THE CITY OF
GREATER GEELONG

PUBLIC QUESTIONS AND SUBMISSIONS
27 OCTOBER 2026

CITY OF GREATER GEELONG

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SUBMITTER 1. JOHN GORMAN

Subject: FOOTPATH CONNECTIVITY **Relevant City Department: City Infrastructure**

Question 1:

There is a half a kilometre section of Sladen St Hamlyn Heights where there are a no footpaths on either side of the road. This road is just a typical suburban street width, yet has 6 bus services each hour. Because of uneven ground and long grass it is common to see people on the road in wheelchairs or pushing prams. I have raised this with the relevant Council department over a period of years and have been told there is no budget for it.

Why is this not viewed as a priority for our funds?

Question 1 Response

Thank you for your question John.

The City acknowledges the concern about the incomplete section of footpath on Sladen Street Hamlyn Heights

In 2021 we completed a Strategic Footpath Missing Links project to better understand the gaps in the existing footpath network. The aim was to identify and prioritise locations for future footpath projects. In determining the areas of greatest need, many factors were considered including proximity to schools, shopping precincts, activity centres and recreation spaces, as well as the role the footpath would serve the community relative to other existing connections

Funding has not currently been allocated to deliver new footpaths throughout the municipality recognising current financial constraints and competing priorities across the broader footpath network. The City will continue to consider implementing construction of a new footpath program if future funding opportunities arise.

Question 2:

Could the Councillors find a saving on current approved budget expenditure that would not be as high a priority?

Question 2 Response

Thank you for your second question John.

Council's budget process considers competing priorities across Greater Geelong and determines how available funding is allocated each financial year. As outlined in response to your first question, funding has not been allocated for the Sladen Street footpath within the current budget.

While Council understands your request to redirect funding from another approved project, doing so would require consideration of the impacts on other approved priorities and commitments. The City will therefore continue to consider the Sladen Street missing footpath through its established prioritisation process and as future funding opportunities become available.

SUBMITTER 2. JESS HUTCHINS

Subject: DEAN STREET BELMONT **Relevant City Department: Growth and Place**

Question 1:

Given the Expression of Interest phase for the council-owned land at 5A Dean street, Belmont closes on Monday 21st October 2026, why is the City of Greater Geelong procuring a private, non government Registered Housing Association to develop a community Housing model, rather than keeping the public asset 100%$ publicly owned and managed via a direct partnership with Homes Victoria?

Question 1 Response

Thank you for your question Jess.

Council resolved in October 2025 to retain ownership of the land at 5A Dean Street and deliver social housing through a Registered Housing Association. This is the delivery model Council has chosen for the site, with Registered Housing Associations able to access Homes Victoria funding.

I can also advise that the Expression of Interest closing date has been extended to 23 November 2026.

Question 2:

Section 2 of the City of Greater Geelong Social Housing Plan contain critical factual errors, incorrectly claiming that public tenants face a 3 year lease renewal cycle. Will the Council halt the current procurement process for 5A Dean street until this guiding policy document is formally amended to reflect accurate legal definitions of public housing tenure.

Question 2 Response

The City of Greater Geelong Social Housing Plan 2020-2041 was adopted in 2020 and may contain information about public housing tenure that is no longer current. This does not affect the procurement process for 5A Dean Street, and the City will not be halting the process on this basis.

SUBMITTER 3. DANIEL ROBERTSON

Subject: QUEENS PARK BRIDGE **Relevant City Department: City Infrastructure**

Question 1:

Does Council support a new two-lane bridge being built between Highton and Newtown, either replacing or being built adjacent to the existing Queens Park Bridge?

Question 1 Response

Thank you for your question Daniel. In August this year the Mayor wrote to the Hon Paul Hamer MP to request that the Department of Transport and Planning undertake a review of the current traffic management at Queens Park Bridge. Community interest in the future of the bridge has existed for many years. Previous community feedback has demonstrated support for investigating improvements to bridge operations, including signalisation and other measures to improve traffic flow and safety.

The City has received a response from the Minister stating that the Department of Transport and Planning (DTP) has advised that there are currently no plans to alter or replace the bridge, a copy of both the Mayor letter and response have been emailed to you under separate cover for your reference.

Question 2:

Do any Councillors or the Executive have any comments or concerns they wish to share about the current state of the bridge or the prospect of a new bridge being built, or have any received feedback or comments from constituents they wish to share?

Question 2 Response

Officers from the City supported the letter being written to the Minister to request that the Department of Transport and Planning undertake a review of the current traffic management arrangements at Queens Park Bridge.

The City also recognises that Queens Park Bridge is a valued local landmark with significant heritage and community importance. Many residents have a strong affinity for the bridge and its unique character.

While there is community interest in improving safety and traffic flow, the City acknowledges that proposals involving duplication or increased traffic capacity may raise concerns regarding heritage values, neighbourhood amenity and the character of the Barwon River corridor.

SUBMITTER 4. BERNIE FRANKE

Subject: TOWN PLANNING FYANSFORD **Relevant City Department: Growth and Place**

Question 1:

Not long ago, a golf recreational enterprise was granted town planning permission to operate within Industrial I Zone land in Fyansford. What does that have to do with Industrial 1 Zone, the purpose of which is the provision for local manufacturing and the storage and distribution of goods?

Question 1 Response

Thank you for your Question Bernie

A planning permit was issued in 2022 for 31 warehouses, a café and office at 235–255 Hamilton Highway, Fyansford.

A golf simulator is classified as an Indoor Recreation Facility, which is permitted in the Industrial 1 Zone - subject to planning approval. The City determined the proposal was not considered to prejudice the ongoing operation of the industrial area and the use was compatible with the light-industrial character of the area.

SUBMITTER 5. JEANNE NEL

Subject: PLANNING AND ENVIRONMENT ACT **Relevant City Department: Growth and Place**

Question 1:

Section 52(1)(d) of the Planning and Environment Act 1987 (PEA 1987) requires notice to any person the responsible authority considers may suffer material detriment, and section 52(2)(b) permits that notice to be given "in any other way that the responsible authority considers appropriate". Section 52(3) permits further notice of applications likely to interest or concern the community. In December 2025, Council reported that beyond letters to adjoining owners and a sign on the land, notice is given through the "Advertised Planning Applications" page on Council's website, which lists many applications at once. Whether it gives effective notice of a particular application depends not on page visits, but on whether people likely to be affected find that listing and open its documents. The PEA 1987 designates Council as the responsible authority and requires it to comply with the Act (ss 13, 14(c)). Officers give notice under delegation, but the Local Government Act keeps compliance a Council responsibility: Council must act in accordance with the relevant law (s 9(2)(a)) and the Chief Executive Officer must ensure Council receives reliable advice about its obligations under any Act (s 46(2)(b)). QUESTION: What information is provided to Councillors, or to the Audit and Risk Committee, to inform Council's oversight of compliance with section 52, in particular, data on access to individual application listings and documents, such as views and downloads per application?

Question 1 Response

Thank you for your Question Jeanne

We acknowledge that section 52 of the Planning and Environment Act 1987 relates to public notice requirements for planning permit applications.

The City does not collect or report analytics relating to individual planning application listings or associated documents published on the Advertised Planning Applications page, including data such as application-specific page views or document downloads.

Compliance with section 52 of the Act is managed through statutory planning processes and delegated authority framework. Under the approved Instrument of Delegation, certain powers and functions of the responsible authority are delegated to appropriately authorised Council officers to undertake duties prescribed by the relevant legislation. The Instrument of Delegation is available on the City's website and was adopted by Council on 26 May 2026.

All statutory planning decisions and associated notification requirements, including compliance with section 52 (where applicable) are reviewed by senior staff within the Statutory Planning unit as part of the City's decision-making and quality assurance processes.

SUBMITTER 6. LOUIS DE KOKER

Subject: HIGHTON VILLAGE BUILDING HEIGHTS
OPEN SPACE STRATEGY **Relevant City Department: Growth and Place**

Question 1:

Highton Villlage traders and Highton residents were recently informed that the Greater Geelong Planning Scheme was amended on 8 January 2026 to allow for four storey height limits across the Village, including along Bellevue Avenue, threatening its village character. That information does not accord with the information in Map 1 to Schedule 52 to Clause 43.02 (Building Heights and Interfaces) of the Greater Geelong Planning Scheme, dated 8 January 2026. Question: Given the community concerns, can you advise whether the Planning Scheme was amended in January 2026 to allow for four storey height limits across the Village, or only in the section bordering on Roslyn Road and Highton Oval?

Question 1 Response

Thank you for your question Louis,

The Highton Village Activity Centre is zoned Commercial 1 Zone which does not include a mandatory height limit.

Amendment C457 gazetted on 8 January 2026 introduced Schedule 52 of the Design and Development Overlay (DDO52) to the Greater Geelong Planning Scheme which includes a range of preferred maximum building heights of 9m, 12m and 15m (approximately 2 to 4 storeys) across Highton Village Activity Centre.

As shown on the plan in the DDO52, the preferred maximum building height of 15m was limited to the area in the south-east of the activity centre, adjacent to Roslyn Road and the reserve.

By way of background, Amendment C457 for Highton Village Activity Centre was changed by the State Government on final approval to allow greater preferred development heights than what Council had proposed.

Question 2:

The City of Greater Geelong's draft Open Space Strategy of April 2026 acknowledges that City and State funding sources for ongoing maintenance of City and State open spaces in our city are limited. The City's approval of development in the West Fyans/Fyans Street Precinct and the draft Precinct Structure plan leverage access to and the amenity of the northern banks of the Barwon River, an area administered by the Corangamite Catchment Management Authority (CCMA). Question: What steps have the Council taken to collaborate with the CCMA and the State government to ensure that sufficient funding is available to support ongoing maintenance of the northern banks of the Barwon River, and prepare that open space for the impact of development?

Question 2 Response

Thank you for your second question Louis

The City has worked closely with the Corangamite Catchment Management Authority (CCMA) and the Department of Transport and Planning (DTP) throughout preparation of the draft West Fyans Street Precinct Structure Plan. This has included technical workshops, review of supporting flood and drainage investigations, and site visits to inform planning for the Barwon River corridor and surrounding open space. The ongoing management, maintenance and implementation requirements for these areas are being considered as part of the planning process. The City will continue to work collaboratively with CCMA and relevant State Government agencies as the Structure Plan progresses.