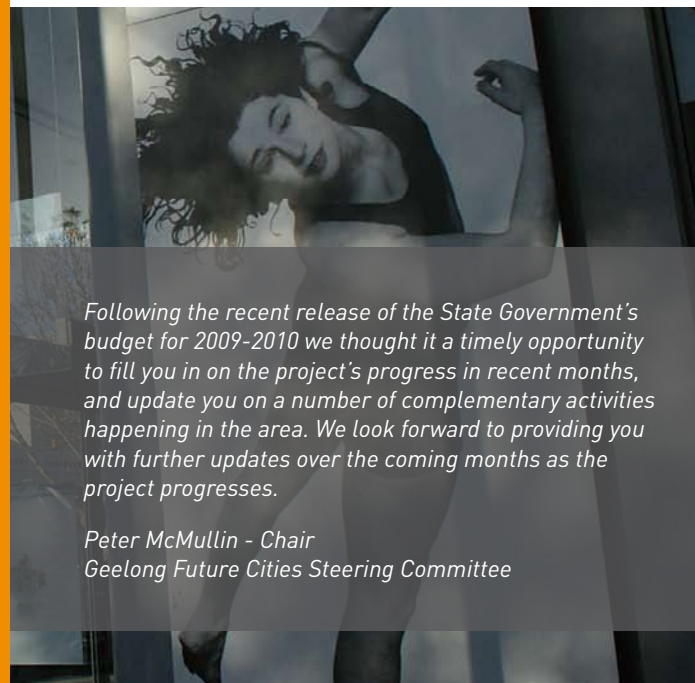




GEELONG FUTURE CITIES STAGE 1

Project Update Volume 5



Following the recent release of the State Government's budget for 2009-2010 we thought it a timely opportunity to fill you in on the project's progress in recent months, and update you on a number of complementary activities happening in the area. We look forward to providing you with further updates over the coming months as the project progresses.

*Peter McMullin - Chair
Geelong Future Cities Steering Committee*

BUSINESS CASE DEVELOPMENT

On behalf of Regional Development Victoria (RDV), Major Projects Victoria (MPV) has been working closely with senior management and staff of the Geelong Performing Arts Centre (GPAC), Geelong Library and Geelong Heritage Centre to develop business cases for the redevelopment of their respective facilities.

As part of this process the following work has been undertaken:

- A Project Control Group (PCG) has been established for each business case under development and includes representation from the respective facilities, Council and State Government. These PCGs form a sub-set of the Geelong Future Cities Steering Committee which has overall responsibility for the Geelong Future Cities project. The PCGs have been meeting monthly to develop the strategic approach to the development of the business cases.

- A 'Gateway Program Review' has been conducted by the State Government's Department of Treasury and Finance (DTF). This peer review process is undertaken to ensure the project is 'on track' before a more formal funding application is made for future building works.
- Project Objectives have been established for each business case under development .
- Project Risks have been identified and are being closely monitored.
- A review of each facility's Strategic Plan framework is underway to ensure that future planning for each facility adequately addresses the requirements of a redevelopment scenario.
- Consultant scopes are currently being prepared for the upcoming Design Review phase of the business cases. As part of this process, the current masterplan assumptions for each facility will be tested and a 'reconfirmed' conceptual framework will be developed

to inform future built form works. This will also have the effect of creating a brief for subsequent design phases and will be used as a basis upon which other key components of the business cases can be analysed (e.g. cost and program).

REDEVELOPMENT OF THE OLD COURTHOUSE BUILDING

The Old Courthouse building (home to Courthouse Youth Arts and the Back to Back Theatre Company) is a pivotal cultural facility in the Arts Precinct and is currently undergoing schematic planning for major renovations. As part of this process, preliminary concepts have been prepared for stakeholder review and building works are expected to be finished in 2010.

The City of Greater Geelong (CoGG) is providing significant in-kind support through project management which is being undertaken by Council's Capital Project Department.

Liaison with managers of other key projects in the area is also underway to understand any potential synergies between the Arts Precinct and these projects and generally to keep 'up to speed' with other goings on in the municipality.

GPAC FUNDING

A \$3 million funding grant was announced as part of the 2009-10 State budget 'to upgrade and improve facilities of the Ford Theatre, the main performing space, and associated rehearsal spaces at GPAC'.

GPAC Chair, Tim Orton said the GPAC Trust and staff were delighted with the announcement.

"This injection of \$3 million together with the \$7.9million announced in the 2008 budget, clearly signals the Government's support for the Arts Precinct redevelopment," Mr Orton said.

"We look forward to working with the Government to maximise the impact on the local economy. We are also delighted that cultural infrastructure is a key element in the State's overall investment mix," Mr Orton said.



GEELONG FUTURE CITIES STAGE 1



CITY OF GREATER GEELONG'S PRIORITIES FOR 2009/2010

The CoGG has identified 13 major projects as its highest funding priorities for 2009/2010. Each project has been selected as having particular strategic importance for the future of the Geelong region.

The Geelong Future Cities Project continues to be one of Council's highest priority projects with two more of Council's 13 priority projects closely aligned – the Transit Cities Project and the Civic Accommodation Project.

Council's administrative and civic functions are currently spread over a number of locations. The Civic Accommodation project will examine the potential to construct a single office building on a site that Council has acquired within the Western Wedge precinct.

Central to this project is City Hall, a magnificent heritage building providing a visual statement and entrance to the Arts Precinct from Central Geelong.

A number of council staff are currently located within this facility however the Civic Accommodation project would make City Hall available to the Geelong Gallery to enable it to extend. The additional space would allow much greater access to the permanent collection and the opportunity to develop and present major exhibitions.

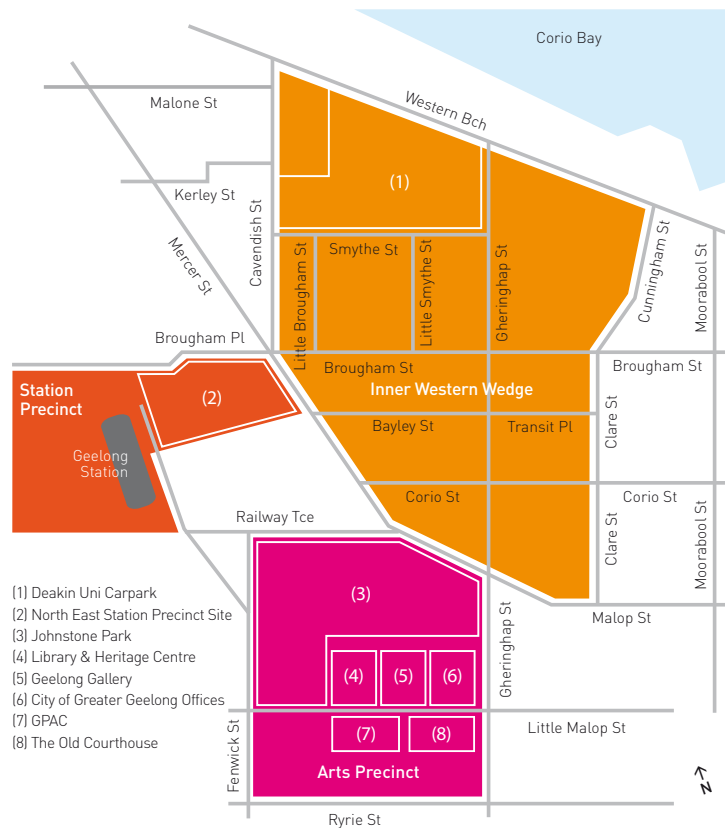
Council has committed \$1.24 million in its draft 2009/2010 budget for these projects. Council's budget is due to be adopted on 23 June 2009.

GEELONG TRANSIT CITIES PROJECT

The Transit Cities program is a State Government initiative aimed at stimulating private sector investment by promoting high density developments around key public transport hubs such as the Geelong Railway Station. Geelong Station lies at the heart of the area under investigation (i.e. the Western Wedge) and also includes the Arts Precinct and Deakin University's waterfront campus.

As part of the 2008-09 State budget, the State Government committed \$24.5 million to undertake projects in Central Geelong including works around the Geelong Railway Station Precinct over four years. Current works include:

- A new street from the railway station entrance (east side of the station) to Mercer Street, and a new signalised intersection at Mercer Street.
- A new forecourt, roundabout and other complementary works at the Station.
- A feasibility study of development options for land on the north east corner of the Station Precinct.



- (1) Deakin Uni Carpark
- (2) North East Station Precinct Site
- (3) Johnstone Park
- (4) Library & Heritage Centre
- (5) Geelong Gallery
- (6) City of Greater Geelong Offices
- (7) GPAC
- (8) The Old Courthouse

Also in progress is:

- The Central Geelong Urban Living (CGUL) project, a pilot program to encourage urban style apartment living in central Geelong.
- Streetscape improvements on Bayley Street, Transit Place and Clare Street to provide improved pedestrian safety and amenity.

These improvements will create stronger links between key areas in Geelong and will improve 'walkability', making more businesses and retail areas in Central Geelong only a stroll away.

It is anticipated the streetscape improvements will be completed by mid-late 2009.

CoGG is working closely with the Department of Planning and Community Development (DPCD) and the Department of Transport (DOT) in the implementation of these works.

Council is also working with a range of public and private sector developers to facilitate more intensive commercial and residential developments in the area.