal Council as a development agency for plan preparation costs incurred by the Council or for the provision by the Council of works, services or facilities in an area under s.46Q(4)(a)	GMDCS CEO SPC MPBH	Must be done within six months of the end of the period required by the development contributions plan and with the consent of, and in the manner approved by, the Minister
s.46Q(4)(d)	Duty to submit to the Minister an amendment to the approved development contributions plan	GMDCS CEO SPC MPBH	Must be done in accordance with Part 3
s.46Q(4)(e)	Duty to expend that amount on other works etc.	GMDCS CEO SPC MPBH	With the consent of, and in the manner approved by, the Minister

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.46QC	Power to recover any amount of levy payable under Part 3B	GMDCS MFS SPC MPBH	
s.46QD	Duty to prepare report and give a report to the Minister	GMDCS MFS MPBH SPC	Where Council is a collecting agency or development agency
s.47	Power to decide that an application for a planning permit does not comply with that Act.	CEO GMDCS SPC MPBH EP MECS	
s.49(1)	Duty to keep a register of all applications for permits and determinations relating to permits	CEO GMDCS SPC MPBH PLO PA EP MECS	
s.49(2)	Duty to make register available for inspection	CEO GMDCS PA SPC PLO MPBH	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.50(4)	Duty to amend application	CEO GMDCS SPC PLO MPBH	
s.50(5)	Power to refuse to amend application	CEO GMDCS SPC PLO MPBH	
s.50(6)	Duty to make note of amendment to application in register	CEO GMDCS SPC PLO MPBH PA <a href="#">PBAC</a>	
s.50A(1)	Power to make amendment to application	CEO GMDCS SPC PLO MPBH	
s.50A(3)	Power to require applicant to notify owner and make a declaration that notice has been given	CEO GMDCS SPC PLO MPBH	



<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.50A(4)	Duty to note amendment to application in register	CEO GMDCS SPC PLO MPBH PA <a href="#">PBAC</a>	
s.51	Duty to make copy of application available for inspection	CEO GMDCS SPC PLO MPBH PA <a href="#">PBAC</a>	
s.52(1)(a)	Duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	
s.52(1)(b)	Duty to give notice of the application to other municipal <a href="#">e</a> Councils where appropriate	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.52(1)(c)	Duty to give notice of the application to all persons required by the planning scheme	CEO GMDCS SPC PLO <a href="#">PBAC</a> MPBH	
s.52(1)(ca)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	
s.52(1)(cb)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	
s.52(1)(d)	Duty to give notice of the application to other persons who may be detrimentally effected	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	
52(1AA)	Duty to give notice of an application to remove or vary a registered restrictive covenant	PCofC CEO GMDCS SPC MPBH <a href="#">PBAC</a>	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.52(3)	Power to give any further notice of an application where appropriate	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	
s.53(1)	Power to require the applicant to give notice under section 52(1) to persons specified by it	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	
s.53(1A)	Power to require the applicant to give the notice under section 52(1AA)	PCofC CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	
s.54(1)	Power to require the applicant to provide more information	CEO GMDCS SPC MPBH PLO <a href="#">PBAC</a>	
s.54(1A)	Duty to give notice in writing of information required under s.54(1)	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.54(1B)	Duty to specify the lapse date for an application	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	
s.54A(3)	Power to decide to extend time or refuse to extend time to give required information	CEO GMDCS SPC PLO MPBH	
s.54A(4)	Duty to give written notice of decision to extend or refuse to extend time under <u>er</u> s.54A(3)	CEO GMDCS SPC PLO MPBH	
s.55(1)	Duty to give copy application to every referral authority specified in the planning scheme	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a> <a href="#">PA</a>	
s.57(2A)	Power to reject objections considered made primarily for commercial advantage for the objector	CEO GMDCS SPC MPBH	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.57(3)	Function of receiving name and address of persons to whom notice of decision is to go	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	
s.57(5)	Duty to make available for inspection copy of all objections	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	
s.57A(4)	Duty to amend application in accordance with applicant's request, subject to s.57A(5)	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	
s.57A(5)	Power to refuse to amend application	CEO GMDCS SPC CEO MPBH	



<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.57A(6)	Duty to note amendments to application in register	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	
s.57B(1)	Duty to determine whether and to whom notice should be given	CEO GMDCS SPC PLO MPBH	
s.57B(2)	Duty to consider certain matters in determining whether notice should be given	CEO GMDCS SPC PLO MPBH	
s.57C(1)	Duty to give copy of amended application to referral authority	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	
s.58	Duty to consider every application for a permit	PCofC	Save for permit applications to properties impacted by the 2015 Wye River/Separation bushfire
		CEO GMDCS SPC	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
		PLO MPBH	
s 58A	Power to request advice from the Planning Application Committee	CEO GMDCS SPC MPBH	
s.60	Duty to consider certain matters	PCofC	Save for permit applications to properties impacted by the 2015 Wye River/Separation bushfire
		CEO GMDCS PLO PA MPBH SPC	Save where the proposed use and/or development. <ul style="list-style-type: none"> <li>• <a href="#">Is located in a Commercial 1 or 2 Zone, or a Township Zone, and Dd</a> does not provide the required amount of car parking spaces pursuant to Clause 52.06, Colac Otway Planning Scheme, where the number of spaces being waived/reduced exceeds five (5).</li> <li>• Or four (4) or more objections have been lodged against the grant of a permit.</li> </ul>

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
			<ul style="list-style-type: none"> <li>• Or where the application may have an affect on the broader community.</li> <li>• Or if the application seeks approval for works which had commenced under a lawful planning permit, where <ul style="list-style-type: none"> <li>○ the works had not been completed prior to the expiry of the permit; and</li> <li>○ the officer recommendation is for refusal, unless that recommendation is made due to the response of a referral authority under Section 55 of the Act</li> </ul> </li> <li>• <a href="#">Or where the land is in the Farming or Rural Conservation Zones and:</a> <ul style="list-style-type: none"> <li>a) <a href="#">The officer recommendation is to refuse the application (except where a determining referral</a></li> </ul> </li> </ul>

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
			<p><a href="#">authority under the planning scheme has recommended refusal of the application); and;</a></p> <p>a)b) The proposal is to:</p> <p>i. <a href="#">Use and/or develop land for a dwelling, with or without outbuildings; or</a></p> <p>ii. <a href="#">Excise an existing dwelling.</a></p> <p>These criteria do not apply to decisions or applications on properties impacted by the 2015 Wye River/Separation Creek bushfire</p>
s60(1A)	<del>Dutypower</del> to consider certain matters <del>before deciding on application</del>	PCofC CEO GMDCS SPC PLO MPBH	
s.60(1B)	Duty to consider numbers of objectors in considering whether use or development may have significant social effect.	PCofC GMDCS SPC PLO MPBH	
s.61(1)	Power to determine permit application, either to decide to grant a permit, to decide to grant a permit with conditions or to refuse a permit application.	PCofC	Save for permit applications to properties impacted by the 2015 Wye River/Separation bushfire

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
		CEO GMDCS SPC PLO MPBH	Save where the proposed use and/or development: <ul style="list-style-type: none"> <li>• <a href="#">Is located in a Commercial 1 or 2 Zone, or a Township Zone, and Does not</a> provide the required amount of car parking spaces pursuant to Clause 52.06, Colac Otway Planning Scheme, where the number of spaces being waived/reduced exceeds five (5).</li> <li>• Or four (4) or more objections have been lodged against the grant of a permit. Or if the application seeks approval for works which had commenced under a lawful planning permit, where:               <ul style="list-style-type: none"> <li>○ the works had not been completed prior to the expiry of the permit; and</li> <li>○ the officer recommendation is for refusal, unless that recommendation is made due to the</li> </ul> </li> </ul>



PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
			<p>response of a referral authority under Section 55 of the Act.</p> <ul style="list-style-type: none"> <li>• <u>Or where the land is in the Farming or Rural Conservation Zones and:</u> <ul style="list-style-type: none"> <li>a) <u>The officer recommendation is to refuse the application (except where a determining referral authority under the planning scheme has recommended refusal of the application); and;</u></li> <li>b) <u>The proposal is to:</u> <ul style="list-style-type: none"> <li>i. <u>Use and/or develop land for a dwelling, with or without outbuildings; or</u></li> <li>ii. <u>Excise an existing dwelling.</u></li> </ul> </li> </ul> </li> </ul> <p>Save where the application may have an affect on the broader community.</p> <p>The permit must not be inconsistent with a cultural heritage</p>

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
			management plan under the <i>Aboriginal Heritage Act 2006</i> .  These criteria do not apply to decisions or applications on properties impacted by the 2015 Wye River/Separation Creek bushfire
s.61(2)	Duty to decide to refuse to grant a permit if determining referral authority objects to grant of permit	PCofC CEO GMDCS SPC MPBH	
s 61(2A)	Power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit	PCofC CEO GMDCS SPC  MPBH	
s.61(3)(a)	Duty not to decide to grant a permit to use coastal Crown land without Minister's consent	PCofC CEO GMDCS SPC MPBH	
s.61(3)(b)	Duty to refuse to grant the permit without the Minister's consent	PCofC CEO GMDCS SPC MPBH	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s.61(4)	Duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	PCofC CEO GMDCS SPC MPBH	
s.62(1)	Duty to include certain conditions in deciding to grant a permit	PCofC	Save for permit applications to properties impacted by the 2015 Wye River/Separation bushfire
		CEO GMDCS SPC PLO MPBH	Save where the proposed use and/or development. <ul style="list-style-type: none"> <li>• <a href="#">Is located in a Commercial 1 or 2 Zone, or a Township Zone, and does not</a> provide the required amount of car parking spaces pursuant to Clause 52.06, Colac Otway Planning Scheme, where the number of spaces being waived/reduced exceeds five (5).</li> <li>• Or four (4) or more objections have been lodged against the grant of a permit.</li> <li>• Or where the application may have an affect on the broader community.</li> </ul>

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
			<ul style="list-style-type: none"> <li>• Or if the application seeks approval for works which had commenced under a lawful planning permit, where: <ul style="list-style-type: none"> <li>○ the works had not been completed prior to the expiry of the permit; and</li> <li>○ the officer recommendation is for refusal, unless that recommendation is made due to the response of a referral authority under Section 55 of the Act</li> </ul> </li> </ul> <p>These criteria do not apply to decisions or applications on properties impacted by the 2015 Wye River/Separation Creek bushfire</p>
s.62(2)	Power to include other conditions	PCofC	Save for permit applications to properties impacted by the 2015 Wye River/Separation bushfire
		CEO GMDCS	Save where the proposed use and/or development.

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
		SPC PLO MPBH	<ul style="list-style-type: none"> <li>• <a href="#">Is located in a Commercial 1 or 2 Zone, or a Township Zone, and does not</a> provide the required amount of car parking spaces pursuant to Clause 52.06, Colac Otway Planning Scheme, where the number of spaces being waived/reduced exceeds five (5).</li> <li>• Or four (4) or more objections have been lodged against the grant of a permit.</li> <li>• Or where the application may have an affect on the broader community</li> <li>• Or if the application seeks approval for works which had commenced under a lawful planning permit, where: <ul style="list-style-type: none"> <li>○ the works had not been completed prior to the expiry of the permit; and</li> <li>○ the officer recommendation is for refusal, unless that</li> </ul> </li> </ul>



<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
			<p>recommendation is made due to the response of a referral authority under Section 55 of the Act</p> <p>These criteria do not apply to decisions or applications on properties impacted by the 2015 Wye River/Separation Creek bushfire</p>
s.62(4)	Duty to ensure conditions are consistent with subsections (a), (b) and (c)	PCofC CEO GMDCS SPC PLO MPBH	
s.62(5)(a)	Power to include a permit condition to implement an approved development contributions plan or an approved infrastructure contributions plan	PCofC CEO GMDCS SPC PLO MPBH	
s.62(5)(b)	Power to include a permit condition that specified works be provided on or to the land or paid for in accordance with section 173 agreement	PCofC          CEO	Save for permit applications to properties impacted by the 2015 Wye River/Separation bushfire

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
		GMDCS SPC PLO MPBH	<p>Save where the proposed use and/or development.</p> <ul style="list-style-type: none"> <li>• <a href="#">Is located in a Commercial 1 or 2 Zone, or a Township Zone, and</a> <del>Does not</del> provide the required amount of car parking spaces pursuant to Clause 52.06, Colac Otway Planning Scheme, where the number of spaces being waived/reduced exceeds five (5).</li> <li>• Or four (4) or more objections have been lodged against the grant of a permit.</li> <li>• Or where the application may have an affect on the broader community.</li> <li>• Or if the application seeks approval for works which had commenced under a lawful planning permit, where: <ul style="list-style-type: none"> <li>○ the works had not been completed prior to the expiry of the permit; and</li> <li>○ the officer recommendation is for refusal, unless that</li> </ul> </li> </ul>

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
			<p>recommendation is made due to the response of a referral authority under Section 55 of the Act</p> <p>These criteria do not apply to decisions or applications on properties impacted by the 2015 Wye River/Separation Creek bushfire</p>
s.62(5)(c)	Power to include a permit condition that specified works be provided or paid for by the applicant	PCofC CEO GMDCS SPC PLO MPBH	
s.62(6)(a)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with s46n(1), 46GV(7) or 62(5)	PCofC CEO GMDCS SPC PLO MPBH	
s.62(6)(b)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s.62(1)(a)	PCofC CEO GMDCS SPC PLO MPBH	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.63	Duty to issue the permit where made a decision in favour of the application (if no one has objected)	CEO GMDCS SPC PLO MPBH	
s.64(1)	Duty to give notice of decision to grant a permit to applicant and objectors	CEO GMDCS SPC PLO PA PBAC MPBH	<u>This provision applies also to a decision to grant an amendment to a permit – see s 75</u>
s.64(3)	Duty not to issue a permit until after the specified period	CEO GMDCS SPC PLO PA MPBH PBAC	<u>This provision applies also to a decision to grant an amendment to a permit – see s 75</u>
s.64(5)	Duty to give each objector a copy of an exempt decision	CEO GMDCS SPC PLO PA MPBH PBAC	<u>This provision applies also to a decision to grant an amendment to a permit – see s 75</u>
s.64A	Duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the application, if a relevant recommending referral authority has objected to the grant of a permit	CEO GMDCS SPC PLO PA	This provision applies also to a decision to grant an amendment to a permit - see section 75A

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
		MPBH <a href="#">PBAC</a>	
s.65(1)	Duty to give notice of refusal to grant permit to applicant and <u>person who objected under s 57-objector</u>	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	
s.66(1)	Duty to give notice under s.64 or s.65 and copy permit to referral authorities	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	
s.66(2)	Duty to give a recommending referral authority notice of its decision to grant a permit	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	If the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority
s.66(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	CEO GMDCS SPC PLO PA	If the recommending referral authority objected to the grant of the permit or the recommending referral authority recommended



<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
		MPBH <a href="#">PBAC</a>	that a permit condition be included on the permit
s.66(6)	Duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	If the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition be included on the permit
s.69(1)	Function of receiving application for extension of time of permit	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	
s 69(1A)	Function of receiving application for extension of time to complete development	CEO GMDCS SPC PLO PA MPBH PBAC	
s.69(2)	Power to extend time	PCofC CEO GMDCS SPC PLO	<a href="#">Delegation to officers applies</a> Save where the development has commenced lawfully under the planning permit and:

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
		MPBH	<ul style="list-style-type: none"> <li>○ the application seeks approval for an extension of time to complete the works; and</li> <li>○ the officer recommendation is for refusal, unless that recommendation is made due to the recommendation of a referral authority under Section 55 of the Act.</li> </ul>
s.70	Duty to make copy permit available for inspection	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	
s.71(1)	Power to correct certain mistakes	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	
s.71(2)	Duty to note corrections in register	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.73	Power to decide to grant amendment subject to conditions	PCofC CEO GMDCS SPC PLO MPBH	
s.74	Duty to issue amended permit to applicant if no objectors	CEO GMDCS SPC PLO MPBH	
s.76	Duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	
s.76A(1)	Duty to give relevant determining referral authorities copy of amended permit and copy of notice	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	
s.76A(2)	Duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	CEO GMDCS SPC PLO	If the recommending referral authority objected to the amendment of the permit or the responsible authority decided not

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
		PA MPBH <a href="#">PBAC</a>	to include a condition on the amended permit recommended by the recommending referral authority
s.76A(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit
s.76A(6)	Duty to give a recommending referral authority a copy of any amended permit which Council decides to grant and a copy of any notice given under section 64 or 76	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	If the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit
s.76D	Duty to comply with direction of Minister to issue amended permit	CEO GMDCS SPC PLO MPBH	
s.83	Function of being respondent to an appeal	CEO GMDCS SPC PLO MPBH	
s.83B	Duty to give or publish notice of application for review	CEO GMDCS	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
		SPC PLO MPBH	
s.84(1)	Power to decide on an application at any time after an appeal is lodged against failure to grant a permit	PCofC	Save for permit applications to properties impacted by the 2015 Wye River/Separation bushfire
		CEO GMDCS SPC MPBH	<p>Save where the proposed use and/or development.</p> <ul style="list-style-type: none"> <li>• <a href="#">Is located in a Commercial 1 or 2 Zone, or a Township Zone, and does not</a> provide the required amount of car parking spaces pursuant to Clause 52.06, Colac Otway Planning Scheme, where the number of spaces being waived/reduced exceeds five (5)</li> <li>• Or four (4) or more objections have been lodged against the grant of a permit.</li> <li>• Or the application seeks approval for works which had commenced under a lawful planning permit, where:</li> </ul>



PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
			<ul style="list-style-type: none"> <li>○ the works had not been completed prior to the expiry of the permit; and</li> <li>○ the officer recommendation is for refusal, unless that recommendation is made due to the response of a referral authority under Section 55 of the Act</li> </ul> <ul style="list-style-type: none"> <li>• <u>Or where the land is in the Farming or Rural Conservation Zones and:</u> <ul style="list-style-type: none"> <li>a) <u>The officer recommendation is to refuse the application (except where a determining referral authority under the planning scheme has recommended refusal of the application); and;</u></li> <li>b) <u>The proposal is to:</u> <ul style="list-style-type: none"> <li>i. <u>Use and/or develop land for a dwelling, with or without outbuildings; or</u></li> </ul> </li> </ul> </li> </ul>

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
			<p><a href="#">ii. Excise an existing dwelling.</a></p> <p>Save where the application may have an affect on the broader community.</p> <p>These criteria do not apply to decisions or applications for properties in the area impacted by the 2015 Wye River Separation Creek bushfire</p>
s.84(2)	Duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	CEO GMDCS SPC MPBH <a href="#">PBAC</a> <a href="#">PLOBHO</a>	
s.84(3)	Duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	CEO GMDCS SPC MPBH	
s.84(6)	Duty to issue permit on receipt of advice within 3 working days	CEO GMDCS SPC PLO MPBH	
s.84AB	Power to agree to confining a review by the Tribunal	CEO GMDCS SPC	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
		PLO MPBH	
s.86	Duty to issue a permit at order of Tribunal within 3 working days	CEO GMDCS SPC PLO MPBH	
s.87(3)	Power to apply to VCAT for the cancellation or amendment of a permit	CEO GMDCS SPC MPBH	
s.90(1)	Function of being heard at hearing of request for cancellation or amendment of a permit	CEO GMDCS SPC PLO MPBH	
s.91(2)	Duty to comply with the directions of VCAT	CEO GMDCS SPC PLO MPBH	
s.91(2A)	Duty to issue amended permit to owner if Tribunal so directs	CEO GMDCS SPC PLO MPBH	
s.92	Duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s.90	CEO GMDCS SPC	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
		PLO MPBH	
s.93(2)	Duty to give notice of VCAT order to stop development	CEO GMDCS SPC PLO MPBH MECS CUC CO EP EO	
s.95(3)	Function of referring certain applications to the Minister	CEO GMDCS SPC MPBH	
s.95(4)	Duty to comply with an order or direction	CEO GMDCS SPC PLO MPBH	
s.96(1)	Duty to obtain a permit from the Minister to use and develop its land	CEO GMDCS SPC MPBH	
s.96(2)	Function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	CEO GMDCS SPC MPBH	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.96A(2)	Power to agree to consider an application for permit concurrently with preparation of proposed amendment	CEO GMDCS SPC PLO MPBH	
s.96C	Power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s 96C	CEO GMDCS SPC MPBH	
s.96F	Duty to consider the panel's report under section 96E	CEO GMDCS SPC MPBH	
s.96G(1)	Power to determine to recommend that a permit be granted or to refuse to recommend that a permit be granted and power to notify applicant of the determination (including power to give notice under s 23 of the <i>Planning and Environment (Planning Schemes) Act 1996</i> )	PCofC	Save for permit applications to properties Impacted by the 2015 Wye River/Separation bushfire
		CEO GMDCS SPC MPBH	Save where the proposed use and/or development. <ul style="list-style-type: none"> <li>• <a href="#">Is located in a Commercial 1 or 2 Zone, or a Township Zone, and does not</a> provide the required amount of car parking spaces pursuant to Clause 52.06, Colac Otway Planning Scheme, where the number of spaces being</li> </ul>



<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
			<p>waived/reduced exceeds five (5).</p> <ul style="list-style-type: none"> <li>• Or four (4) or more objections have been lodged against the grant of a permit.</li> <li>• Or the application seeks approval for works which had commenced under a lawful planning permit, where: <ul style="list-style-type: none"> <li>○ the works had not been completed prior to the expiry of the permit; and</li> <li>○ the officer recommendation is for refusal, unless that recommendation is made due to the response of a referral authority under Section 55 of the Act</li> </ul> </li> <li>• Or where the application may have an affect on the broader community.</li> <li>• <a href="#">Or where the land is in the Farming or Rural</a></li> </ul>

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
			<p><u>Conservation Zones and:</u></p> <p>a) <u>The officer recommendation is to refuse the application (except where a determining referral authority under the planning scheme has recommended refusal of the application); and;</u></p> <p>a)b) <u>The proposal is to:</u></p> <p>i. <u>Use and/or develop land for a dwelling, with or without outbuildings; or</u></p> <p>ii. <u>Excise an existing dwelling.</u></p> <p>These criteria do not apply to decisions or applications for properties in the area impacted by the 2015 Wye River Separation Creek bushfire</p>
s.96H(3)	Power to give notice in compliance with Minister's direction	CEO GMDCS SPC MPBH	
s.96J	Power to issue permit as directed by the Minister	CEO GMDCS	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
		SPC PLO MPBH	
s.96K	Duty to comply with direction of the Minister to give notice of refusal	CEO GMDCS SPC PLO MPBH	
s.96Z	Duty to keep levy certificates given to it under s.47 or 96A for no less than 5 years from receipt of the certificate	CEO GMDCS SPC PLO MPBH	
s.97C	Power to request Minister to decide the application	CEO GMDCS SPC MPBH	
s.97D(1)	Duty to comply with directions of Minister to supply any document or assistance relating to application	CEO GMDCS SPC PLO MPBH	
s.97G(3)	Function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	CEO GMDCS SPC PLO MPBH	
s.97G(6)	Duty to make a copy of permits issued under s.97F available for inspection	CEO GMDCS SPC PLO	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
		PA MPBH PBAC	
s.97L	Duty to include Ministerial decisions in a register kept under s.49	CEO GMDCS SPC PLO PA MPBH PBAC	
s.97MH	Duty to provide assistance to the development assessment committee	CEO GMDCS PLO PA SPC MPBH PBAC	
s.97O	Duty to consider application and issue or refuse to issue certificate of compliance	CEO GMDCS SPC PLO MPBH	
s.97P(3)	Duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	CEO GMDCS SPC PLO MPBH	
s.97Q(2)	Function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	CEO GMDCS SPC PLO	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
		EP MPBH MECS	
s.97Q(4)	Duty to comply with directions of VCAT	CEO GMDCS SPC PLO MPBH	
s.97R	Duty to keep register of all applications for certificate of compliance and related decisions	CEO GMDCS SPC PLO PA MPBH PBAC	
s.98(1)&(2)	Function of receiving claim for compensation in certain circumstances	CEO GMDCS MPBH	
s.98(4)	Duty to inform any person of the name of the person from whom compensation can be claimed	CEO GMDCS MPBH	
s.101	Function of receiving claim for expenses in conjunction with claim	CEO GMDCS MPBH	
s.103	Power to reject a claim for compensation in certain circumstances	PCofC CEO GMDCS MPBH	
s.107(1)	Function of receiving claim for compensation	CEO GMDCS MPBH	



<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.107(3)	Power to agree to extending time for making claim	CEO GMDCS MPBH	
s.114(1)	Power to apply to the VCAT for an enforcement order	CEO GMDCS SPC MPBH MECS CUC CO	
s.117(1)(a)	Function of making a submission to the VCAT where objections are received	CEO GMDCS SPC PLO <a href="#">EP</a> MPBH MECS <a href="#">CUC</a> <a href="#">CO</a>	
s.120(1)	Power to apply for an interim enforcement order where s.114 application has been made	CEO GMDCS SPC MPBH MECS CUC CO	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.123(1)	Power to carry out work required by enforcement order and recover costs	CEO GMDCS SPC MPBH MECS CUC CO	
s.123(2)	Power to sell buildings, materials, etc salvaged in carrying out work under s.123(1)	CEO GMDCS MPBH MECS CUC	Except Crown Land
s.129	Function of recovering penalties	CEO GMDCS MFS MPBH MECS CUC CO	
s.130(5)	Power to allow person served with an infringement notice further time	CEO GMDCS SPC PLO MPBH MECS CUC CO	
s.149A(1)	Power to refer a matter to the VCAT for determination	CEO GMDCS	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
		SPC MPBH MECS CUC CO	
s.149A(1A)	Power to apply to VCAT for the determination of a matter relating to the interpretation of a s.173 agreement	CEO GMDCS SPC MPBH MECS CUC CO	
s.156	Duty to pay fees and allowances (including a payment to the Crown under subsection (2A) and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under subsection (2B)), power to ask for contribution under subsection (3) and power to abandon amendment or part of it under subsection (4)	CEO GMDCS SPC MPBH	Where Council is the relevant planning authority.
s.171(2)(f)	Power to carry out studies and commission reports	CEO GMDCS SPC MPBH	
s.171(2)(g)	Power to grant and reserve easements	PCofC CEO GMDCS SPC MPBH	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.172C	Power to compulsorily acquire any outer public purpose land that is specified in the approved infrastructure contributions plan	CEO GMCS GMDCS	Where Council is the development agency specified in an approved infrastructure contributions plan
s.172D(1)	Power to compulsorily acquire any inner public purpose land, that is specified in the plan before the time that the land is required to be provided to Council under s.46GV(4)	CEO GMCS GMDCS	Where Council is the collecting agency specified in an approved infrastructure contributions plan
s.172D(2)	Power to compulsorily acquire any inner public purpose land, the use and development of which is to be the responsibility of Council under the plan, before the time that the land is required to be provided under s.46GV(4)	CEO GMCS GMDCS	Where Council is the development agency specified in an approved infrastructure contributions plan
s.173(1)	Power to enter into agreement covering matters set out in s.174	CEO GMDCS GMILS SPC MPBH	
s.173(1A)	Power to enter into an agreement with an owner of land for the development or provision of land in relation to affordable housing	CEO GMCS GMDCS GMILS MPBH	Where Council is the relevant responsible authority
---	Power to decide whether something is to the satisfaction of Council, where an agreement made under section 173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible Authority	CEO GMDCS SPC PLO MPBH	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
---	Power to give consent on behalf of Council, where an agreement made under section 173 of the <i>Planning and Environment Act 1987</i> requires that something may not be done without the consent of Council or Responsible Authority	CEO GMDCS SPC MPBH	
s.177(2)	Power to end a section 173 agreement with agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	CEO GMDCS SPC MPBH	
s.178	Power to amend a s.173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	PCofC CEO GMDCS SPC MPBH	
s.178A(1)	Function of receiving application to amend or end an agreement	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	
s.178A(3)	Function of notifying the owner as to whether it agrees in principle to the proposal under s.178A(1)	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	
s.178A(4)	Function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	CEO GMDCS SPC PLO MPBH <a href="#">PBAC</a>	



<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.178A(5)	Power to propose to amend or end an agreement	CEO GMDCS SPC PLO MPBH	
s.178B(1)	Duty to consider certain matters when considering proposal to amend an agreement	CEO GMDCS SPC PLO MPBH	
s.178B(2)	Duty to consider certain matters when considering proposal to end an agreement	CEO GMDCS SPC MPBH <a href="#">PLO</a>	
s.178C(2)	Duty to give notice of the proposal to all parties to the agreement and other person who may be detrimentally affected by decision to amend or end	CEO GMDCS SPC PLO MPBH	
s.178C(4)	Function of determining how to give notice under s.178C(2)	CEO GMDCS SPC PLO MPBH	
s.178E(1)	Duty not to make decision until after 14 days after notice has been given	CEO GMDCS SPC PLO MPBH	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.178E(2)(a)	Power to amend or end the agreement in accordance with the proposal	CEO GMDCS SPC PLO MPBH	If no objections are made under s.178D Must consider matters in s.178B
s.178E(2)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	CEO GMDCS SPC PLO MPBH	If no objections are made under s.178D Must consider matters in s.178B
s.178E(2)(c)	Power to refuse to amend or end the agreement	CEO GMDCS SPC PLO MPBH	If no objections are made under s 178D Must consider matters in s 178B
s.178E(3)(a)	Power to amend or end the agreement in accordance with the proposal	CEO GMDCS SPC PLO MPBH	After considering objections, submissions and matters in s.178B
s.178E(3)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	CEO GMDCS SPC PLO MPBH	After considering objections, submissions and matters in s.178B
s.178E(3)(c)	Power to amend or end the agreement in a manner that is substantively different from the proposal	CEO GMDCS SPC PLO MPBH	After considering objections, submissions and matters in s.178B

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.178E(3)(d)	Power to refuse to amend or end the agreement	CEO GMDCS SPC PLO MPBH	After considering objections, submissions and matters in s.178B
s.178F(1)	Duty to give notice of its decision under s.178E(3)(a)or(b)	CEO GMDCS SPC PLO MPBH	
s.178F(2)	Duty to give notice of its decision under s.178E(2)(c) or (3)(d)	CEO GMDCS SPC PLO MPBH	
s.178F(4)	Duty not to proceed to amend or end an agreement under s.178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	CEO GMDCS SPC PLO MPBH	
s.178G	Duty to sign amended agreement and give copy to each other party to the agreement	CEO GMDCS SPC PLO MPBH	
s.178H	Power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	CEO GMDCS SPC PLO MPBH	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.178(3)	Duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land.	CEO GMDCS SPC PLO MPBH	
s.179(2)	Duty to make available for inspection copy agreement	CEO GMDCS SPC PLO MPBH	
s.181	Power to apply to the Registrar of Titles for registration of the agreement and to deliver a memorial to Registrar-General	CEO GMDCS SPC PLO MPBH	
s.181(1A)(a)	Power to apply to the Registrar of Titles to record the agreement	CEO GMDCS SPC PLO MPBH	
s.181(1A)(b)	Duty to apply to the Registrar of Titles without delay, to record the agreement	CEO GMDCS SPC PLO MPBH	
s.182	Power to enforce an agreement	CEO GMDCS SPC PLO MPBH	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.183	Duty to tell Registrar of Titles of ending/amendment of agreement	CEO GMDCS SPC PLO MPBH	
s.184F(1)	Power to decide to amend or end an agreement at any time after an application for review of the failure of Council to make a decision	CEO GMDCS SPC PLO MPBH	
s.184F(2)	Duty not to amend or end the agreement or give notice of the decision after an application is made to VCAT for review of a failure to amend or end an agreement	CEO GMDCS SPC PLO MPBH	
s.184F(2)	Duty not to amend or end the agreement or give notice of the decision after an application is made to VCAT for review of a failure to amend or end an agreement	CEO GMDC PLO MPBH SPC	
s.184F(3)	Duty to inform the principal register if the responsible authority decides to amend or end an agreement after an application is made for the review of its failure to end or amend the agreement	CEO GMDCS SPC PLO MPBH	
s.184F(5)	Function of receiving advice from the principal register that the agreement may be amended or ended in accordance with Council's decision	CEO GMDCS SPC PLO MPBH	



<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.184G(2)	Duty to comply with a direction of the Tribunal	CEO GMDCS SPC PLO MPBH	
s.184G(3)	Duty to give notice as directed by the Tribunal	CEO GMDCS SPC PLO MPBH	
s 198(1)	Function to receive application for planning certificate	N/A	Certificates not issued by Council
s 199(1)	Duty to give planning certificate to applicant	N/A	Certificates not issued by Council
s.201(1)	Function of receiving application for declaration of underlying zoning	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	
s.201(3)	Duty to make declaration	CEO GMDCS SPC PLO MPBH	
-	Power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	PCofC CEO GMDCS SPC PLO	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
		MPBH MECS CUC CO	
-	Power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council.	PCofC CEO GMDCS SPC PLO MPBH	
	Power to approve any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or a condition in a permit	PCofC CEO GMDCS SPC PLO MPBH	
	Power to give written authorisation in accordance with a provision of a planning scheme	PCofC CEO GMDCS SPC PLO MPBH	
s.201UAB(1)	Function of providing the Victoria Planning Authority with information relating to any land within municipal district	CEO GMDCS MPBH SPC	

<b>PLANNING AND ENVIRONMENT ACT 1987</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.201UAB(2)	Duty to provide the Victoria Planning Authority with information requested under <a href="#">s 201UAB subsection</a> (1) as soon as possible	CEO GMDCS MPBH <a href="#">SPC</a>	

<b>RAIL SAFETY (LOCAL OPERATIONS) ACT 2006</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.33	Duty to comply with a direction of the Safety Director under this section	GMILS <del>MAPS</del> <u>MAPD</u>	Where Council is a utility under s.3
s.33A	Duty to comply with a direction of the Safety Director to give effect to arrangements under this section.	GMILS <del>MAPD</del> <u>MAPS</u>	Duty of Council as a road authority under the <i>Road Management Act 2004</i>
s.34	Duty to comply with a direction of the Safety Director to alter, demolish or take away works carried out contrary to a direction under s.33(1)	GMILS <del>MAPD</del> <u>MAPS</u>	Where Council is a utility under s.3
s.34C(2)	Function of entering into safety interface agreements with rail infrastructure manager	GMILS <del>MAPD</del> <u>MAPS</u>	Where Council is the relevant road authority
s.34D(1)	Function of working in conjunction with rail infrastructure manager in determining whether risks to safety need to be managed	GMILS <del>MAPD</del> <u>MAPS</u>	Where Council is the relevant road authority
s.34D(2)	Function of receiving written notice of opinion	GMILS <del>MAPD</del> <u>MAPS</u>	Where Council is the relevant road authority
s.34D(4)	Function entering into safety interface agreement with infrastructure manager	GMILS <del>MAPD</del> <u>MAPS</u>	Where Council is the relevant road authority
s.34E(1)(a)	Duty to identify and assess risks to safety	GMILS <del>MAPD</del> <u>MAPS</u>	Where Council is the relevant road authority
s.34E(1)(b)	Duty to determine measures to manage any risks identified and assessed having regard to items set out in section 34E(2)(a)-(c)	GMILS <del>MAPD</del> <u>MAPS</u>	Where Council is the relevant road authority

<b>RAIL SAFETY (LOCAL OPERATIONS) ACT 2006</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.34E(3)	Duty to seek to enter into a safety interface agreement with rail infrastructure manager	GMILS <u>MAPSMAPD</u>	Where Council is the relevant road authority
s.34F(1)(a)	Duty to identify and assess risks to safety if written notice has been received under section 34D(2)(a)	GMILS <u>MAPSMAPD</u>	Where Council is the relevant road authority
s.34F(1)(b)	Duty to determine measures to manage any risks identified and assessed if written notice has been received under section 34D(2)(a)	GMILS <u>MAPSMAPD</u>	Where Council is the relevant road authority
s.34F(2)	Duty to seek to enter into a safety interface agreement with rail infrastructure manager	GMILS <u>MAPSMAPD</u>	Where Council is the relevant road authority
s.34H	Power to identify and assess risks to safety as required under sections 34B, 34C, 34D, 34E or 34F in accordance with subsections <u>34H(a)-(c)</u>	GMILS <u>MAPSMAPD</u>	Where Council is the relevant road authority
s.34I	Function of entering into safety interface agreements	GMILS <u>MAPSMAPD</u>	Where Council is the relevant road authority
s.34J(2)	Function of receiving notice from Safety Director	GMILS <u>MAPSMAPD</u>	Where Council is the relevant road authority
s.34J(7)	Duty to comply with a direction of the Safety Director given under section 34J(5)	GMILS <u>MAPSMAPD</u>	Where Council is the relevant road authority
s.34K(2)	Duty to maintain a register of items set out in subsections <u>34K(a)-(b)</u>	GMILS <u>MAPSMAPD</u>	Where Council is the relevant road authority



<b>RESIDENTIAL TENANCIES ACT 1997</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.142D	Function of receiving notice regarding an unregistered rooming house	HPC	
s.142G(1)	Duty to enter required information in Rooming House Register for each rooming house in municipal district	HPC <a href="#">HPO</a> <a href="#">HPSO</a>	
s.142G(2)	Power to enter certain information in the Rooming House Register	HPC <a href="#">HPO</a> <a href="#">HPSO</a>	
s.142I(2)	Power to amend or revoke an entry in the Rooming House Register if necessary to maintain the accuracy of the entry	HPC <a href="#">HPO</a>	
s.252	Power to give tenant a notice to vacate rented premises if subsection <a href="#">252(1)</a> applies	All GMs CRS <del>MAPSMAPD</del> MFS	Where Council is the landlord
s.262(1)	Power to give tenant a notice to vacate rented premises	All GMs CRS <del>MAPSMAPD</del> MFS	Where Council is the landlord
s.262(3)	Power to publish its criteria for eligibility for the provision of housing by Council	All GMs CRS <del>MAPSMAPD</del> MFS	
s.518F	Power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	<a href="#">MPBH</a> HPC MECS	

<b>RESIDENTIAL TENANCIES ACT 1997</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.522(1)	Give a compliance notice to a person	<a href="#">MPBH</a> CRS CUC CO MFS MECS CO	
s.525(2)	Power to authorise an officer to exercise powers in s.526 (either generally or in a particular case)	All GMs	
s.525(4)	Duty to issue identity card to authorised officers	All GMs	
s.526(5)	Duty to keep record of entry by authorised officer under section 526	CRS CUC MFS	
s.526A(3)	Function of receiving report of inspection	CRS CUC MFS	
s.527	Power to authorise a person to institute proceedings (either generally or in a particular case)	CUC CO MECS	

<b>ROAD MANAGEMENT ACT 2004</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s11(1)	Power to declare a road by publishing a notice in the Government Gazette	GMILS <del>MAPSMAPD</del>	Obtain consent in circumstances specified in s11(2)
s11(8)	Power to name a road or change the name of a road by publishing notice in Government Gazette	GMCS GMILS CRS <del>MAPSMAPD</del>	
s11(9)(b)	Duty to advise Registrar	GMCS GMILS CRS <del>MAPSMAPD</del>	
s11(10)	Duty to inform Secretary to Department of Environment, Land, Water and Planning of declaration etc.	GMILS <del>MAPSMAPD</del> CRS	Clause subject to s.11(10A)
s.11(10A)	Duty to inform Secretary to Department of Environment, Land, Water and Planning or nominated person	GMILS <del>MAPSMAPD</del> MSO MCMP	Where Council is the co-ordinating road authority
s,12(2)	Power to discontinue road or part of a road	GMILS <del>MAPSMAPD</del>	Where Council is the co-ordinating road authority
s12(4)	Power to publish, and provide copy, notice of proposed discontinuance	GMILS <del>MAPSMAPD</del>	Power of coordinating road authority where it is the discontinuing body - Unless subsection (11) applies
s.12(5)	Duty to consider written submissions received within 28 days of notice	GMILS <del>MAPSMAPD</del>	Duty of co-ordinating road authority where it is the discontinuing body - Unless subsection (11) applies
s.12(6)	Function of hearing a person in support of their written submission	GMILS <del>MAPSMAPD</del>	Function of co-ordinating road authority where it is the discontinuing body - Unless subsection (11) applies

<b>ROAD MANAGEMENT ACT 2004</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.12(7)	Duty to fix day, time and place of meeting under subsection (6) and to give notice	GMILS <del>MAPSMAPD</del>	Duty of co-ordinating road authority where it is the discontinuing body - Unless subsection (11) applies
s12(10)	Duty to notify of decision made	GMILS <del>MAPSMAPD</del>	Duty of coordinating road authority where it is the discontinuing body - Does not apply where an exemption is specified by the regulations or given by the minister
s13(1)	Power to fix a boundary of a road by publishing notice in Government Gazette	GMILS <del>MAPSMAPD</del>	Power of coordinating road authority and obtain consent under s13(3) and s13(4) as appropriate
s.14(4)	Function of receiving notice from VicRoads	GMILS <del>MAPSMAPD</del>	
s14(7)	Power to appeal against decision of VicRoads	GMILS	
s15(1)	Power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or provider of public transport.	GMILS	
s15(1A)	Power to enter into arrangement with a utility to transfer a road management function of the utility to the road authority	GMILS <del>MAPSMAPD</del>	
s15(2)	Duty to include details of arrangement in public roads register	GMILS <del>MAPSMAPD</del>	
s16(7)	Power to enter into an arrangement under s 15	GMILS	
s16(8)	Duty to enter details of determination in public roads register	GMILS <del>MAPSMAPD</del>	

<b>ROAD MANAGEMENT ACT 2004</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s17(2)	Duty to register public road in public roads register	<del>MAPSMAPD</del>	Where Council is the coordinating road authority
s17(3)	Power to decide that a road is reasonably required for general public use	GMILS <del>MAPSMAPD</del>	Where Council is the coordinating road authority
s17(3)	Duty to register a road reasonably required for general public use in public roads register	<del>MAPSMAPD</del>	Where Council is the coordinating road authority
s17(4)	Power to decide that a road is no longer reasonably required for general public use	GMILS	Where Council is the coordinating road authority
s17(4)	Duty to remove road no longer reasonably required for general public use from public roads register	<del>MAPSMAPD</del>	Where Council is the coordinating road authority
s18(1)	Power to designate ancillary area	GMILS	Where Council is the coordinating road authority, and obtain consent in circumstances specified in s18(2)
s18(3)	Duty to record designation in public roads register	GMILS <del>MAPSMAPD</del>	Where Council is the coordinating road authority
s19(1)	Duty to keep register of public roads in respect of which it is the coordinating road authority	GMILS <del>MAPSMAPD</del>	
s19(4)	Duty to specify details of discontinuance in public roads register	GMILS <del>MAPSMAPD</del>	
s19(5)	Duty to ensure public roads register is available for public inspection	GMILS <del>MAPSMAPD</del>	



<b>ROAD MANAGEMENT ACT 2004</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.21	Function of replying to request for information or advice	GMILS <del>MAPSMAPD</del>	Obtain consent in circumstances specified in s11(2)
s.22(2)	Power to comment on proposed direction	GMILS <del>MAPSMAPD</del>	
s.22(4)	Duty to publish a copy or summary of any direction made under section 22 by the Minister in its annual report	GMILS <del>MAPSMAPD</del>	
s.22(5)	Duty to give effect to a direction under s 22	GMILS <del>MAPSMAPD</del>	
s.40(1)	Duty to inspect, maintain and repair a public road.	GMILS <del>MAPSMAPD</del> MSO	
s.40(5)	Power to inspect, maintain and repair a road which is not a public road	GMILS <del>MAPSMAPD</del> MCMP	
s.41(1)	Power to determine the standard of construction, inspection, maintenance and repair	GMILS MSO <del>MAPSMAPD</del>	
s42(1)	Power to declare a public road as a controlled access road	GMILS	Power of coordinating road authority and Schedule 2 also applies
s42(2)	Power to amend or revoke declaration by notice published in Government Gazette	GMILS	Power of coordinating road authority and Schedule 2 also applies
s.42A(3)	Duty to consult with VicRoads before road is specified	GMILS	Where Council is the co-ordinating road authority - If road is a municipal road or part thereof

<b>ROAD MANAGEMENT ACT 2004</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.42A(4)	Power to approve Minister's decision to specify a road as a specified freight road	GMILS <u>MAPSMAPD</u>	Where Council is the co-ordinating road authority - If road is a municipal road or part thereof and where road is to be specified a freight road
s.48EA	Duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport).	GMILS <u>MAPSMAPD</u> MCMP	Where Council is the responsible road authority, infrastructure manager or works manager
s.48M(3)	Function of consulting with the relevant authority for purposes of developing guidelines under section 48M	GMILS <u>MAPSMAPD</u> MCMP	
s.49	Power to develop and publish a road management plan	GMILS <u>MAPSMAPD</u>	
s.51	Power to determine standards by incorporating the standards in a road management plan	GMILS <u>MAPSMAPD</u>	
s.53(2)	Power to cause notice to be published in Government Gazette of amendment etc. of document in road management plan	GMILS <u>MAPSMAPD</u>	
s.54(2)	Duty to give notice of proposal to make a road management plan	GMILS <u>MAPSMAPD</u>	
s.54(5)	Duty to conduct a review of road management plan at prescribed intervals	GMILS <u>MAPSMAPD</u>	
s.54(6)	Power to amend road management plan	GMILS <u>MAPSMAPD</u>	

<b>ROAD MANAGEMENT ACT 2004</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.54(7)	Duty to incorporate the amendments into the road management plan	GMILS <del>MAPSMAPD</del>	
s.55(1)	Duty to cause notice of road management plan to be published in Government Gazette and newspaper	GMILS <del>MAPSMAPD</del>	
s.63(1)	Power to consent to conduct of works on road	GMILS MSO MCMP <del>MAPSMAPD</del>	Where Council is the coordinating road authority
s.63(2)(e)	Power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	GMILS CBE MSO MCMP <del>MAPSMAPD</del> MECS MEMC	Where Council is the infrastructure manager
s.64(1)	Duty to comply with clause 13 of Schedule 7	GMILS CBE MSO MCMP <del>MAPSMAPD</del>	Where Council is the infrastructure manager or works manager
s.66(1)	Power to consent to structure etc.	MECS CUC CO	Where Council is the coordinating road authority
s.67(2)	Function of receiving the name and address of the person responsible for distributing the sign or bill	MECS CUC CO	Where Council is the coordinating road authority

<b>ROAD MANAGEMENT ACT 2004</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
s.67(3)	Power to request information	MECS CUC CO	Where Council is the coordinating road authority
s.68(2)	Power to request information	MECS CUC CO	Where Council is the coordinating road authority
s71(3)	Power to appoint an authorised officer	GMDCS GMCS GMILS	
s.72	Duty to issue an identity card to each authorised officer	GMCS MPPC	
s.85	Function of receiving report from authorised officer	GMILS MSO <u>MAPSMAPD</u>	
s86	Duty to keep register re s 85 matters	GMILS	
s.87(1)	Function of receiving complaints	GMILS MSO <u>MAPSMAPD</u>	
s87(2)	Duty to investigate complaint and provide report	GMILS	
s.112(2)	Power to recover damages in court	GMILS MSO MCMP <u>MAPSMAPD</u>	
s116	Power to cause or carry out inspection	GMILS MSO MCMP	

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
		<del>MAPSMAPD</del>	
s.119(2)	Function of consulting with VicRoads	GMILS MSO MCMP <del>MAPSMAPD</del>	
s.120(1)	Power to exercise road management functions on an arterial road (with the consent of VicRoads)	GMILS MSO <del>MAPSMAPD</del>	
s120(2)	<del>Duty power</del> to seek consent of VicRoads <u>to exercise road management functions before exercising power in s 120(1)</u>	GMILS MCMP	
s121(1)	Power to enter into an agreement re works	GMILS MCMP	
s.122(1)	Power to charge and recover fees	GMILS MCMP <del>MAPSMAPD</del>	
s.123(1)	Power to charge for any service	GMILS MCMP <del>MAPSMAPD</del>	
Schedule 2 Clause 2(1)	Power to make a decision re controlled access roads	GMILS	
Schedule 2 Clause 3(1)	<del>power</del> <u>Duty</u> to make policy about controlled access roads	GMILS	
Schedule 2 Clause 3(2)	Power to amend, revoke or substitute policy about controlled access roads	GMILS	
Schedule 2 Clause 4	Function of receiving details of proposal from VicRoads	GMILS MCMP <del>MAPSMAPD</del>	

<b>ROAD MANAGEMENT ACT 2004</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
Schedule 2 Clause 5	Duty to publish notice of declaration	GMILS	
Schedule 7, Clause 7(1)	Duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	GMILS CBE MCMP <u>MAPSMAPD</u>	Where Council is the infrastructure manager or works manager
Schedule 7, Clause 8(1)	Duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be affected by any proposed installation of infrastructure or related works on a road or road reserve of any road	GMILS CBE MCMP MSO <u>MAPSMAPD</u>	Where Council is the infrastructure manager or works manager
Schedule 7, Clause 9(1)	Duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works.	GMILS CBE MCMP <u>MAPSMAPD</u>	Where Council is the infrastructure manager or works manager responsible for non-road infrastructure
Schedule 7, Clause 9(2)	Duty to give information to another infrastructure manager or works manager where becomes aware any infrastructure or works are not in the location shown on records, appear to be in an unsafe condition or appear to need maintenance.	GMILS CBE MSO MCMP <u>MAPSMAPD</u>	Where Council is the infrastructure manager or works manager
Schedule 7, Clause 10(2)	Where Schedule 7 Clause 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	GMILS CBE MCMP <u>MAPSMAPD</u>	Where Council is the infrastructure manager or works manager
Schedule 7 Clause 12(2)	Power to direct infrastructure manager or works manager to conduct reinstatement works	GMILS CBE	Where Council is the coordinating road authority



<b>ROAD MANAGEMENT ACT 2004</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
Schedule 7 Clause 12(3)	Power to take measures to ensure reinstatement works are completed	GMILS CBE MCMP <del>MAPSMAPD</del>	Where Council is the coordinating road authority
Schedule 7 Clause 12(4)	Duty to ensure that works are conducted by an appropriately qualified person	GMILS CBE MCMP <del>MAPSMAPD</del>	Where Council is the coordinating road authority
Schedule 7 Clause 12(5)	Power to recover costs	GMILS CBE MCMP MFS <del>MAPSMAPD</del>	Where Council is the coordinating road authority
Schedule 7, Clause 13(1)	Duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to Schedule 7, Clause 13(2)	GMILS CBE MSO MCMP <del>MAPSMAPD</del>	Where Council is the works manager
Schedule 7 Clause 13(2)	Power to vary notice period	GMILS CBE MSO MCMP <del>MAPSMAPD</del>	Where Council is the coordinating road authority
Schedule 7, Clause 13(3)	Duty to ensure works manager has complied with obligation to give notice under Schedule 7, Clause 13(1)	GMILS CBE MCMP	Where Council is the infrastructure manager

<b>ROAD MANAGEMENT ACT 2004</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
Schedule 7 Clause 16(1)	Power to consent to proposed works	GMILS CBE MSO MCMP <del>MAPSMAPD</del>	Where Council is the coordinating road authority
Schedule 7 Clause 16(4)	Duty to consult	GMILS CBE MSO MCMP <del>MAPSMAPD</del>	Where Council is the co-ordinating road authority responsible authority or infrastructure manager
Schedule 7 Clause 16(5)	Power to consent to proposed works	GMILS CBE MCMP <del>MAPSMAPD</del>	Where Council is the co-ordinating road authority
Schedule 7 Clause 16(6)	Power to set reasonable conditions on consent	GMILS CBE MCMP <del>MAPSMAPD</del>	Where Council is the co-ordinating road authority
Schedule 7 Clause 16(8)	Power to include consents and conditions	GMILS CBE MCMP <del>MAPSMAPD</del>	Where Council is the co-ordinating road authority
Schedule 7 Clause 17(2)	Power to refuse to give consent and duty to give reasons for refusal	GMILS	Where Council is the coordinating road authority
Schedule 7 Clause 18(1)	Power to enter into an agreement	GMILS MCMP <del>MAPSMAPD</del>	Where Council is the coordinating road authority

<b>ROAD MANAGEMENT ACT 2004</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
Schedule 7 Clause 19(1)	Power to give notice requiring rectification of works	GMILS CBE <u>MAPSMAPD</u> MCMP	Where Council is the coordinating road authority
Schedule 7 Clause 19 (2)& (3)	Power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	GMILS CBE <u>MAPSMAPD</u> MCMP	Where Council is the co-ordinating road authority
Schedule 7 Clause 20(1)	Power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	GMILS <u>MAPSMAPD</u> CUC MCMP CO <u>MAPSMAPD</u>	Where Council is the coordinating road authority
Schedule 7A Clause 2	Power to cause street lights to be installed on roads	GMILS <u>MAPSMAPD</u>	Power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road.
Schedule 7A Clause 3(1)(d)	Duty to pay installation and operation costs of street lighting – where road is not an arterial road.	GMILS <u>MAPSMAPD</u>	Where Council is the responsible road authority for the road.
Schedule 7A Clause 3(1)(e)	Duty to pay installation and operation costs of street lighting – where road is a service road on an arterial road and adjacent areas.	GMILS <u>MAPSMAPD</u>	Where Council is the responsible road authority.

<b>ROAD MANAGEMENT ACT 2004</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
Schedule 7A Clause (3)(1)(f)	Duty to pay installation and percentage of operation costs of street lighting – for arterial roads in accordance with clauses 3(2) and 4.	GMILS <del>MAPS</del> MAPD	Duty pf Council as responsible road authority that installed the light (re. Installation costs) and where Council is relevant municipal Council (re operating costs).

<b>PLANNING AND ENVIRONMENT REGULATIONS 2015</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
r 6	Function of receiving notice, under section 19(1)(c) of the Act from a planning authority of its preparation of an amendment to a planning scheme	GMDCS MPBH SPC	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority
r 21	Power of responsible authority to require a permit applicant to verify information (by statutory declaration or other written confirmation satisfactory to the responsible authority) in an application for a permit or to amend a permit or any information provided under section 54 of the Act	CEO GMDCS SPC PLO <a href="#">PA</a> MPBH	
r.25(a)	Duty to make copy of matter considered under section 60(1A)(g) available for inspection free of charge	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	Where Council is the responsible authority
r.25(b)	Function of receiving a copy of any document considered under section 60(1A)(g) by the responsible authority and duty to make the document available for inspection free of charge	CEO GMDCS SPC PLO PA MPBH <a href="#">PBAC</a>	Where Council is not the responsible authority but the relevant land is within Council's municipal district

<b>PLANNING AND ENVIRONMENT REGULATIONS 2015</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
r 42	Function of receiving notice under section 96C(1)(c) of the Act from a planning authority of its preparation of combined application for an amendment to a planning scheme and notice of a permit application.	CEO GMDCS MPBH SPC	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority



<b>PLANNING AND ENVIRONMENT (FEES) REGULATIONS 2016</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
r.19	Power to waive or rebate fee other than a fee relating to an amendment to a planning scheme	CEO GMDCS MPBH SPC	
r.20	Power to waive or rebate a fee other than a fee relating to an amendment of a planning scheme	CEO GMDCS MPBH SPC	
r.21	Duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under r.19 or 20	CEO GMDCS MPBH SPC	

<b>RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
r.7	Function of entering into a written agreement with a caravan park owner	HPC HPO	
r.11	Function of receiving applications for registration	HPC HPO HPSO	
r.13(1)	Duty to grant registration if satisfied that the caravan park complies with these regulations	HPC HPO HPSO	
r.13(2)	Duty or renew the registration if satisfied that the caravan park complies with these regulations	HPC HPO	
r.13(2)	Power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations	HPC HPO	
r.13(4) & (5)	Duty to issue certificate of registration	HPC HPO HPSO	
r.15(1)	Function of receiving notice of transfer of ownership	HPC HPO HPSO	
r.15(3)	Power to determine where notice of transfer is displayed	HPC HPO HPSO	
r.16(1)	Duty to transfer registration to new caravan park owner	HPC HPO	
r.16(2)	Duty to issue certificate of transfer of registration	HPC HPO	

<b>RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
r.17(1)	Power to determine the fee to accompany applications for registration or applications for renewal of registration	HPC HPO	
r.18	Duty to keep register of caravan parks	HPC <a href="#">HPO</a> <a href="#">HPSO</a>	
r.19(4)	Power to determine where the emergency contact person's details are displayed	HPC HPO HPSO	
r.19(6)	Power to determine where certain information is displayed	HPC HPO HPSO	
r.22A(1)	Duty to notify a caravan park owner of the relevant emergency services agencies for the caravan park on the request of the caravan park owner	HPC HPO <a href="#">HPSO</a>	
r.22A(2)	Duty to consult with relevant emergency services agencies	HPC HPO	
r.23	Power to determine places in which caravan park owner must display a copy of emergency procedures	HPC HPO HPSO	
r.24	Power to determine places in which caravan park owner must display copy of public emergency warnings	HPC HPO HPSO	
r.25(3)	Duty to consult with relevant floodplain management authority	HPC HPO	
r.26	Duty to have regard to any report of the relevant fire authority	HPC HPO	

<b>RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2010</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
r.28(c)	Power to approve system for the collection, removal and disposal of sewage and waste water from a movable dwelling	HPC HPO HPSO	
r.39	Function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	HPC HPO HPSO	
r.39(b)	Power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	HPC HPO HPSO	
r.40(4)	Function of receiving installation certificate	HPC HPO HPSO	
r.42	Power to approve use of a non-habitable structure as a dwelling or part of a dwelling	HPC HPO HPSO	
Schedule 3 Clause 4(3)	Power to approve the removal of wheels and axles from unregistrable movable dwelling	HPC HPO HPSO	

<b>ROAD MANAGEMENT (GENERAL) REGULATIONS 2016</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
r.8(1)	duty to conduct reviews of road management plan	GMILS	
r.9(2)	Duty to produce written report of review of road management plan and make report available	GMILS	
r.9(3)	Duty to give notice where road management review is completed and no amendments will be made or no amendments for which notice is required)	GMILS	Where Council is the co-ordinating road authority
r.10	Duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under section 41 of the Act	GMILS	
r.13(1)	Duty to publish notice of amendments to road management plan	GMILS	Where Council is the co-ordinating road authority
r.13(3)	Duty to record on road management plan the substance and date of effect of amendment	GMILS	
r.16(3)	Power to issue permit	GMILS	Where Council is the co-ordinating road authority
r.18(1)	Power to give written consent re damage to road	GMILS	Where Council is the co-ordinating road authority
r.23(2)	Power to make submission to Tribunal	GMILS	Where Council is the co-ordinating road authority
r.23(4)	Power to charge a fee for application under section 66(1) Road Management Act	GMILS	Where Council is the co-ordinating road authority

<b>ROAD MANAGEMENT (GENERAL) REGULATIONS 2016</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
r.25(1)	Power to remove objects, refuse, rubbish or other material deposited or left on road	GMILS	Where Council is the responsible authority
r.25(2)	Power to sell or dispose of things removed from road or part of road (after first complying) with regulation 25(3)	GMILS	Where Council is the responsible authority
r.25(5)	Power to recover in the Magistrates Court expenses from person responsible	GMILS	



<b>ROAD MANAGEMENT (WORKS AND INFRASTRUCTURE) REGULATIONS 2015</b>			
<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>	<b>Column 4</b>
<b>PROVISION</b>	<b>THING DELEGATED</b>	<b>DELEGATE</b>	<b>CONDITIONS &amp; LIMITATIONS</b>
r.15	Power to exempt a person from requirement under clause 13(1) of Schedule 7 of the Act to give notice as to the completion of those works	GMILS	Where Council is the co-ordinating road authority and where consent given under section 63(1) of the Act
r.22(2)	Power to waive whole or part of fee in certain circumstances	GMILS	Where Council is the co-ordinating road authority

Item: 10.9

## Instrument of Delegation - Planning and Environment Act 1987 - Julia Repusic

<b>OFFICER</b>	Tamara Stewart
<b>GENERAL MANAGER</b>	Errol Lawrence
<b>DIVISION</b>	Corporate Services
<b>ATTACHMENTS</b>	1. Authorisation - Julia Repusic - Planning & Environment Act - 2019 [10.9.1 - 1 page]
<b>PURPOSE</b>	Council to appoint an authorised officer under the <i>Planning and Environment Act 1987</i> .

### 1. EXECUTIVE SUMMARY

The purpose of the report is for Council to appoint the Statutory Planner, Julia Repusic as an authorised officer under the *Planning and Environment Act 1987*.

### 2. RECOMMENDATION

*That Council:*

- 1. Appoints Julia Repusic as an authorised officer pursuant to the *Planning and Environment Act 1987*.**
- 2. Notes that the Instrument of Appointment and Authorisation comes into force immediately the common seal of Council is affixed to the Instrument and remains in force until Council determines to vary or revoke it.**
- 3. Delegates to the Chief Executive authority to sign and place under Council Seal the Instrument of Appointment and Authorisation.**

### 3. KEY INFORMATION

The *Planning and Environment Act 1987* (the Act) establishes a framework for planning the use, development and protection of land in Victoria in the present and long-term interests of all Victorians.

Various staff members within Council's Planning and Building Department are required to undertake assessments, give advice or investigate various issues in relation to the Act. In order to undertake these assessments legally, particularly during issues of non-compliance, authorisation under the Act is required.

Council has appointed *Julia Repusic* as a Statutory Planner to fill a vacancy within the planning department. Julia commenced on 29 July 2019 and requires authorisation under the *Planning and Environment Act 1987* Act due to the following:

- The *Planning and Environment Act 1987* regulates enforcement and is reliant on authorised officers acting on behalf of the Responsible Authority.
- Legal advice recommends that authorised officers be appointed by Council using an instrument to address specific authorisation provisions of section 147(4) of the *Planning and Environment Act 1987* versus the broader authorisations of section 224 of the *Local Government Act 1989*.

It is important to note that the broader Instrument of Appointment and Authorisation by the Chief Executive Officer pursuant to section 224 of the *Local Government Act 1989* must also be retained as it appoints the officer's position as an authorised officer for the administration and enforcement of other acts.

## 4. COMMUNITY CONSULTATION & ENGAGEMENT

Not applicable

## 5. ALIGNMENT TO COUNCIL PLANS, POLICIES OR STRATEGIES

Alignment to Council Plan 2017-2021:

Theme 4 - Our Leadership & Management

3. Organisational development and legislative compliance.

## 6. CONSIDERATIONS

### ENVIRONMENTAL, SOCIAL & CULTURAL, & ECONOMIC

The authorisation is required for an officer to undertake planning and land use investigations as outlined in this report serve to protect places of noted social and cultural significance and the wider environment in line with the requirements of the planning scheme and *Planning and Environment Act 1987*.

### LEGAL & RISK

The *Planning and Environment Act 1987* regulates enforcement and is reliant on authorised officers acting on behalf of the responsible authority.

### FINANCIAL & BUDGETARY

Not applicable

## 7. IMPLEMENTATION STRATEGY

The attached Instrument of Appointment and Authorisation (*Planning and Environment Act 1987*) comes into force immediately upon its execution.

### COMMUNICATION

Not applicable

### TIMELINE

The attached Instruments of Appointment and Authorisation (*Planning and Environment Act 1987*) comes into force immediately after the common seal of Council is affixed to the Instrument by the Chief Executive.

## 8. OFFICER DIRECT OR INDIRECT INTEREST

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



INSTRUMENT OF APPOINTMENT AND AUTHORISATION

*(Planning and Environment Act 1987)*

In this Instrument “**officer**” means –

**JULIA REPUSIC**

By this Instrument of Appointment and Authorisation Colac Otway Shire Council –

1. Under section 147(4) of the *Planning and Environment Act 1987* appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and

It is declared that this Instrument –

- (a) comes into force immediately upon its execution;
- (b) remains in force until varied or revoked

This Instrument is authorised by a resolution of the Colac Otway Shire Council on 28 August 2019.

THE COMMON SEAL of Colac Otway Shire  
Council was hereunto affixed in accordance  
with Local Law No 4

.....  
Chief Executive

Dated

Item: 10.10

**Old Beechy Rail Trail Minutes, Colac Otway Roads Advisory Committee Minutes and Assemblies of Councillors notes**

<b>OFFICER</b>	Lyndal McLean
<b>CHIEF EXECUTIVE</b>	Peter Brown
<b>DIVISION</b>	Executive
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"> <li>1. Assembly of Councillors - Council Meeting Preparation - 24 July 2019 [<b>10.10.1</b> - 1 page]</li> <li>2. Assembly of Councillors - Lake Colac Advisory Committee - 5 August 2019 [<b>10.10.2</b> - 1 page]</li> <li>3. Assembly of Councillors - Councillor Briefing - 7 August 2019 [<b>10.10.3</b> - 3 pages]</li> <li>4. Assembly of Councillors Record - Central Reserve Advisory Committee 20190807 [<b>10.10.4</b> - 1 page]</li> <li>5. Assembly of Councillors - Friends of the Colac Botanic Gardens Advisory Committee - 8 August 2019 [<b>10.10.5</b> - 1 page]</li> <li>6. Assembly of Councillors - Colac Livestock Selling Centre Advisory Committee - 9 August 2019 [<b>10.10.6</b> - 1 page]</li> <li>7. Assembly of Councillors - Councillor Briefing - 14 August 2019 [<b>10.10.7</b> - 3 pages]</li> <li>8. Old Beechy Rail Trail Committee - Meeting Minutes with attachments - 2019 4 June - Confirmed [<b>10.10.8</b> - 13 pages]</li> <li>9. Unconfirmed Minutes - Colac Otway Roads Advisory Committee - July - 2019 [<b>10.10.9</b> - 4 pages]</li> </ol>
<b>PURPOSE</b>	To report the minutes of the Old Beechy Rail Trail, report the unconfirmed minutes of the Colac Otway Roads Advisory Committee and report the Assemblies of Councillors.



## 1. EXECUTIVE SUMMARY

### ASSEMBLIES OF COUNCILLORS

The *Local Government Act 1989* requires that records of meetings which constitute an Assembly of Councillors be reported at the next practicable meeting of Council and incorporated in the minutes of the Council meeting. All relevant meetings have been recorded, documented and will be kept by Council for 4 years. The attached documents provide details of those meetings held that are defined as an Assembly of Councillors.

### OLD BEECHY RAIL TRAIL COMMITTEE MINUTES

Colac Otway Shire formed the Old Beechy Rail Trail Committee (OBRTC) on 26 September 2001. The OBRTC was conferred as a Section 86 Committee under the *Local Government Act 1989* and delegated the functions, duties and powers set forth in the schedule titled Old Beechy Rail Trail Committee Charter. The Charter was developed as the basis of the Instrument of Delegation to be used by the Old Beechy Rail Trail Committee.

The Old Beechy Rail Trail Committee Charter states that:

- “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” (Item 6.1.1).
- “Confidential minutes of the Old Beechy Rail Trail Committee are to be included in an In-Committee agenda of Council” (Item 6.1.2)

### COLAC OTWAY ROADS ADVISORY COMMITTEE

The Colac Otway Roads Advisory Committee was formed following a resolution at the April 2018 Ordinary Council Meeting. The primary responsibility of the Colac Otway Roads Advisory Committee is to provide comment and feedback to Council in relation to the strategic management of Council’s road assets.

As per the Colac Otway Roads Advisory Committee Terms of Reference, the unconfirmed minutes are tabled by the General Manager, Infrastructure Leisure Services.

## 2. REPORTING

1. *The Assemblies of Councillors are reported herewith.*
2. *The Minutes of the Old Beechy Rail Trail Committee 4 June 2019 are reported herewith.*
3. *The unconfirmed minutes of the July meeting of the Colac Otway Roads Advisory Committee are reported herewith.*

*The Local Government Act 1989 does not require a Council decision.*

### 3. KEY INFORMATION

The following assemblies of Councillors have been held and are attached to this report:

- Ordinary Council Meeting Preparation 24 July 2019
- Lake Colac Advisory Committee 5 August 2019
- Councillor Briefing 7 August 2019
- Central Reserve Advisory Committee 7 August 2019
- Friends of the Botanic Gardens Advisory Committee 8 August 2019
- Colac Livestock Selling Centre Advisory Committee 9 August 2019
- Councillor Briefing 14 August 2019

The following Minutes of the Old Beechy Rail Trail Committee are attached to this report:

- Old Beechy Rail Trail Committee 4 June 2019

The following unconfirmed Minutes of the Colac Otway Roads Advisory Committee are attached to this report:

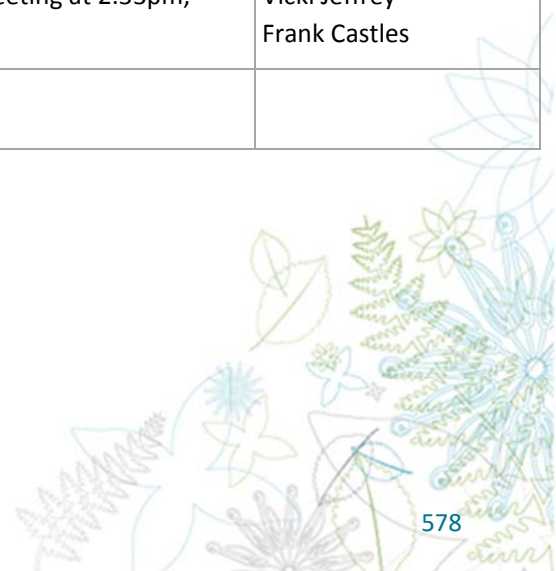
- Colac Otway Roads Advisory Committee 24 July 2019.

### 4. OFFICER DIRECT OR INDIRECT INTEREST

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

## Assembly of Councillors

<b>INVITEES:</b> Cr Hanson, Cr Hart, Cr Schram, Cr Potter, Cr McCracken, Cr Crook, Cr Smith, Peter Brown, Tony McGann, Errol Lawrence, Ian Seuren			
<b>ATTENDEES:</b> Cr Hanson, Cr Hart, Cr Schram, Cr Potter, Cr McCracken, Cr Crook, Peter Brown, Tony McGann, Errol Lawrence, Ian Seuren, Sarah McKew, Lyndal McLean, Madeleine Bisits, Vicki Jeffrey, Frank Castles			
<b>EXTERNAL ATTENDEES:</b> Nil			
<b>APOLOGIES:</b> Nil			
<b>ABSENT:</b> Cr Smith			
Declarations of Interest		Item	Reason
Cr Jason Schram	Having declared a conflict of interest, Cr Schram left the meeting at 2:33pm; returned at 2:36pm.	10.7 – Contract 1951 – Western Reserve Oval Reconstruction Works	Direct interest – Section 77B Asked by contractor Lang to provide quote to works
Time	Item	Attendees	
2:00pm – 3:10pm	Ordinary Council Meeting Preparation  Having declared a conflict of interest, Cr Schram left the meeting at 2:33pm; returned at 2:36pm.	Sarah McKew Lyndal McLean Madeleine Bisits Vicki Jeffrey Frank Castles	
3:10pm	Meeting closed		





# 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. {See over for Explanation/Guide Notes}

## Assembly Details:

Date: 5.8.19  
Time: 1-3 am/pm

Assembly Location: COPACC  
(some e.g's. COPACC, Colac Otway Shire Offices, 2 - 6 Rae Street, Colac, Shire Offices - Nelson Street, Apollo Bay)

## In Attendance:

Councillors: Chris Smith, Jason Schram

Officer/s: Stewart Anderson, Liza Kennedy

Matter/s Discussed: Lake Colac matters - various

(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: N.A.

Officer/s:

Left meeting at:

Completed by: STEWART ANDERSON

## Assembly of Councillors

**INVITEES:**

Cr Smith, Cr Hanson, Cr Hart, Cr Schram, Cr Potter, Cr McCracken, Cr Crook, Peter Brown, Tony McGann, Errol Lawrence, Ian Seuren, Doug McNeill

**ATTENDEES:**

Cr Crook, Cr McCracken, Cr Hart, Cr Hanson, Cr Schram, Ian Seuren, Tony McGann, Errol Lawrence, Gary Warrener, James Myatt, Doug McNeill, Simon Clarke, Suzanne Barker, Madeleine Bisits, Nicole Frampton, Ben McLaughlin

**EXTERNAL ATTENDEES:**

Liz Price (General Manager, GORRT), Wayne Kayler-Thomson (Chairman, GORRT)

**APOLOGIES:**

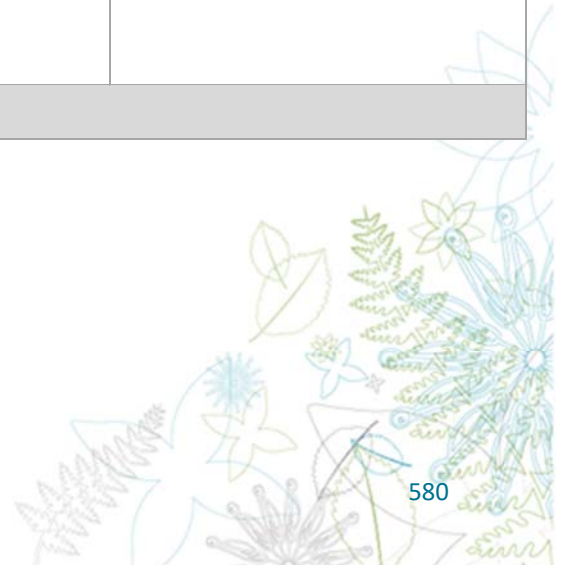
Cr Potter, Peter Brown, Doug McNeill

**ABSENT:**

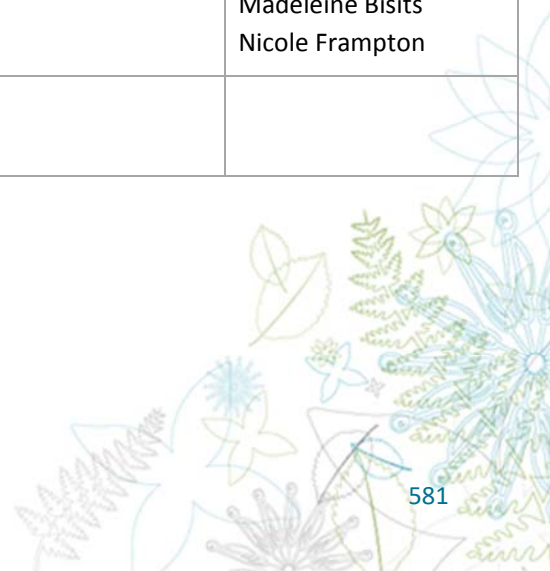
Cr Smith

Meeting commenced at 10:03am.

Declarations of Interest	Item	Reason
Nil		



<b>Councillor Briefing</b>		
<b>Time</b>	<b>Item</b>	<b>Attendees</b>
10:03am – 10:59am	GORRT Update Presentation	Liz Price Wayne Kayler-Thomson  Gary Warrener James Myatt
10:59am – 11:05am	Break	
11:05am – 11:42am	Amendment C97 Colac Growth Plan - Consideration of Panel Report  Cr McCracken arrived at the meeting at 11:15am	Doug McNeill Simon Clarke Suzanne Barker
11:42am – 11:52am	Bruce Street Environmental Audit update	Doug McNeill Simon Clarke
11:52am – 11:58am	Break	
11:58am – 12:03pm	Proposed Lease Apollo Bay Airfield	Gary Warrener
12:03pm – 12:26pm	Park Avenue Reserve Apollo Bay  Cr Hanson left the meeting at 12:20pm	Madeleine Bisits Nicole Frampton
12:26pm – 12:32pm	Irrewarra Cricket Club Clubrooms Development	Madeleine Bisits Nicole Frampton
12:32pm – 12:37pm	G21 and Cricket Victoria Barwon Regional Cricket Strategy	Madeleine Bisits Nicole Frampton
12:37pm – 12:40pm	Break	





Councillor Briefing		
Time	Item	Attendees
12:40pm – 12:45pm	General Business <ul style="list-style-type: none"> <li>• Friends of the Botanic Gardens – Cr McCracken</li> <li>• Apollo Bay toilets – Cr Crook</li> </ul>	
12:45pm – 12:58pm	Evaluation of tenders	Ben McLaughlin
12:58pm	Meeting closed	





# Assembly of Councillors Record

This Form **MUST** be completed and saved in TRIM by the attending Council Officer and the original soft copy returned within 1 business day to the Governance Officer. The Governance Officer must provide the original to IMS for filing within 1 business day. A copy of the completed form must be provided for reporting at the next Ordinary Council Meeting. *{See over for Explanation/Guide Notes}*

## Assembly Details:

**Name of Advisory Committee: Central Reserve Advisory Committee**

**Date:** 7/08/2019

**Start Time:** 5:21pm

## Assembly Location: Central Reserve – Upstairs Pavilion

(some e.g's. COPACC, Colac Otway Shire Offices, 2 - 6 Rae Street, Colac, Shire Offices – Nelson Street, Apollo Bay

## In Attendance:

Councillors: Cr Chris Smith

Officer/s: Nicole Frampton – Recreation and Open Space Coordinator

### Matter/s Discussed:

- Facilities and Grounds Maintenance Reports;
- Central Reserve Master Plan implementation – oval lighting and netball court redevelopment project update;
- Central Reserve Bookings – regular users, school bookings;
- Central Reserve Advisory Committee – membership renewal update;
- Central Reserve Naming – Requests for Temporary Naming;
- Oversowing of the oval for 2020 season;
- 2020 meeting dates.

(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...../...../...../.....

Cr Smith and Mrs Nicole Frampton left at the conclusion of the meeting at 5:57pm

Completed by: Nicole Frampton – Recreation and Open Space Coordinator



# 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. {See over for Explanation/Guide Notes}

## Assembly Details:

Date: ..... 8 / 8 / 19 .....  
Time: ..... 6 ..... am/pm

Assembly Location: ..... Botanic Tearooms Colac .....  
(some e.g's. COPACC, Colac Otway Shire Offices, 2 - 6 Rae Street, Colac, Shire Offices – Nelson Street, Apollo Bay)

## In Attendance:

Councillors: ..... Joe McGCracken .....  
.....

Officer/s: .....  
.....

Matter/s Discussed: ..... General business, reports from treasurer's  
curator, potting .....  
(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: .....  
.....

Officer/s: .....  
.....

Left meeting at: ..... 7:30 PM .....  
Completed by: ..... Laurence Towers .....



# 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. {See over for Explanation/Guide Notes}

## Assembly Details:

Date: ..... 21.8.19 .....

Time: ..... 10:30 ..... am/pm

Assembly Location: Colac Regional Seleyards  
(some e.g's. COPACC, Colac Otway Shire Offices, 2 - 6 Rae Street, Colac, Shire Offices - Nelson Street, Apollo Bay)

## In Attendance:

Councillors: Cr. Chris Smith ..... / ..... / .....

Officer/s: Gary Warrens, Larrie Sharp ..... / ..... / .....

Matter/s Discussed: Seleyards matters - operational matters of the Seleyards (Advisory Committee)  
(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: ..... / ..... / .....

Officer/s: ..... / ..... / .....

Left meeting at: ..... ~~9:05 am~~ .....

Completed by: ..... Gary Warrens .....

## Assembly of Councillors

**INVITEES:**

Cr Smith, Cr Hanson, Cr Hart, Cr Schram, Cr Potter, Cr McCracken, Cr Crook, Peter Brown, Tony McGann, Errol Lawrence, Ian Seuren

**ATTENDEES:**

Cr Crook, Cr McCracken, Cr Hart, Cr Hanson, Cr Schram, Cr Potter, Ian Seuren, Tony McGann, Errol Lawrence, Madeleine Bisits, Nicole Frampton, Frank Castles, Simone Robertson, Jeremy Rudd, Bláithín Butler, Gary Warrener, Sarah McKew, Jason Clissold, James Myatt, Paul Carmichael, Tamzin McLennan, Doug O’Neill, Simon Clarke, Suzanne Barker, Amanda Shepherd

**EXTERNAL ATTENDEES:**

Nil

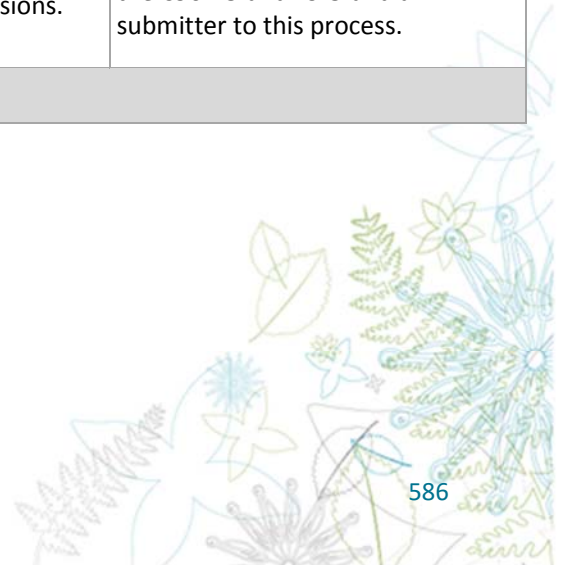
**APOLOGIES:**

Peter Brown

**ABSENT:**

Cr Smith

Declaration of Interest		Item	Reason
Cr Brian Crook	Having declared a conflict of interest, Cr Crook left the meeting at 11:22am and did not return.	Planning Scheme Amendment C90 - Colac Flood Overlay Amendment - Further Consideration of Submissions.	Direct interest – Section 77B I am a property owner affected by the C90 FO and LSIO and a submitter to this process.



<b>Councillor Briefing</b>		
<b>Time</b>	<b>Item</b>	<b>Attendees</b>
9:00am – 10:05am	Infrastructure & Leisure Services presentation and Councillor Morning Tea	
10:05am – 10:08am	Break	
10:08am – 10:43am	AFL Pre-season Match	Madeleine Bisits Nicole Frampton
10:43am – 11:00am	Recycling Update	Frank Castles Simone Robertson
11:00am – 11:08am	Contract 1931 - Bituminous Sealing  Cr Schram left the meeting at 10:59am; returned at 11:00am Cr Hart left the meeting at 11:00am; returned at 11:02am	Jeremy Rudd
11:08am – 11:22am	Development Plan (DP05) - 6230 and 6280 Great Ocean Road Apollo Bay  Cr Schram left the meeting at 11:22am and did not return Cr Crook left the meeting at 11:22am and did not return Cr Potter left the meeting at 11:22am	Bláithín Butler
11:22am – 11:36am	Break	
11:36am – 11:52am	Forrest Caravan Park - Lease Renewal  Cr McCracken attended the meeting at 11:36am Cr Potter returned to the meeting at 11:39am	Gary Warrener
11:52am – 12:03pm	Review of Councillor Support Policy	Sarah McKew Jason Clissold
12:03pm – 12:14pm	Christmas Decorations	Gary Warrener James Myatt Madeleine Bisits Amanda Shepherd



Councillor Briefing		
Time	Item	Attendees
12:14pm – 12:31pm	Property request to be Non Rateable	Jason Clissold Paul Carmichael
12:31pm – 12:34pm	Break	
12:34pm – 12:50pm	WorkSafe Court Proceedings Update	Tamzin McLennan
12:50pm – 1:34pm	Break	
1:34pm – 1:53pm	Amendment C97 - Colac 2050 Growth Plan - Consideration of Panel Report	Doug McNeill Simon Clarke Suzanne Barker
1:53pm – 2:15pm	Planning Scheme Amendment C90 - Colac Flood Overlay Amendment - Further Consideration of Submissions	Doug McNeill Simon Clarke
2:15pm – 2:18pm	Break	
2:18pm – 2:23pm	Wye River & Separation Creek Landslide Risk Assessment Report	Doug McNeill Jeremy Rudd
2:23pm – 2:57pm	General Business: <ul style="list-style-type: none"> <li>▪ Winifred Nance Kindergarten</li> <li>▪ Procurement Policy</li> <li>▪ Delegations Review</li> <li>▪ Planning Matter</li> <li>▪ Flying Foxes – Botanic Gardens</li> <li>▪ State's Rate System Review</li> </ul>	
2:57pm	Meeting closed	

## OLD BEECHY RAIL TRAIL COMMITTEE MINUTES

### Update: Committee Members:

✓	Cr Chris Smith (Chair)	COS Councillor	✓	Tricia Jukes <i>Left at 11:15am</i>	Land Owner representative
✓	Sue Thomas	Community representative	A	Philippa Bailey	Community representative
✓	Andrew Daffy	Community representative	✓	Cyril Marriner	Community representative
✓	Noel Barry	Friends of the Old Beechy Rail Trail representative	✓	Linda Laurie (proxy)	Department of Environment, Land, Water and Planning representative (DELWP)
✓	Nicole Frampton (minutes)	COS Recreation and Open Space Coordinator			

### Non-voting invitees:

Philip Dandy, Tony Grogan, Anthony Zappelli, Jessica Reid (Parks Victoria), COS Services and Operations, ✓ Madeleine Bisits (COS Manager Arts and Leisure)

<b>1. Welcome, apologies</b>	
Apologies: Craig Clifford, Philippa Bailey, Jessica Reid	
<b>2. Confirmation of previous minutes – 7 May 2019</b>	
<b>Moved: Sue Thomas</b> Seconded: Andrew Daffy Carried.	
<b>3. Business Arising from Previous Minutes (see attached)</b>	
Item 3 Discussion: Outstanding Actions were discussed and updated on linked spreadsheet – see attached for update.	
<b>4. Correspondence</b>	
In	
<ul style="list-style-type: none"> <li>• 15/05/2019 – Email from Midway regarding any works impacting users of the trail. Response: no impact to trail users with current scheduled Midway works.</li> <li>• 20/05/2019 – Rail Trails Australia Autumn 2019 Magazine. Magazine forwarded to OBRT Committee members 22/05/2019.</li> <li>• 21/05/2019 – Email from a recent user of the trail to provide Council and the Committee with feedback from their recent visit. Email read by Chair at meeting – good and positive feedback.</li> <li>• 28/05/2019 – Email response from insurers re further clarification in relation to insurance.</li> <li>• 28/05/2019 – Email response from DELWP re Maggio's Road sign replacement. Response: Sign will be removed and replaced with a new sign over the next few months.</li> <li>• 3/06/2019 – Email from Midway re signage on gates. Response: Midway will</li> </ul>	

<p>work with Council to develop standard and consistent signage to be displayed on Midway property gates where trail access is required.</p>	<p>NF to follow up with Midway</p>
<ul style="list-style-type: none"> <li>3/06/2019 – Email response from Trinity College regarding rubbish left along the trail following recent Year 9 overnight camp and trek. Response: school will address this issue with the students.</li> </ul>	
<p>Out</p>	
<ul style="list-style-type: none"> <li>27/05/2019 – Email to Insurers seeking further clarification in relation to insurance.</li> </ul>	
<ul style="list-style-type: none"> <li>28/05/2019 – Email to DELWP seeking an update to the Maggio's Road sign replacement.</li> </ul>	
<ul style="list-style-type: none"> <li>30/05/2019 – Correspondence to landowners re Licence agreement renewal update.</li> </ul>	
<ul style="list-style-type: none"> <li>2/06/2019 – Email to Trinity College re rubbish left along the trail following the recent Year 9 OBRT excursion.</li> </ul>	
<p><b>5. Council Report</b></p>	
<p>Item 5 Discussion: The June 2019 Monthly Report was presented to the Committee for discussion – see attached. Hardcopy report provided to committee members present at the meeting.</p> <p>Follow up from previous Committee identified items:</p> <ul style="list-style-type: none"> <li>Chicanes pedestrian gates – the chicane gate was mistakenly removed from Gardiners property and has since been reinstalled. The chicane pedestrian gate at Larsons has been removed as requested by the committee.</li> <li>DELWP sign to be replaced at Maggio's Road.</li> </ul> <p>Committee identified items: June</p> <ul style="list-style-type: none"> <li>Coram gates left open – chain has been completely removed from both the vehicle and pedestrian gates, rather than just unlocking the pedestrian gate from the chain. Nicole to discuss with Services and Operations.</li> </ul> <p><u>2019/20 Council Maintenance (operational) and capital draft Budget items relating to the OBRT</u></p> <p>Update:</p> <ul style="list-style-type: none"> <li>Proposed 2019/20 OBRT maintenance budget – an allocation of \$60,000 is proposed in the draft 2019/20 budget. This equates to no increase to the operational/maintenance budget for the OBRT. No capital projects have been included in the draft 2019/20 budget.</li> </ul> <p>Comments to the draft maintenance budget allocation: whilst the budget allocated is \$60,000 Council will not restrict the maintenance works carried out along the trail if the budget allocation is exhausted prior to the end of the 2019/20 financial year.</p> <p>Comments to the Capital projects relating to the OBRT in the draft budget: no OBRT projects/improvements have been included in the draft budget. Committee concerned that the Ditchley realignment works are not included in the draft budget; that will be another year with this section of the trail being closed with trail users (pedestrians/cyclists) directed to use the road. Council needs to be more proactive in sourcing funding where suitable for trail</p>	<p>NF to follow up.</p>

<p>improvements. Committee discussion: does the committee want to make a submission to the budget? Committee members felt this would be a waste of time – a submission was made last year and nothing came of it. Need to re-identify the Committee’s Strategic Vision and Priorities for the OBRT – this needs to be captured in a statement which can easily be promoted and assist in justifying capital investment. Nicole to provide Tricia with a copy of the marketing strategy and any other strategic documents.</p>	NF to provide to TJ.
<b>6. Friends Report – Noel Barry</b>	
<p>Update/Discussion:</p> <ul style="list-style-type: none"> <li>• Coram sign replacement – works are still occurring.</li> <li>• No other works are proposed at this time due to the change in weather conditions and Friends members unavailability at this time of year.</li> </ul>	
<b>7. Treasurers Report – Tricia Jukes</b>	
<p>Report provided for 31/03/2019 – As at 31/03/2019, the OBRT Committee Cheque Account statement has a balance of \$7,089.69. There is an outstanding invoice from the new map/brochure photo shoot of \$330 which needs to be paid.</p>	
<b>8. Working Group Updates</b>	
<ul style="list-style-type: none"> <li>• <b>Marketing / Governance / Promotions / Events Working Group</b></li> </ul>	
<p><u>New Map/Brochure update</u> –</p> <ul style="list-style-type: none"> <li>• Note: Philippa was unable to attend today’s meeting due to work commitments. Philippa has suggested a meeting for Thursday 13<sup>th</sup> June 10am at Gellibrand Store. Sue Thomas will liaise with Philippa to organise the meeting and inform the committee of the venue, date and time.</li> </ul>	ST to liaise with PB
<ul style="list-style-type: none"> <li>• <b>Maintenance and Future Planning Working Group</b></li> </ul>	
No meeting held – nothing to report.	
<b>9. General Business</b>	
<ul style="list-style-type: none"> <li>• Dinmont to Ditchley closure Item Discussion: This section of the trail remains closed.</li> </ul>	
<ul style="list-style-type: none"> <li>• OBRT Audit – Trail Management Plan Item Discussion: The development of the management plan document hasn’t progressed. Officers have been working on the Licence Agreement renewals and the Humphris land swap/transfer.</li> </ul>	
<ul style="list-style-type: none"> <li>• Colac Station section of the OBRT Discussion: A grant opportunity exists to address CPTED issues and improve the aesthetics of this section of the trail through a State Government grant program – Public Safety Infrastructure Fund. Applications close 2 August. In recent months the existing fence has been extensively damaged again. The project proposes a better style of fencing and will also improve the amenity of area via a range of treatments (signage, maps, planting, opening up site lines) to address the perception of being unsafe.</li> </ul>	COS Recreation and Open Space unit
<ul style="list-style-type: none"> <li>• Humphris land titles – Humphris property/land transfer update Update: Meeting was held with Mr Humphris on 3/06/2019.</li> </ul>	NF

<ul style="list-style-type: none"> <li>Midway Plantations – upcoming harvesting and establishment activities – dates for scheduled works. Update: Email provided and there will be no impact to trail users with current scheduled works. Midway signage on gates – Nicole to work with Midway to develop standard OBRT signage for Midway properties.</li> </ul>	NF
<ul style="list-style-type: none"> <li>Insurance cover for farmers/landowners which licence the land to Council for OBRT purposes (Licence agreement renewal). What has happened since last meeting (7 May): <ul style="list-style-type: none"> <li>Formal risk assessment with Council's risk department was undertaken. Trail was put through risk matrix with the outcome being medium risk.</li> <li>Further clarification with Council insurers to determine what Council's insurance does and does not cover. It was confirmed by Council's insurer that it is not possible to cover landowner negligence under Council's insurance.</li> <li>Officers have looked into past correspondence and not found any written evidence that Council made a commitment to cover landowners for their own negligence.</li> <li>Letter sent to landowners on 30/05/2019.</li> <li><b>Maddy requested that OBRT Committee member's direct landowners who approach them to discuss trail licence agreements and insurance concerns to speak with Maddy, Manager Arts and Leisure. Maddy's contact details are: Madeleine Bisits – Phone: 5232 9476.</b></li> </ul> </li> </ul> <p>Next steps as indicated in the letter to landowners:</p> <ul style="list-style-type: none"> <li>Council will complete a risk assessment with each property owner – one on one specific conversation with each landowner working in collaboration. Need to work one on one to understand how the landowner's property is used. This will be cost neutral to the landowners.</li> <li>Staff are reviewing the wording in the Licence Agreements to provide a new draft Licence Agreement for consideration for signing.</li> </ul>	<p>OBRT Committee Members</p> <p>COS</p>
<ul style="list-style-type: none"> <li>Hunt for the Golden Gumboot 2019 Event – September School Holidays – Saturday 21 September to Saturday 5 October. Following last year's successful event, the Hunt for the Golden Gumboot will conclude with a bush dance at the Gellibrand Hall on Saturday 5 October. Update: Application submitted for consideration under Council's grant program. It is anticipated that organisations would be notified following the 26 June Ordinary Council Meeting on the outcome of the application. A sponsors function night for the Golden Gumboot is being organised in July. The aim is to sign up the sponsor for their contribution towards the Golden Gumboot event on the night.</li> </ul>	PB / TJ
<ul style="list-style-type: none"> <li>Thank you morning tea for Tony Grogan – a morning tea was held on 21/05/2019 at the Gelli Store. Noel passed around some photos which were taken on the day. Small token of appreciation: Update from Andrew Daffy – gift is nearly finished being made.</li> </ul>	
<ul style="list-style-type: none"> <li>Honour Board for OBRT contributions – Andrew Daffy proposed that an Honour Board be installed at the Gellibrand Information Centre. There was</li> </ul>	

<p>general support for this to occur. Committee asked what the process would be for names to be included on the board. Further discussion to be had at future meetings.</p>	
<ul style="list-style-type: none"> <li>Former Play Equipment which was in Rex Norman Park. Gellibrand Community House has a received an Australia Post grant to have “Happy Jack” painted and installed in the Gellibrand Community Garden as a wayfinding signage post which will include OBRT finger board signs.</li> </ul>	
<ul style="list-style-type: none"> <li>Motion: “That the OBRT Committee agree to provide in principle support for “Happy Jack” to be installed with directional signage on the southern side of the Otway Tourist Park on the intersection of the Gellibrand community garden walk and OBRT subject to Council approval”  <b>Moved: Noel Barry</b>                      Seconded: Sue Thomas                      Carried.</li> </ul>	
<ul style="list-style-type: none"> <li><b>Meeting Dates: 2019 Meeting Dates and Frequency</b>                      Discussion was had around monthly and bi-monthly committee meetings. With school holidays at the start of July, two dates for the next meeting were proposed Tuesday 16 July or Tuesday 6 August. Following discussion the Committee agreed to the next meeting being on the 6 August with fortnightly updates to be provided from Council’s Manager Arts and Leisure (Madeleine Bisits).</li> </ul>	
<p><b>10. Meeting Dates &amp; Times</b></p>	
<p>Meeting Closed 11:43am</p>	
<p><u>Next meeting:</u>                      Tuesday 6 August 2019 at 10am; Venue: COPACC Meeting Room 1.                      Note: the room has been booked from 9am to 12pm.</p>	



Meeting Date	Meeting Action	Responsibility	Status	Update / Comments
2019 - 4 June 2019 - 2 April 2019 - 5 March 2019 - 5 February  2018	Humphris Land Titles - Humphris property/land transfer	Nicole Frampton/COS	In Progress	Update 4/6/19 - meeting held with Mr Humphris on 3/6/19. Update 7/5/19 - meetin held onsite with Mr Humphris on 15/4/19. Update 2/4/19 - documentation has been received. A meeting with the landowner now needs to be organised. Waiting on the completion of the final survey to enable land transfer. Discussions and updates have been provided to the landowner (Humphris). Nicole and the property department will continue to work with the landowner to get the land transfer completed. Update 5/2/19 - Need to organise an onsite meeting to discuss exactly where the trail goes (Rick, Andrew, Chris, Nicole, Mark and surveyor).
2019 - 4 June 2019 - 5 March  2018	Colac Station section of the OBRT  <b>Action: Interested OBRT committee members to meet and discuss ideas for the Colac Station section of the OBRT.</b>  A grant opportunity exists to address CPTED issues and improve the aesthetics of this section of the trail through a State Government grant program – Public Safety Infrastructure Fund. In recent months the existing fence has been extensively damaged again. The project proposes a better style of fencing and will also improve the amenity of area via a range of treatments (signage, maps, planting, opening up site lines) to address the perception of being unsafe.	Nicole Frampton	Not Commenced	Update 4/6/19 - an application will be submitted under the program for works to be completed to address the CPTED issues. Update 2/4/19 - put on hold until the brochure and Golden Gumboot funding application is completed. Nicole to organise a meeting with Chris, Tricia, Sue and Philippa once the OBRT Audit and Management Plan have been completed. To be discussed at the Committee level once a meeting has occurred.
2019 - 4 June	Midway property gate signage  <b>Action: Nicole to work with Midway to develop standard and consistent signage for the OBRT to be displayed on Midway property gates.</b>	Nicole Frampton	Not Commenced	
2019 - 4 June	Former Play Equipment which was in Rex Norman Park to be repurposed as a wayfinding sign with OBRT directional signage installed.  <b>Motion: “That the OBRT Committee agree to provide in principle support for “Happy Jack” to be installed with directional signage on the southern side of the Otway Tourist Park on the intersection of the Gellibrand community garden walk and OBRT subject to Council approval”.</b> Carried.	Andrew Daffy	In Progress	Gellibrand Community House Project - need to seek Council approval for location of the wayfinding sign and the OBRT signage to be included.
2019 - 4 June	Honour Board for OBRT contributions at the Gellibrand Information Centre	Andrew Daffy	Not Commenced	Idea needs to be explored further.
2019 - 7 May	Acknowledgement/Token of Appreciation for Tony Grogan  <b>Motion: “That the OBRT Committee approves Andrew Daffy to create a small token of appreciation for Tony Grogan as a founder of the OBRT.”</b> Carried.	Andrew Daffy	In Progress	Update 4/6/19: Morning tea was held for Tony Grogan on 21/5/19 at the Gelli Store. Gift is nearly finished being made.

Meeting Date	Meeting Action	Responsibility	Status	Update / Comments
2019 - 7 May	<p>Committee identified items:</p> <ul style="list-style-type: none"> <li>• Start of the OBRT in Colac – directional signage required to show where the trail starts at the Colac Station. Committee identified some confusion as to where the trail starts when you get off the train in Colac.</li> <li>• Committee maintenance – Maggio's Road sign DELWP sign – Nicole to contact Craig Clifford to see if this can be fixed or removed - IN PROGRESS (see update)</li> <li>• Some of the signs are weathered and faded – need to check asset condition audit and order new signs where replacement signs have been identified.</li> <li>• Colac Station section of trail – fences have been damaged again and rubbish dumped in the area.</li> </ul>	Nicole Frampton	In Progress	Email sent to DELWP for follow up of sign replacement - Update: Forest Fire Management staff plan to remove the old sign on Maggio's Road and replace with a new sign. The plan is to complete this job over the next few months.
2019 - 2 April	<p>New Friends of OBRT members</p> <p><b>Action: That the 'Friends of OBRT' advertise September/October for new members.</b> <b>Action: Noel Barry to develop a list of maintenance works/tasks which members of the 'Friends of OBRT' could complete.</b></p>	Noel Barry	Ongoing	
2019 - 5 March	<p>Hunt for the Golden Gumboot - 2019 Event Philippa Bailey will coordinate this years event.</p> <p><b>Motion: "That the Old Beechy Rail Trail Committee applies for funding for the Hunt for the Golden Gumboot 2019 event."</b> Carried.</p>	Philippa Bailey	Completed	Application submitted. Awaiting notification following June OCM.
2019- 7 May 2019 - 5 March	<p><b>Action: Sign at the Maggio's Road/103 Mile post location has been damaged.</b> Nicole to get Services and Operations to fix. On investigation, this sign is not COS responsibility.</p> <p><b>Maggio's Road sign DELWP sign – Nicole to contact Craig Clifford to see if this can be fixed or removed - IN PROGRESS (see update)</b></p>	DELWP	In Progress	<p>Email sent to Services and Operations - this is not a COS sign responsibility - DELWP</p> <p>Update 4/6/19: Email sent to DELWP for follow up of sign replacement - Update: Forest Fire Management staff plan to remove the old sign on Maggio's Road and replace with a new sign. The plan is to complete this job over the next few months.</p>
2019 - 7 May 2019 - 5 February	<p>Insurance cover for farmers/landowners which licence the land to Council for OBRT purposes.</p> <p><b>Action: Nicole to seek clarification on the public liability coverage provided under the licence for landowners of the OBRT.</b></p> <p><b>Action: Nicole to seek further clarification on the public liability coverage provided under the current and future licence agreements for landowners of the OBRT. Timeframe: to be resolved in the next month.</b></p> <p><b>Motion: "That the Old Beechy Rail Trail Committee requests that Colac Otway Shire commit resources to resolving the licence agreement insurance issue as the top priority and a matter of urgency as the continued use of the trail is in jeopardy, and requests that Council provide a report back to the committee regarding the progress of this resolution".</b> Carried.</p>	Nicole Frampton	In Progress	<p>Preliminary advice received. Further advice has been sought. Letters sent to landowners on 30/05/2019.</p>
2019 - 5 February 2019 - 5 March	<p>Midway Plantations – upcoming harvesting and establishment activities – dates for scheduled works.</p> <p><b>Action: Nicole to contact Midway to confirm the dates for scheduled works.</b></p> <p><b>Action: Nicole to inform the committee members once dates for the scheduled works are provided to COS.</b></p>	Nicole Frampton	Completed	Update: No scheduled works planned will impact on trail users.

Meeting Date	Meeting Action	Responsibility	Status	Update / Comments
2019 - 2 April 2019 - 5 February	<p>OBRT Map/Brochure</p> <p><b>Action: Meeting to be organised with sub-committee (Tricia, Sue, Philippa). Tricia will organise a meeting with Adrian and the sub-committee re new brochures and format.</b></p> <p><b>Motion: "That the OBRT Committee approves the spending of up to \$500 from the OBRT Committee account to use for professional photos."</b> Carried.</p>	Tricia Jukes / Philippa Bailey	Ongoing	<p>Update 5/3/19 - Sue spoke to Adrian re new brochure format and web page.</p> <p>Update: 2/04/2019 - Working group has met a few times about setting up a website and the new brochure for the trail.</p> <p>Update: Meeting scheduled for 4 June prior to Committee Meeting to show interested people the work completed so far.</p>
2019- 5 February	<p><b>Action: Letters of thanks to be sent to Nathan Swain and Bernard Jordan following their recent resignations.</b></p> <p><b>Action: Add outgoing members to the list of letters to be sent.</b></p>	Nicole Frampton	In Progress	Letter/Certificate to be provided to all recent resignations and outgoing committee members.
2019 - 5 February	<p>Committee identified maintenance works:</p> <ul style="list-style-type: none"> <li>* Colac Station - broken yellow marker</li> <li>* Coram - pedestrian and vehicle gate on Forrest St South - a chain has been installed around the vehicle and pedestrian gate restricting access.</li> <li>* Larsons gate - chicane pedestrian gate - committee has requested that this be removed.</li> <li>* Drains and surface of the trail between Gellibrand and Ferguson appears to not been touched. (Frank provided an update of the works completed along the trail)</li> <li>* Many sections with long grass on either side of the trail.</li> <li>* Drains in Fairyland section are clogged/blocked with leaf litter.</li> <li>* Fairyland section fern fronds are too low - low height.</li> <li>* Section between Maxwells Road and Birnam Station needs attention.</li> </ul> <p><b>Action: Nicole to email committee identified maintenance works to COS Services and Operations</b></p>	COS Service and Op	Ongoing	<p>Coram - chain has been removed.</p> <p>Larson's Gate Chicane Pedestrian Gate has been removed.</p> <p>Services and Operations are conducting weekly inspections of the trail - during these inspections trees are trimmed, vegetation cleared where required.</p>
2018 - 4 December	<p>Donation from Events to go towards OBRT maintenance - Trail preparation for event Committee discussion – perhaps the committee needs to consider that event organisers consider giving a donation to the committee for the use of the trail for events. The donation would be used by the committee for ongoing maintenance of the trail.</p> <p><b>Action: Committee notes this discussion and will consider requesting a donation for future requests to use the OBRT for events.</b></p>	Committee	Ongoing	
2018 - 4 December	<p>Friends of OBRT Newsletter Send through any news or project updates to Philip Dandy to be included in the Friends of the OBRT Newsletter.</p> <p><b>Action: Tricia and Sue to provide updates to be included in the newsletter; eg. market exhibitions, grants, events, etc.</b></p>	Committee	Ongoing	

Meeting Date	Meeting Action	Responsibility	Status	Update / Comments
2019 - 7 May 2019 - 2 April 2019 - 5 March 2018 - 4 December	<p>Committee Appointments/Membership</p> <p><b>Motion: "That the Old Beechy Rail Trail Committee request that Council officers work towards, as soon as possible, seeking Council approval to amend the Old Beechy Rail Trail Committee Charter by changing the committee membership to reflect the Committee's proposal of: two (2) Council representatives (one Councillor and one member of Council staff); five (5) Community representatives; one (1) DELWP representative (Department of Environment, Land, Water and Planning); one (1) Landowner representative; and one (1) Friends of the Old Beechy Rail Trail representative; and amend Section 3.3 of the current charter to include "more often as required as called by the chair".</b> Carried</p> <p><b>Action:</b> <i>That Nicole send letters/emails to the current OBRT Committee representatives and representative organisations informing them of the changes to the Committee membership and inviting interested persons to apply for one of the community representative positions.</i></p> <p><b>Motion: "That Tony Grogan, if available, is involved in the OBRT Committee community representative selection process".</b> Carried.</p> <p><b>Motion: "That the outgoing Old Beechy Rail Trail Committee formally recommends to put forward to Council for endorsement the four nominations received for the community representative OBRT Committee positions."</b> Carried.</p>	Nicole Frampton	Completed	<p>Report presented to 30 January 2019 OCM for consideration - Council endorsed the changes to the OBRT Committee Instrument of Delegation and Charter.</p> <p>Update 5/03/2019: Advertisement placed in Colac Herald (1 March), and requested to be placed in the Apollo Bay News, Birregurra Mail, Apollo Bay website, Otway Light, and Forrest Post.</p> <p>Action Completed - Letters sent to representatives and representative organisations</p> <p>Tony Grogan will be invited to attend selection panel meetings. Motion not required - only 4 community position nominations were received.</p> <p>Report presented to 24 April 2019 OCM for consideration - Council appointed the following nominated members Andrew Daffy, Philippa Bailey, Sue Thomas, Cyril Marriner, Craig Clifford (Proxy Linda Laurie), Tricia Jukes and Noel Barry to the Old Beechy Rail Trail Committee'.</p>
2018 - 4 December	<p>OBRT Risk Assessment Report - Dinmont to Ditchley Closure</p> <p><b>Motion: "That the Old Beechy Rail Trail Committee reinforces its position that the rail trail section through Humphris (Dinmont to Ditchley) remain closed due to risk factors and until such time as the steep section and the cattle crossing section are rectified in line with the committees expectations, and that the committee request that Council do the appropriate work on the road section to mitigate our risks as identified in the MAV Insurance Risk Assessment Report."</b> Carried.</p>	Nicole Frampton	In Progress	<p>Whilst maintenance works are being completed in this section of the trail, the trail remains closed to users.</p> <p>Council officers are developing a traffic management plan to ensure the Old Beech Forest Road is signposted accordingly during trail closures and diversion to the road.</p> <p>Council has commissioned works to survey a proposed re-alignment of the existing trail to eliminate one of the very steep sections of trail, to improve the gate crossing, and two other steep sections of trail within the Ditchley gully area.</p>
2018 - 4 December	OBRT Audit - Trail Management Plan	Nicole Frampton/COS Assets Department	Not Commenced	This is still being completed.

Meeting Date	Meeting Action	Responsibility	Status	Update / Comments
2018 - 4 December	<p>Old Beechy "Train" rides (by C &amp; M Smith) along the OBRT for the 2018/19 season</p> <p>A Risk Assessment must be provided to Council and reviewed prior to conducting any train rides along the trail on behalf of the committee. The train will be required to operate in accordance with the completed Risk Assessment.</p> <p>The dates of use must be provided to Council prior to using the train along the trail. All bookings will be entered into the OBRT calendar bookings system. This is required to ensure maintenance works can be scheduled around the train's use of the trail.</p> <p>A report will need to be provided to the committee at the conclusion of the trains operating season.</p> <p><b>Motion: "That the Old Beechy Rail Trail Committee members agree to C &amp; M Smith operating the "train" on behalf of the Old Beechy Rail Trail Committee from December 2018 until the end of May 2019 as detailed above and as per the Risk Assessment and dates of use being provided to Colac Otway Shire prior to the "trains" use of the trail".</b> <b>Carried.</b></p>	Chris Smith	Not Received	COS has not yet received a completed risk assessment for review. COS has not yet received any dates for the train along the trail.
2018 - 4 December	<p>Crowes Buffer Stop</p> <p>Works will need to be completed to fix the Crowes Buffer Stop.</p>	Committee	Not Commenced	Committee to determine the works required to be completed.
2019 - 2 April 2018 - 4 December	<p>Timber trolley/OBRT information building at Rex Norman Park, Gellibrand</p> <p>Works will be required in the future on both the trolley and the building. If Council is going to undertake any works on this building, the Committee would like to know what is going to happen prior to any works occurring. Noted.</p> <p>Works are required - needs a good clean and some boards need to be replaced. Some signs need fixing, promotional material and old photos need to be protected. Fireplace is being used for rubbish. The building needs a working bee to spruce it up. The Committee is responsible for the upkeep and maintenance of the building. Council would possibly be responsible for the structural elements of the building.</p> <p>The comments book - there are great comments that need to be captured - comments should be photocopied at regular intervals.</p>	Nicole Frampton	Not Commenced	Committee will be updated if works are to be undertaken
2018	Beech Forest to Ferguson maintenance/condition update	Nicole Frampton	Ongoing	Maintenance is being completed to improve this section of trail. Works completed include spraying, vegetation clearance, surface
2018	Outstanding maintenance items	Nicole Frampton	Ongoing	An audit has been completed for the full length of the trail. Maintenance is being completed as per identified works.
2018	Broken trail sign - Gellibrand	Nicole Frampton	Not Commenced	This still needs to be completed. Works will commence once the Coram sign is replaced.
2018	List of land owners (including map) & Licence Renewal update	Nicole Frampton	In Progress	Update 5/2/19 - Letter sent to land owners re Licence Renewal on 21/12/2018. Current Licence Agreement is being reviewed at the moment.

Meeting Date	Meeting Action	Responsibility	Status	Update / Comments
2019 - 4 June 2019 - 7 May 2019 - 2 April 2019 - 5 March 2019 - 5 February 2017	Coram Station Sign Replacement	Noel Barry	In Progress	Works are progressing to complete the replacement sign. Update 7/5/19 - Board finished with letters needing painting Update 2/4/19 - Still progressing but slowly. Update 5/3/19 - Sign was attempted to be painted. Due to the hot weather, the paint job isn't very good and will need redoing. The fascia panel will also now need replacing. Update 5/2/19 - Sign needs painting and will then be finished.





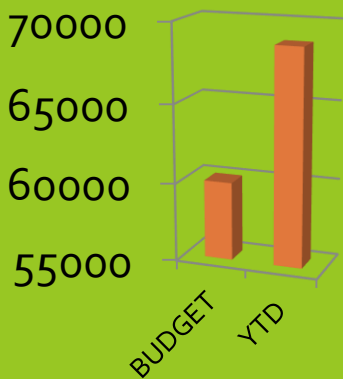
# June 2019 Monthly Report

## Summary

An asset audit was undertaken that identified all assets on the trail and reported their condition. This work along with an infrastructure audit will be fed into an asset plan (which is being developed) for the trail.

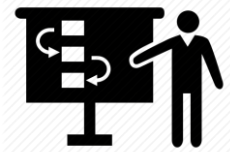


## Budget Status



## Works Completed

Weekly inspections of the trail carried out on the last working day of each week include clearing of low hanging branches, removal of fallen logs, clearing drainage and signage inspection.



## Works Planned

Defects identified during the condition audit which have not yet been completed have been Merited for completion. The Services and Operations team will be identifying whether the works are maintenance or capital.

To be completed:

- Loves Creek, Kawarren bridge – works to be completed early July

## Events along the OBRT

Event applications received:

- Nil

Recent Events:

- Nil

Upcoming Events:

- Nil

# 17.4

Average – pedestrians per day using the trail

# 0

## Merits Received

# 0

## Media Posts

600

## Trail Count



## Licence / Landowner Agreements

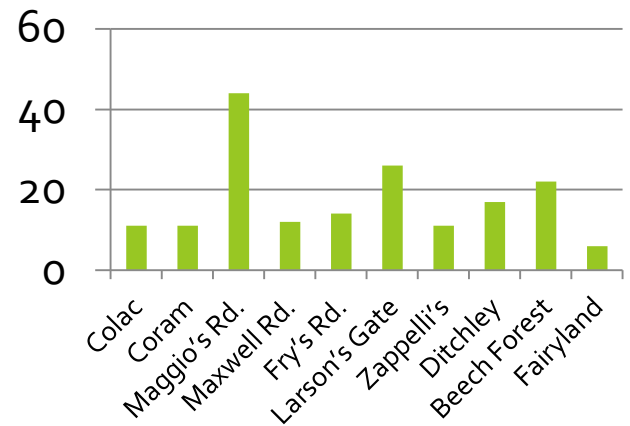
Purpose of this section is to provide the committee with an update of current and due to expire agreements.

- 14 landowner licence agreements – 5 expired in December 2018. Property owners have been notified that the agreement continues as per existing arrangement.
- 21/12/2018 – Letter sent to all landowners advising that Council is reviewing the licence agreement to ensure it meets today's legislative requirements.
- A draft new licence agreement has been received from legal and is being reviewed by Council officers.
- Further advice is being sought in relation to insurance and indemnity clauses and the landowners coverage.
- Benchmarking investigation of licence agreements for other rail trails is being completed – discussions have been held with Bendigo's O'Keefe Rail Trail.
- Discussion have been held with trail advisers regarding landowner risk assessments.
- Letter sent to landowners 31/05/2019.

## Trail Closures

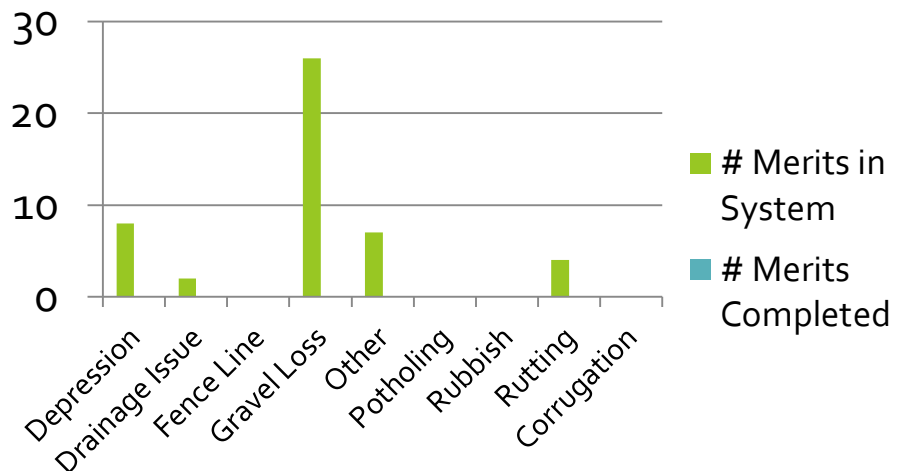
- Nil received.

## Pedestrians per day



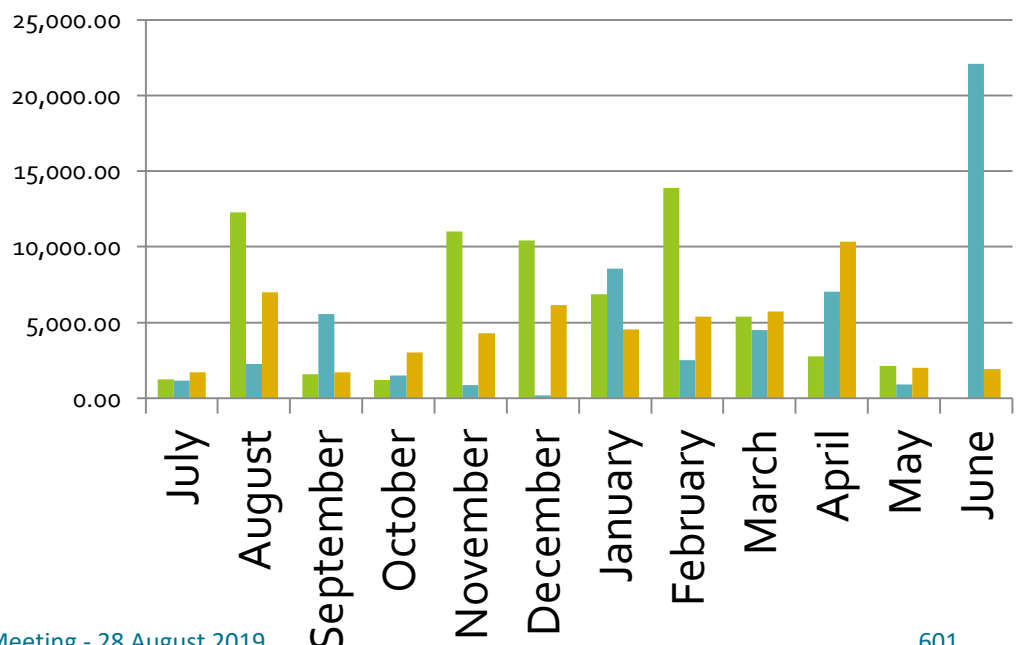
## OBRT Merits – Monthly Report

Data shows outstanding Condition Audit works to be completed



## OBRT Maintenance Budget – Monthly Expenditure

■ 2018/19 Budget ■ 2017/18 Budget ■ 2016/17 Budget



# Unconfirmed Minutes

	<p><b>Attendees:</b>  Councillor Schram (Chair),  Councillor Hart  Councillor Hanson,  Nasser Kotb, Forrest Community Representative  Gavin Brien, Birregurra Community Representative  Chris White, Apollo Bay Community Representative  Michael Harrison – Colac Taxi,  Allen Osborne, Dairy Industry  Adam Lorensene, Department of Transport  Jack Elsum, DELWP  Craig Clifford, DELWP  Tony McGann, General Manager Infrastructure and Leisure Services COS  Jeremy Rudd, Manager Capital and Major Projects COS  Frank Castles, Manager Services and Operations COS  Hannah Filice, Executive Officer Infrastructure and Leisure Services COS</p>	
<p>1.</p>	<p><b>Apologies:</b>  Sam Pirrotta, Regional Roads Victoria  Jessica Reid, Parks Victoria  Josh Webster, Whettenhalls  Ken Slingsby, Senior Sargent Colac Police  Tim Frampton, Christians Bus Line  Jozef Vass, Department of Transport</p>	
<p>2.</p>	<p>Introduction   Committee members introduced themselves</p>	<p>Mayor, Cr Schram</p>
<p>3.</p>	<p>Confirmation of previous minutes   Moved by Cr Hart and Allan Osborne   Chris White asked if there could be an update on Braham River Road and Warwowie Road as per the minutes as it was not placed on the Agenda.   An update on Warwowie Road was provided as below</p> <ul style="list-style-type: none"> <li>- Speed limit temporarily reduced and an application has been made to reduce the limit permanently</li> <li>- Rumble strips and flashing lights have also been installed</li> <li>- A full report will be proved at the next meeting</li> </ul>	<p>Mayor, Cr Schram</p>





	<p>Internet connection was down for this meeting. The link will be sent to committee members</p> <p>There was discussion about the name change within regional roads Victoria, clarity around roles and expectations. Doesn't affect funding or who we speak to regarding issues.</p>	<b>Hannah Filice</b>
<b>7.</b>	<p><b>Colac Otway Tourism, Traffic and Parking Strategy</b></p> <p>The Nelson Street – Round about in Apollo Bay is being postponed. The strategy suggests that through traffic in Apollo Bay be redirected to Pascoe St and that Collingwood St be transformed into a slow speed, one way environment.</p>	
<b>8.</b>	<p><b>Update on Creamery Road</b></p> <p>Works are almost complete and will be finished in the next week.</p>	
<b>9.</b>	<p><b>General Business</b></p> <p>VicRoads – provide maintenance strategy to committee Chris – Forest to Apollo Bay Rd past Beacon Point – sharp corner 25km sign, no guard and there is a drop off the road.</p> <p><b>Action Report above issue to Regional Roads</b></p> <p>Road budget 2018/2019 show a map of works. Provide a table to correlate with the map.</p> <p><b>Action provide a report to next meeting</b></p> <p>A suggestion was made to include a map in the Road Management Plan. This will be considered for inclusion in the next review of the RMP which will occur following the next Council election in November 2020.</p> <p>Jeremy Rudd provided a quick update on Blue church corner intersection.</p> <ul style="list-style-type: none"> <li>flashing sign in September</li> <li>roundabout is needed</li> </ul> <p><b>Cr Schram asked the Committee Members for their general concerns about road condition</b></p> <p>Michael - from KFC to Rossmoyne Rd onwards the road is in poor condition- maintenance program for that section.</p>	<p><b>Frank Castles</b></p> <p><b>Hannah Filice</b></p> <p><b>Tony McGann</b></p>





