



MINUTES OF THE COUNCIL MEETING

HELD ON

MONDAY, 21 APRIL 2008

RELEASED TO THE PUBLIC ON WEDNESDAY, 23 APRIL 2008

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**MINUTES OF THE ORDINARY MEETING OF THE
DAREBIN CITY COUNCIL HELD AT
THE DAREBIN CIVIC CENTRE,
350 HIGH ST, PRESTON ON MONDAY 21 APRIL 2008**

THE MEETING OPENED AT 7.02 P.M.

1. PRESENT

Cr. Peter Stephenson (Mayor)
Cr. Stanley Chiang
Cr. Vince Fontana
Cr. Marlene Kairouz
Cr. Chris Kelly
Cr. Melissa Salata
Cr. Steven Tsitas

Council Officers

Michael Ulbrick – Chief Executive Officer
Geoff Glynn – General Manager Community Assets and Leisure
Kevin Breen – General Manager City Development
Mark Davies – General Manager Corporate Services
Libby Hynes – General Manager Environment & Amenity
Ray McQuillen – Manager Customer and Civic Services
Ron Downes – Council Business Coordinator

2. APOLOGIES

Apologies were lodged for the absence of Cr. Asmar and Cr. Kundevski.

3. DECLARATIONS OF INTERESTS AND CONFLICTS OF INTEREST

Nil.

4. CONFIRMATION OF THE MINUTES OF COUNCIL MEETINGS

COUNCIL RESOLUTION

MOVED: Cr. S. Tsitas

SECONDED: Cr. M. Salata

THAT the Minutes of the Ordinary Meeting of Council held on 7 April 2008 be confirmed as a correct record of business transacted.

CARRIED

5. REPORTS BY MAYOR AND COUNCILLORS

MINUTE NO. 88

5.1 REPORT OF CR. MELISSA SALATA

Cr. Salata reported on her attendance at the following functions/activities:

- Community Day – Edwardes Lake Park.
- Darebin Environmental Reference Group meeting.

5.2 REPORT OF CR. STANLEY CHIANG

Cr. Chiang reported on his attendance at the following functions/activities:

- DAREBINhealth (Municipal Public Health Plan) Steering Committee meeting.
- Addressed a group of student leaders from the Australian Federation of International Students.

5.3 REPORT OF CR. STEVEN TSITAS

Cr. Tsitas reported on his attendance at the following function/activity:

- Fairfield-Alphington RSL Anzac Day ceremony.

5.4 REPORT OF THE MAYOR, CR. PETER STEPHENSON

The Mayor, Cr. Stephenson, reported on his attendance at the following functions/activities:

- Victorian Ladies Bowls Association Centenary Carnival.
- Community Day – Edwardes Lake Park.
- Opening of new gymnasium extension at the Northcote Aquatic and Recreation Centre.
- Australian Local Government Women’s Association State Conference.
- Gumbri White Dove Awards and Exhibition at Bundoora Homestead.
- Darebin Local Safety Committee meeting.
- Australian Local Government Women’s Association Gala Dinner.
- Darebin RSL Anzac Day ceremony.
- Launch of Operation “Bounce Back”, in partnership with Victoria Police.

6. PUBLIC QUESTION TIME**MINUTE NO. 89**

The Mayor, Cr. Stephenson, invited questions from members of the public gallery.

The following questions were submitted:

- Brian Coffey of Fairfield asked Council to consider deferral of Report Item 8.4 on the Council Agenda (Amendment C61, 201 Wingrove Street Fairfield). The Mayor Cr. Stephenson, responded to the question.
- Clare Nugent of Northcote asked Councillors to accept an invitation to visit the site at 201 Wingrove Street Fairfield, the subject of Report Item 8.4 (Amendment C61) on the Council Agenda. The Mayor, Cr. Stephenson, responded to the question.
- Trent McCarthy of Thornbury asked a question about what opportunities will be provided and processes will be followed by the Council for the community to have input into Council's response to the Eddington Report on Melbourne's transport issues recently released for public comment. The General Manager Community Assets and Leisure, Geoff Glynn, and the Mayor, Cr. Stephenson, responded to the question.

7. REPORTS OF STANDING COMMITTEES**7.1 HEARING OF SUBMISSIONS COMMITTEE****MINUTE NO. 90**

The Hearing of Submissions Committee is a Special Committee appointed by Council to hear and report to Council on submissions received by Council in accordance with section 223 of the Local Government Act 1989.

A meeting of the Hearing of Submissions Committee was held on 14 April 2008. The minutes of the meeting have been circulated to Councillors and are available to the public.

COUNCIL RESOLUTION

MOVED: Cr. V. Fontana

SECONDED: Cr. C. Kelly

THAT the report of the Hearing of Submissions Committee meeting held on 14 April 2008 be received and the Committee Recommendations be adopted.

CARRIED

8. CONSIDERATION OF REPORTS

8.1 FINANCIAL REPORT – 9 MONTHS ENDED 31 MARCH 2008

MINUTE NO. 91

AUTHOR: Financial Accountant - Michael O’Riordan

MANAGER: Chief Financial Officer – Bruce Dobson

BUDGET

IMPLICATIONS: Year to date operating surplus of \$20.3 million and capital works expenditure of \$13.6 million.

SUMMARY:

A comprehensive financial review has been undertaken for the nine months ended 31 March 2008 to assess the financial performance of Council year-to-date (YTD). The outcome of the review indicates that Council has achieved a YTD operating surplus of \$20.3 million and capital works expenditure of \$13.6 million. All material variations have been explained in the report.

CONSULTATION:

Managers and Coordinators.

COUNCIL RESOLUTION

MOVED: Cr. V. Fontana

SECONDED: Cr. C. Kelly

THAT the contents of the “Financial Report for the nine months ended 31 March 2008” included as [Appendix A](#) to this report be received and the year-to-date actual and budget operating and capital results be noted.

CARRIED

REPORT

BACKGROUND

Under the Local Government Act 1989, at least every three months the Chief Executive Officer is required to present to the Council a statement comparing the budgeted with the actual revenues and expenses for the financial year to date. In complying with the Act, the attached report (see [Appendix A](#)) compares the actual and budgeted operating revenues and expenses and the actual and budgeted capital revenues and expenses for the nine months ended 31 March 2008. It also compares the actual and budgeted movements in the Balance Sheet and Cash Flow Statement for that period.

CORE ISSUES***Operating Performance***

The Operating Performance for the nine months ended 31 March 2008 is an operating surplus before capital revenue and other items of \$18.1 million, which is \$3.3 million ahead of budget. The main items contributing to this favorable variance are rates, contributions, operating grants, capital grants, other revenue, employee benefits, materials and services, depreciation and other expenses. These have been partially off set by unfavorable variances in user fees and bad and doubtful debts. After capital and other items, the operating surplus is \$20.3 million, which is \$3.8 million ahead of budget.

Capital Performance

The Capital Performance for the nine months ended 31 March 2008 shows that a total of \$13.6 million has been expended on the capital works program, which is \$3.5 million behind the budget. The variance is due mainly to timing differences on the completion of roads, plant and equipment, open space and building works projects.

Financial Position

The Financial Position as at 31 March 2008 shows a cash balance of \$22.9 million which is \$8.1 million ahead of budget. The variance is due mainly to timing differences in the receipt of grants, payments to suppliers, GST amounts and lower capital works expenditure. The net current asset position is \$25.2 million which is \$9.7 million more than budget. The variance is due mainly to the higher cash and receivables position compared with budget, offset partly by higher trade and other payables. The net asset position is \$802.1 million, which is \$4.7 million ahead of budget.

FINANCIAL IMPLICATIONS

The Financial Report for the nine months ended 31 March 2008 shows that Council's YTD operating result is a surplus of \$20.3 million and \$13.6 million has been expended on capital works.

FUTURE ACTIONS

A further financial report will be presented to Council for the 10 months ending 30 April 2008.

**8.2 HIGH STREET NORTHCOTE SHOPPING CENTRE
MARKETING MANAGEMENT AND DEVELOPMENT
SPECIAL CHARGE**

MINUTE NO. 92

AUTHOR: Economic Development Officer – Phill Loader

MANAGER: Manager Economic Development – Sue LaGreca

BUDGET

IMPLICATIONS: Administration and monitoring of the Northcote Special Charge is included in the Economic Development Branch Budget.

SUMMARY:

At its meeting on 4 February 2008, Council resolved to give public notice of its intention to declare a special charge at the Council meeting scheduled for 21 April 2008 in relation to the High Street Northcote Shopping Centre. Prior to the declaration of a special charge, Council must consider submissions and objections in accordance with sections 163A, 163B and 223 of the Local Government Act 1989 and hear persons who wish to be heard in support of their submission and or objection.

Council received nineteen (19) submissions relating to seventeen (17) properties. There were fifteen (15) objections relating to twelve (12) properties and four (4) submissions in support relating to five (5) properties. There were six (6) requests to be heard by objectors and or submitters. The Hearing of Submissions Committee heard three (3) submitters at its meeting held on 14 April 2008.

This report recommends that Council declare the special charge for the High Street Northcote Shopping Centre, raising \$72,941.25 per annum for the five year period commencing 1 July 2008.

CONSULTATION:

- Affected Northcote Business Owners
- Affected Northcote Property Owners
- Northcote Business Association

COUNCIL RESOLUTION

MOVED: Cr. S. Tsitas
SECONDED: Cr. V. Fontana

THAT:

- (1) Council acknowledges having:
 - a) Considered all submissions to the special charge in accordance with sections 163A, 163B and 223 of the Local Government Act 1989 (the “Act”).

- b) Decided to retain the subject properties in the area of the special charge scheme because Council is satisfied that each of the properties will receive a special benefit and that the distribution of the special charge is fair and reasonable amongst persons who are liable to pay the special charge.

(2) Council declares the special charge in the following terms:

- a) The special charge is declared under section 163(1) of the Act for the purpose of defraying management, promotion, advertising, decoration, security, development and other incidental expenses associated with the encouragement and development of commerce and trade in High Street, Northcote.
- b) In declaring the special charge, Council is performing functions and exercising powers relating to the peace, order and good government of the municipal district of the City of Darebin, particularly the encouragement of employment opportunities and commerce.
- c) The total cost of the performance of the function and the exercise of the powers is \$364,706.25 which equates to a total amount of \$72,941.25 per annum to be levied over a period of five years.
- d) The special charge will raise \$72,941.25 per annum for the period commencing 1 July 2008 to the 30 June 2013 (being a period of five years).
- e) The following land be specified as the land and area for which the special charge should be declared which is also shown on the plan attached as [Appendix A](#) to this report (within the area bordered and hatched). A list of the individual properties affected by the special charge is included as [Appendix B](#). The area includes the following properties:
- 203 to 409 High Street (inclusive)
 - 176 to 390 High Street (inclusive)
 - 2A and 4A Mitchell Street
 - 5 Frederick Street
 - 3 Robbs Parade
 - 11 and 23A Eastment Street
 - The property known as Northcote Central (corner of High and Separation Streets Northcote) as shown in [Appendix A](#).
- f) The special charge is to be assessed and levied on the following basis:
- Primary Benefit – A property that has direct frontage to High Street Northcote and which in the opinion of Council receives a primary benefit will be subject to a special charge of \$406 per annum.
 - Secondary Benefit – A property that has a frontage to High Street Northcote but not at street level i.e. first floor which, in the opinion of Council, receives a secondary benefit will be subject to a charge of \$203 per annum.
 - Tertiary Benefit – A property that has no frontage to High Street Northcote i.e. within an arcade or shopping centre, which will, in the opinion of the Council, receive a tertiary benefit, will be subject to a special charge of \$101.50 per annum.

[Appendix C](#) details the amount payable by each individual property affected by the proposed special charge.

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- g) The criteria which forms the basis of the special charge is the ownership of rateable land used or zoned for commercial purposes within the geographical area in which the properties described in paragraph (v) of this declaration are included, as listed in [Appendix B](#), and within the area indicated by the map in [Appendix A](#).
 - h) Council considers there will be a special benefit to the persons required to pay the special charge, because the viability of High Street Northcote as a retail, commercial area will be enhanced through increased economic activity and the value of the businesses and the commercial properties included in the scheme area will be maintained or enhanced.
 - i) In accordance with sections 163(2A) and (2B) of the Act, Council records that the total amount of the special charge equating to \$364,706.25 to be levied does not exceed the amount calculated in accordance with the prescribed formula ($R \times C = S$), as set out in the Act:
 - i. The Benefit Ratio (R) is calculated at 100% and represents the total benefits of the scheme that will accrue as special benefits to all persons who are liable to pay the special charge.
 - ii. Any special benefits that would otherwise accrue to persons within the scheme area who are not liable to pay the special rate or any “Community Benefits” have been assessed at and equate to zero (because, in the opinion of Council, the services to be provided from the proceeds of the special charge, all being marketing and promotion related, will only benefit the retail and business properties included in the scheme).
 - j) The special charge will be levied by sending notices to the persons liable to pay the special charge and will be due and payable on the same date(s) under section 167 of the Act as being the dates for payment of general rates by four equal instalments.
 - k) Council will require interest to be paid in accordance with section 172 of the Act on any amounts of the special charge not paid by the specified dates for payment.
- (3) Prior to any part of the special charge proceeds being paid to the Northcote Business Association (the “Association”), and as a condition precedent to such payment, the Association must enter into a formal agreement with Council contained in [Appendix D](#) otherwise to the satisfaction of Council’s lawyers, that amongst other matters acknowledges and confirms that:
- a) The role of the Association in expending the monies, raised by the special charge on behalf of Council, is of an administrative nature only and at all times under the direction of and for Council; and
 - b) Council reserves to itself all discretions relevant to the application of the proceeds of the special charge (the “Agreement”).
- (4) In relation to submissions received:
- a) In accordance with section 223 of the Act, Council advises each person who lodged a submission in relation to the proposed special charge advising of Council’s decision and the reasons for the decision as follows:
 - i. Council considers there will be a special benefit to the persons required to pay the special charge, because the viability of High Street Northcote as a retail, commercial area will be enhanced through increased economic activity and the value of the businesses and the
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- commercial properties included in the scheme area will be maintained or enhanced.
- ii. The distribution of the special charge, having regard to the criteria adopted by Council in relation to the declaration of the special charge, in the opinion of Council, is fair and reasonable among those persons who are liable to pay the special charge.
- b) That those individuals who made submissions be also advised of the specific responses as outlined in this report to the issues raised in their submissions.
- (5) Upon the Association signing the Agreement contained in [Appendix D](#) (and otherwise to the satisfaction of Council's lawyers), Council sign and seal the Agreement.

CARRIED

REPORT

BACKGROUND

The High Street Northcote special charge expires on 30 June 2008. The scheme collected \$72,027.750 per annum and commenced on 1 July 2005 for a period of three years.

At its meeting on 4 February 2008, Council resolved to give public notice of its intention to declare a special charge at the Council meeting scheduled for 21 April 2008. The public notice was advertised in The Age newspaper on Thursday 7 February 2008. A letter and a copy of the public notice was sent to all property owners and occupiers on Thursday 7 February 2008, advising of Council's intention to declare a special charge. A person affected by the special charge could make a written submission or an objection to Council within 28 days of the publication of the public notice.

Initially it was proposed to raise \$72,535.25 per annum. It is now proposed to raise \$72,941.25. This is because the property at 271 High Street Northcote whilst included in the specified area was not specifically included on the schedule. This has now been resolved with the property owner and occupier at 271 High Street receiving notification of the special charge and accorded the rights of all other properties within the area of the special charge.

CORE ISSUES

Submissions Received

Nineteen (19) written submissions relating to seventeen (17) properties have been received from owners and occupiers of properties in High Street Northcote. Four (4) submissions relating to five (5) properties are in support of the special charge and fifteen (15) relating to 12 properties are objections.

Written submissions were received from the following persons:

- Nickolas Kondos of Northcote.
- Domna Christou of Northcote.
- Maria Kondos of Northcote.
- Danny Leondidis of Northcote.
- Kylie Holmes of Northcote.

- C. Aliveras of Northcote.
- Mary and Jim Gargalionis of Northcote.
- Dimitrios and Hariklia Koulis of Northcote.
- Sandra Doutsas of Northcote.
- Jemma Saxby of Northcote.
- Fatih Sari of Northcote.
- R.P. Walker of Northcote.
- Josie Iuele of Northcote.
- Irene and Robert Creedon.
- Dora Tsolakis of Northcote.
- Daryl Colless of Northcote.
- Fay Carolou of Northcote.
- Andrew Mansfield of Northcote.
- David Cummins of Northcote

Copies of the written submissions received are forwarded separately to Councillors for consideration.

Hearing of Submissions

There were six (6) requests to be heard by objectors or submitters in support of their written submissions.

Each of the six submitters/objectors were advised of the meeting of the Hearing of Submissions Committee convened to hear their presentations.

The following submitters attended the meeting on 14 April and were heard by the Hearing of Submissions Committee:

- Katina Kondos of Northcote (who spoke on behalf of Maria Kondos who was also present)
- Daryl Colless of Northcote.
- Robert and Irene Creedon of Northcote.

Consideration of Submissions and Objections

<p>Objections 1, 2, 3 & 4</p> <ul style="list-style-type: none"> • Not advised of the availability of copies of the proposed declaration as required by Section 163 (1B) (c) • The criteria to be used as the basis for declaring the special charge has not been given as required by section 163 (2) (b) 	<ul style="list-style-type: none"> • All occupiers and owners were provided with a copy of the notice of intention to declare as it appeared in The Age Thursday 7 February 2008 which states that “Copies of the proposed declaration are available to inspect at the Darebin City Council Offices, 274 Gower Street Preston for at least 28 days after the publication of this notice.” • The criteria used as the basis for declaring the special charge are set out in the copy of the notice of intention to declare as it appeared in The Age Thursday 7 February 2008 which
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<ul style="list-style-type: none"> • The manner in which the special charge is calculated as required by Section 163 (3) (c) • No reason given for the necessity of such a charge • No details as how the special charge will be spent • No details of the benefit derived from the special charge 	<p>was provided to all occupiers and owners and are also detailed in the letter sent to each occupier and owner.</p> <ul style="list-style-type: none"> • The manner in which the special charge is calculated is set out in the copy of the notice of intention to declare as it appeared in The Age Thursday 7 February 2008. A copy the notice was provided to all occupiers and owners. • The reason for the special charge is set out in the copy of the notice of intention to declare as it appeared in The Age Thursday 7 February 2008. A copy the notice was provided to all occupiers and owners. • The purpose of the special charge is set out in the copy of the notice of intention to declare as it appeared in The Age Thursday 7 February 2008. A copy the notice was provided to all occupiers and owners. • The details of the benefit of the special charge are set out in the copy of the notice of intention to declare as it appeared in The Age Thursday 7 February 2008. A copy the notice was provided to all occupiers and owners.
<p>Objection 5</p> <ul style="list-style-type: none"> • Special charge is too high • No explanation provided as to what the special charge will be used for 	<ul style="list-style-type: none"> • It is considered that the special charge is an investment in the High Street Northcote area that in the long term contributes to the revitalization that benefits both commercial property owners and business owners generally. Every effort has been made to minimise individual contributions, while ensuring that sufficient funds are raised for a viable marketing program. The amount of the special charge was reviewed in consultation with traders and has not been increased from the current charge. • The purpose of the special charge is set out in the copy of the notice of intention to declare as it appeared in The Age Thursday 7 February 2008. A copy the notice was provided to all occupiers and owners.
<p>Objection 6</p> <ul style="list-style-type: none"> • No benefit 	<ul style="list-style-type: none"> • A special benefit normally accrues to business owners (traders) and commercial property owners through the marketing of High Street Northcote, as a whole. The special charge allows for a coordinated

<ul style="list-style-type: none"> No intention of attending traders meetings 	<p>approach that will provide benefit to those businesses and property owners within the area of the special charge.</p> <ul style="list-style-type: none"> Attendance at traders meetings is open to all businesses within the area of the special charge. Business owners and operators are encouraged to participate in the marketing and promotion of High Street Northcote.
<p>Objection 7</p> <ul style="list-style-type: none"> No benefit No improvements to High Street Few traders attend the Northcote Business Association meetings 	<ul style="list-style-type: none"> A special benefit normally accrues to business owners (traders) and commercial property owners through the marketing of High Street Northcote, as a whole. The special charge allows for a coordinated approach that will provide benefit to those businesses and property owners within the area of the special charge. The purpose of a special charge is not for the provision of physical improvements to High Street Northcote. These works are considered separately as part of Council's Capital works program. Attendance at traders meetings is open to all businesses within the area of the special charge. Business owners and operators are encouraged to participate in the marketing and promotion of High Street Northcote.
<p>Objection 8</p> <ul style="list-style-type: none"> Rates are too high without having to pay the special charge Cannot afford to pay the special charge 	<ul style="list-style-type: none"> It is considered that the special charge is an investment in the High Street Northcote area that in the long term contributes to the revitalization that benefits both commercial property owners and business owners generally. Every effort has been made to minimise individual contributions, while ensuring that sufficient funds are raised for a viable marketing program. It is considered that the special charge is an investment in the High Street Northcote area that in the long term contributes to the revitalization that benefits both commercial property owners and business owners generally. Every effort has been made to minimise individual contributions, while ensuring that sufficient funds are raised for a viable marketing program. The amount of the special charge was reviewed in consultation with traders and has not been increased from the current charge.
<p>Objection 9</p>	

<ul style="list-style-type: none"> • Would like to see the special charge abolished 	<ul style="list-style-type: none"> • A special benefit normally accrues to business owners (traders) and commercial property owners through the marketing of High Street Northcote, as a whole. The special charge allows for a coordinated approach that will provide benefit to those businesses and property owners within the area of the special charge.
<p>Objections 10 & 11</p> <ul style="list-style-type: none"> • No benefit 	<ul style="list-style-type: none"> • A special benefit normally accrues to business owners (traders) and commercial property owners through the marketing of High Street Northcote, as a whole. The special charge allows for a coordinated approach that will provide benefit to those businesses and property owners within the area of the special charge.
<p>Objection 12</p> <ul style="list-style-type: none"> • No benefit <ul style="list-style-type: none"> • Disproportionate amount paid to a marketing coordinator <ul style="list-style-type: none"> • Too much spent on High Vibes festival <ul style="list-style-type: none"> • Marketing not spread equally through the year 	<ul style="list-style-type: none"> • A special benefit normally accrues to business owners (traders) and commercial property owners through the marketing of High Street Northcote, as a whole. The special charge allows for a coordinated approach that will provide benefit to those businesses and property owners within the area of the special charge. <ul style="list-style-type: none"> • The special charge funds a range of activities including the marketing coordinator. Activities that have been funded include: <ul style="list-style-type: none"> • Employment of a marketing coordinator • Collective advertising • Christmas promotion • Easter promotion • Mothers day • Special events • Northern Exposure • High Vibes • The NBA holds a special meeting to allocate funds to the marketing program. All business owners and operators can attend and contribute to the development of the marketing budget. • The NBA holds an annual special meeting to allocate funds to the marketing program. All business owners and operators can attend and contribute to the development of the marketing budget.
<p>Objection 13</p> <ul style="list-style-type: none"> • Object to the special charge 	<ul style="list-style-type: none"> • A special benefit normally accrues to business owners (traders) and commercial

	<p>property owners through the marketing of High Street Northcote, as a whole. The special charge allows for a coordinated approach that will provide benefit to those businesses and property owners within the area of the special charge.</p>
<p>Objection 14</p> <ul style="list-style-type: none"> • Only a third of the traders requested a continuation of the special charge • Northcote Business Association President did not send a letter to each business regarding the charge and therefore it is undemocratic • Members do not attend the meetings of the Northcote Business Association • Unfair and unjust for a business to pay a compulsory charge to promote another business 	<ul style="list-style-type: none"> • The test for the declaration of a special charge is the formal procedure begun through Council giving notice of its intention to declare the special charge. Any surveys undertaken are informal and provide Council with some guidance to any issues related to the giving of notice of intention to declare a special charge. When Council advertised its intent to declare, only 7% submitted an objection. • While Council works with traders and trader associations in the marketing and promotion of retail centres and values this working relationship the process for the declaration of special charges is set out in and governed by the Local Government Act. Each property owner and business has the opportunity through the notice of intention to declare process to make their position on the declaration of the special charge known to Council. • Attendance at traders meetings is open to all businesses within the area of the special charge. Business owners and operators are encouraged to participate in the marketing and promotion of High Street Northcote. • A special benefit normally accrues to business owners (traders) and commercial property owners through the marketing of High Street Northcote, as a whole. The special charge allows for a coordinated approach that will provide benefit to those businesses and property owners within the area of the special charge. It does not replace the marketing that is undertaken by individual businesses.
<p>Objection 15</p> <ul style="list-style-type: none"> • Object to the special charge 	<ul style="list-style-type: none"> • A special benefit normally accrues to business owners (traders) and commercial property owners through the marketing of High Street Northcote, as a whole. The special charge allows for a coordinated approach that will provide benefit to those businesses and property owners within the area of the special charge.

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Submission in support 1 <ul style="list-style-type: none"> The special charge is important to maintain the marketing of High Street Northcote and has contributed to the success and vibrancy of High Street Northcote 	
Submission in support 2 <ul style="list-style-type: none"> The positive change in High Street Northcote seen in increased patronage is due to the marketing undertaken by traders. The growth has been due to the impact of events such as High Vibes and Northern Exposure funded by the special charge 	
Submission in support 3 <ul style="list-style-type: none"> The special charge represents a small amount and makes a significant contribution to the major changes that have taken place in the last three and half years this business has been in High Street Northcote 	
Submission in support 4 <ul style="list-style-type: none"> The special charge should continue as it has been contributing factor in the improvement in High Street Northcote 	

Method of Payment

Payment of the special charge will be levied by sending notices to the persons liable to pay the special rate and will be due and payable on the same date(s) under section 167 of the Act being the date for payment of general rates by four instalments.

FINANCIAL IMPLICATIONS

Implementation and management of the special charge is reflected in officer time plus the costs of administration, advertising, mail-outs and legal advice. This is overseen by the Economic Development Unit of Council and is therefore within the Economic Development Unit budget. In this instance, these costs are estimated to be in the order of approximately \$14,000.

FUTURE ACTIONS

Should Council resolve to declare the special charge, the following will occur:

- (1) In accordance with section 223 (e) of the Local Government Act 1989 a response will be prepared to those persons who lodged a separate submission about the special charge providing Council's decision and the reasons for the decision.
- (2) A notice levying the special charge will be sent to property owners and occupiers.
- (3) An owner of a property affected by the special charge may apply to the Victorian Civil and Administrative Tribunal for a review of Council's decision within 30 days of the date on the notice levying the special charge. If there are no successful appeals, the special charge will be included in the next municipal rate notice.

8.3 REVIEW OF 'REGENT' PLACE NAME – COSTS AND TIMELINES**MINUTE NO. 93****AUTHOR:** City Valuer - David Archer**MANAGER:** Chief Financial Officer – Bruce Dobson**BUDGET
IMPLICATIONS:** Nil.**SUMMARY:**

This report is prepared in response to an item considered at the Council meeting on 17 March 2008 that called for a report on costs and timelines involved with reviewing the 'Regent' Place Name.

The report includes information on the timelines and likely costs involved and recommends that Council not proceed with a formal review of the 'Regent' suburb place name. Additionally, the report recommends that Council officers consider the relevancy of a suburb name change in the Bundoora and Macleod areas of Darebin and prepare a further report on this matter for Council consideration.

CONSULTATION:

Registrar of Geographic Names

COUNCIL RESOLUTION**MOVED:** Cr. C. Kelly
SECONDED: Cr. M. Salata**THAT:**

- (1) Council receive and note this report.
- (2) Council not proceed with establishing the 'Regent' suburb place name primarily on the basis of the indistinguishable natural boundaries of the location and the existence of other similar place names within Darebin.
- (3) Council officers consider the relevancy of a suburb name change in the Bundoora and Macleod areas of Darebin and prepare a further report on this matter for Council consideration.

CARRIED

REPORT

BACKGROUND

At its meeting on 17 March 2008 Council considered a report on the process for reviewing the 'Regent' suburb as an official place name within Darebin. This meeting called for a further report on costs and timelines involved with reviewing the 'Regent' Place Name.

'Regent' is one of a number of place name locations within Darebin that currently reside within an official suburb for the area.

A summary of these locations / place names throughout Darebin together with the relevant suburb location is shown below:

Localities / place names	Suburb Location
Westgarth	Northcote
Croxton	Northcote / Thornbury
Regent	Preston / Reservoir
Preston West	Preston
Keon Park	Reservoir
East Reservoir	Reservoir
Gresswell Grange/Lancaster Gate	Bundoora
Mt. Cooper	Bundoora
Springthorpe	Macleod

A review of the Guidelines for Geographic Names (October 2004) would best describe many of these places as Neighbourhoods which are defined as:

Neighbourhood - A locality or site in an urban or rural landscape which is a community unit within suburbs, towns or rural districts, the name of which is in current use. Its limits are not defined. This is taken to be the minor subdivisions within a suburb, town or rural district

These neighbourhoods mostly have their basis in local landmarks or infrastructure such as railway stations and schools. The three localities/place names at the bottom of the table comprise four recent residential developments in the north-east of the municipality.

The 2007 Melway Edition 34 shows only the locality / place names of Regent and Westgarth.

CORE ISSUES**Process**

In order to pursue a suburb name change, the process requires Council to undertake consultation with a wide range of stakeholders in order to have comfort in recommending that a change to a name take place.

Factors to be taken into account when considering a suburb name change include:

- Changes to the boundaries to suburbs, town or rural districts must be in the public interest, and not for any private interests;
- It is critical that the extent of the "suburb" must be clearly identifiable

- Decisions made by the naming authority should receive significant support, including support from emergency services (ie police, ambulance service, fire authority, State Emergency Service);
- The extent of the area surveyed whether within the area affected or outside should be left to the discretion of the naming authority;
- The naming authority to decide who within the survey area is surveyed ie should the consultation include property owners and/or tenants and/or occupiers; and
- The survey document should clearly indicate how a “non-return” will be treated. For example, it will be accepted that those who do not vote in a consultation survey are in favour of the status quo.

The key factor in considering the ‘Regent’ Place Name is that the extent of the “suburb” must be clearly identifiable. In management’s opinion the extent of the ‘Regent’ suburb boundary is not identifiable in the first instance, making it quite difficult to clearly establish an area that could be known as Regent. This is vitally important as without clear boundaries within which to establish the suburb such as main roads, railway lines, creeks or a combination of these features the designation of the suburb may always appear in question

On the basis of the current Guidelines for Geographic Names (October 2004) with regard to boundaries, the areas of Regent, Westgarth, Croxton, Preston West, Keon Park and East Reservoir would in management’s opinion all fit the definition of neighbourhoods not suburbs. All these names help to reflect on the rich and diverse history of the municipality, although lack the natural boundaries to be elevated to suburb status.

The elevation to suburb status of ‘Regent’ could also, in Management’s opinion, lead to the suggestion that the remaining Darebin Neighbourhoods of Westgarth, Croxton, Preston West, Keon Park and East Reservoir also be elevated to suburb status.

The Urban Land Corporation residential subdivisions of Gresswell Grange / Mt Cooper / Lancaster Gate and privately subdivided Springthorpe Estate developed over the last decade could be considered differently when reviewing this matter. This north-eastern land is currently located in the suburbs of Bundoora and Macleod. These two suburb names also identify land in the neighbouring municipalities suburbs of Whittlesea and Banyule, with the portion of Bundoora and Macleod situated in Darebin representing a small portion of these suburbs.

The emergence of this identifiable location in this north-east region of the Darebin municipality that can be identified by clear distinguishable natural boundaries does present an opportunity for Council to investigate the relevancy of a suburb name change in this region.

Timelines

The time involved to undertake an amendment to a suburb/town/rural district boundary is around six months and if commenced in July 2008 may be concluded around the end of the 2008 calendar year. The table below provides an approximate timeline.

	Jul	Aug	Sept	Oct	Nov	Dec	Jan
Key Stakeholder Consultation							
Surrounding Municipalities							
Police & Emergency Services							
Australia Post							
Australian Electoral Commission							
Utility companies							
Local Community Consultation							
Call for submissions							
Community Groups & Organisations							

Public Meetings							
Hearing of Submissions							
Council Dec. & Lodgement of any Amend.							
Geographic Names Approval							
Announcement							

FINANCIAL IMPLICATIONS

The four stage process to be undertaken when considering an amendment to a suburb/town/rural district boundary could predominantly be carried out “in-house”. While this would not be seen as an expensive exercise, the full extent of the costs cannot be accurately estimated. The process would involve officer time of up to an estimated one day a week to undertake the following:

- Prior consultation with appropriate public sector bodies, including the abutting municipalities placement of advertisements in local newspapers and/or general circulation newspapers;
- Resident survey;
- Dealing with comments and resolving any objections modelled on section 223 of the *Local Government Act 1989*;
- Re-advertising if significant changes occur; and
- Mail distribution of decision to residents.

It is expected that costs associated with advertising and circulation of letters to residents and other stakeholders would be in the realm of \$10,000 to \$20,000.

FUTURE ACTIONS

On the basis of the indistinguishable natural boundaries of the Regent location and the existence of similar place names within Darebin such as Westgarth, Croxton, Preston West, Keon Park & East Reservoir, it is recommended that Council not proceed with establishing the ‘Regent’ suburb place name.

It is also recommended that Council officers further investigate the relevancy of a suburb name change in the north-eastern region of the municipality currently sharing the suburb names of Bundoora and Macleod with properties in Whittlesea and Banyule.

RELATED DOCUMENTS

Report to Council 17 March 2008 – Process for Reviewing an Official Suburb Place Name

Report to Council 13 October 1997 - Location/Suburb Definition – Place Names Committee

Registrar of Geographic Names *Geographic Place Names Act 1998* & Guidelines for Geographic Names (October 2004) www.land.vic.gov.au

Guidelines for Geographic Names (October 2004)

Melway Publishing - Edition 34

8.4 AMENDMENT C61 - 201 WINGROVE STREET, FAIRFIELD**MINUTE NO. 94****AUTHOR: Senior Strategic Planner - Mei Lee****MANAGER: General Manager City Development – Kevin Breen****BUDGET****IMPLICATIONS: Nil****SUMMARY:**

Amendment C61 to the Darebin Planning Scheme proposes to rezone land at 201 Wingrove Street, Fairfield from the Public Park and Recreation Zone to the Residential 1 Zone and to apply an Environmental Audit Overlay. Council is presently at the stage of the Amendment process where it needs to consider the Panel's Report and to resolve whether or not to adopt the Amendment under Section 29 (1) of the Planning and Environment Act, 1987 (the Act).

Amendment C61 was reported to Council on 18 December 2006 to enable consideration of the Panel Report and to adopt the Amendment. Council, however resolved to "write to the Minister for Finance and the Minister for Planning to request the transfer of the land at 201 Wingrove Street, Fairfield to the Darebin City Council for open space purposes", and to "defer a decision on Amendment C61 pending a response from the State Government and receive a further report in 2007".

During 2007, Council negotiated with the Minister for Finance, the Department of Treasury and Finance and the local Member of Parliament with the objective of securing the land for a use that would benefit the local community. Consequently, the Department of Treasury and Finance offered the land to Council for purchase. At its meeting on 18 February 2008, Council formally considered a report which analysed the possible uses for the site and resolved "to decline the Victorian Government's offer to purchase the site at this time".

The Panel Report supports the rezoning of the land at 201 Wingrove Street, Fairfield to the Residential 1 Zone as proposed by the Amendment. It recommended that Amendment C61 to the Darebin Planning Scheme be adopted, as exhibited.

Council is within the statutory timeframe to adopt the Amendment as the Minister extended the period for the adoption of Amendment C61 to the Darebin Planning Scheme until 9 March 2009.

Council has been delegated by the Minister for Planning to approve the Amendment subject to the amendment being substantially in the form that it has been authorised and first certified by the Secretary of the Department of Planning and Community Development.

This report recommends that Council resolves the following:

- To accept the Panel Report and its recommendations;
- To adopt Amendment C61, without changes; and,
- To seek certification of the adopted Amendment from the Secretary for the Department of Planning and Community Development prior to approving the Amendment under delegation from the Minister.

In the event that the Amendment is certified by the Secretary for the Department of Sustainability and Environment, the Amendment will be approved by Council's delegate (Manager Urban Development) under Section 35B of the Act.

CONSULTATION:

Amendment C61 to the Darebin Planning Scheme was on public exhibition from 9 March 2006 to 13 April 2006 in accordance with Section 19 of the Act.

Discussions with State Government and the local Member of Parliament

RECOMMENDATION

THAT Council:

- (1) Accept the Panel Report and its recommendations on Amendment C61 to the Darebin Planning Scheme.
- (2) Adopt Amendment C61 to the Darebin Planning Scheme, without changes, under Section 29(1) of the Act.
- (3) Write to the Secretary for the Department of Planning and Community Development seeking certification of the adopted Amendment C61 to the Darebin Planning Scheme under Section 35A of the Act prior to approving the Amendment under delegation from the Minister.

REPORT**BACKGROUND**

Amendment C61 to the Darebin Planning Scheme proposes to rezone land at 201 Wingrove Street, Fairfield from the Public Park and Recreation Zone to the Residential 1 Zone and to apply an Environmental Audit Overlay.

The Amendment was given notice in accordance with Section 19 of the *Planning and Environment Act, 1987* (the Act). A total of eight (8) submissions were received in response to the public exhibition.

An independent panel appointed by the Minister for Planning heard submissions on 27 September 2006. Council received the Panel's report on 30 October 2006. The Panel recommended that the Amendment be adopted, as exhibited. Copies of the Panel Report have been provided to submitters.

Amendment C61 was reported to Council on 18 December 2006 to enable consideration of the Panel Report and to adopt the Amendment. Council also received and considered a petition with more than a thousand signatures and interest from the local Member of Parliament, Ms Fiona Richardson to re-evaluate at State Government level the possibility of a future use that would benefit the community. Accordingly, Council resolved to "write to the Minister for Finance and the Minister for Planning to request the transfer of the land at 201 Wingrove Street, Fairfield to the Darebin City Council for open space purposes", and to "defer a decision on Amendment C61 pending a response from the State Government and receive a further report in 2007".

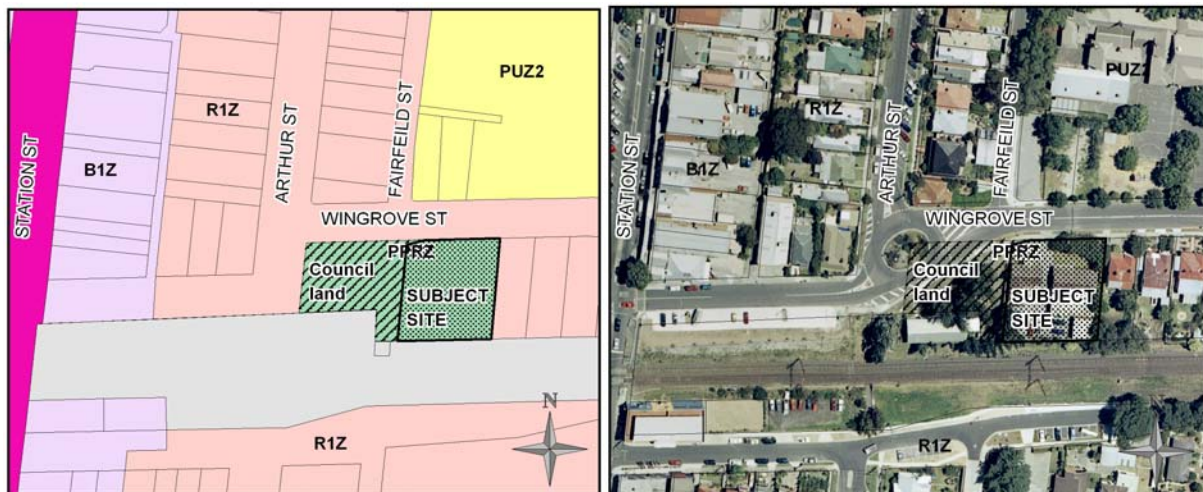
During the course of 2007, Council negotiated with the Minister for Finance, the Department of Treasury and Finance and the local Member of Parliament with the objective of securing the land for a use that would benefit the local community. Consequently, the Department of Treasury and Finance offered the land to Council for purchase. At its meeting on 18 February 2008, Council formally

considered a report which analysed the possible uses for the site and resolved “to decline the Victorian Government’s offer to purchase the site at this time”.

One of the future actions specified in the report, in view of Council’s decision to decline the Victorian Government’s offer, is to proceed with the processing of Amendment C61 to the Darebin Planning Scheme. As such, this report will set out the key findings and recommendations of the Panel and advise Council of the next steps it could take to complete the processing of Amendment C61 to the Darebin Planning Scheme.

Amendment C61 Site

The land at 201 Wingrove Street, Fairfield was used as a police station from the 1960s until its closure in 2002. It has an area of about 1,401m² and is located on the south side of Wingrove Street, to the north of the Hurstbridge railway line. The site has a frontage of approximately 36 metres to Wingrove Street, with its western boundary defined by an unconstructed portion of Fairfield Road. The site contains two (2) domestic scale single storey office buildings that are separated by a central driveway. The rear of the property is paved and includes a single storey garage and storage building located towards the south and the east boundaries.



Map and aerial photograph showing location of 201 Wingrove Street, Fairfield

The land is presently also under a Development Contributions Plan Overlay (DCPO) and the western part of the land is included in the Special Building Overlay (SBO).

Public Exhibition

Amendment C61 to the Darebin Planning Scheme was on public exhibition from 9 March 2006 to 13 April 2006 in accordance with Section 19 of the Act. Notice of the Preparation of an Amendment was given to owners/occupiers surrounding the land affected by the Amendment, prescribed Ministers and service authorities. The notice appeared in the *Northcote Leader* on 7 March 2006, *The Melbourne Times* Northern Edition on 8 March 2006, and in the *Victoria Government Gazette* on 9 March 2006.

CORE ISSUES

Submissions

A total of eight (8) submissions were received in response to the public exhibition.. Six (6) submissions received to the Amendment objected to the proposal and two (2) submissions acknowledged receipt of the Amendment documentation.

The main issues raised in the submissions included:

- The loss of public land following the closure of the police station;
- The supply and demand of informal parkland in Fairfield;
- The desire to develop the land as a park; and,
- The balance of liveability and consolidation.

Independent Panel Appointment

Council resolved on 3 July 2006 to write to the Minister for Planning and request the appointment of an independent panel to consider submissions received in relation to Amendment C61 to the Darebin Planning Scheme.

Esther Kay was appointed by the Minister, as a one member panel, to hear and consider submissions in respect of the Amendment.

Panel Hearings

A Directions Hearing was held on 16 August 2006 at the Darebin Civic Centre. The Panel hearing was held on 27 September 2006 at the Northcote Town Hall.

Panel Submissions

The panel considered all written submissions, as well as submissions presented during the hearing and all material presented in connection with the amendment.

The panel heard from two (2) submitters, Mr Brian Coffey and Ms Katerine Keuneman. Mr Phillip Edwards of the firm Fastnet Consulting represented the Department of Treasury and Finance. Council was represented by staff from Strategic Planning and Open Space Planning.

The Panel Report

The Panel released its report on 30 October 2006 and copies of the Panel Report were provided to submitters on 21 November 2006.

The Panel's key discussion issues and findings include:

- Policy support for either open space or residential zoning. The application of the Residential 1 Zone does not preclude Council from achieving its State and Local policy objectives for the open space network. The proposed rezoning is consistent with the Open Space Strategy and in this regard, policy favours rezoning the land.
- There is no question in the Panel's mind that the Open Space Strategy does not compel the Council to purchase the land in Wingrove Street.
- The Panel noted that the proposed Amendment brought out dissatisfaction with the current provision of open space in the Fairfield area, and this may relate to the quality of the experience in local open space as well as the quantity.
- The Amendment site is not contributing to the open space network in its current state and it has not done so for 45 years. The mere zoning of the land as Public Park and Recreation does not in itself make this land public open space or suggest that there will be a loss of the open space network if the land is rezoned.
- The Panel considered the application of the Environmental Audit Overlay as being appropriate.
- The Panel concluded that there is strategic justification for rezoning the land at 201 Wingrove Street, Fairfield to the Residential 1 Zone as proposed by the amendment. The Panel recommended that Amendment C61 to the Darebin Planning Scheme be adopted, as exhibited.

Council is advised to accept the recommendations of the Panel Report and proceed to adopt the amendment as recommended.

Extension of Time for the Adoption of Amendment C61

In view of the length of time taken to investigate and resolve the land ownership issues and associated possible community uses, Council staff requested an extension of time to adopt Amendment C61 from the Minister for Planning to prevent the Amendment from lapsing. By letter dated 22 October 2007, the Minister for Planning granted Darebin City Council an extension of time to adopt Amendment C61 until 9 March 2009. As such, Council is within its statutory timeframe to adopt the Amendment.

Delegation by the Minister for Planning to Council to Approve Amendment C61

Council was given delegation by the Minister for Planning to approve Amendment C61 subject to the Amendment being substantially in the form that it has been authorized and first certified by the Secretary of the Department of Planning and Community Development.

FINANCIAL IMPLICATIONS

Panel costs were borne by the proponent of the Amendment.

FUTURE ACTIONS

- Write to the Secretary for the Department of Planning and Community Development seeking certification of the Amendment under Section 35A of the *Planning and Environment Act, 1987*.
- In the event that the Amendment is certified by the Secretary for the Department of Planning and Community Development, the Amendment will be approved by Council's delegate, the Manager of Urban Development.
- Upon the approval of the Amendment, the documentations will be forwarded to the Department. A Notice of Approval of Amendment will be published in the *Victoria Government Gazette* and the local newspapers. The proponent and the submitters to the amendment will also be advised.

RELATED DOCUMENTS

- Panel Report: *Darebin Planning Scheme Amendment C6, Rezoning of land at 201 Wingrove Street, Fairfield*, October 2006 Chair: Esther Kay
- Council Report, *Amendment C61 – Rezoning of Former Fairfield Police Station, 201 Wingrove Street, Fairfield*, 19 December 2005, Darebin City Council
- Council Report, *201 Wingrove Street, Fairfield - Options Analysis*, 18 February 2008, Darebin City Council
- *Darebin Retail Activity Centre Strategy; Place Based Strategies*, March 2005, City of Darebin
- *Environmental Site Assessment phase 1, Fairfield Police Station 201 Wingrove Street Fairfield*, September 2005, OTEK Australia Pty Ltd
- *Limited Soil Investigation Fairfield Police Station – 201 Wingrove Street, Fairfield*, 25 November 2005, HLA-Envirosciences Pty Limited
- *Melbourne 2030*, State Government Victoria

DEBATE**MOTION**

MOVED: Cr. M. Kairouz
SECONDED: Cr. V. Fontana

THAT consideration of this report be deferred to enable the Member for Northcote, Fiona Richardson MP, to negotiate a suitable use for the site with appropriate Government departments at no cost to Council.

AMENDMENT

MOVED: Cr. C. Kelly
SECONDED: Cr. M. Salata

THAT:

- (1) Consideration of this report be deferred to enable the Member for Northcote, Fiona Richardson MP, to negotiate a suitable use for the site with appropriate Government departments at no cost to Council.
- (2) In line with State Government policy, Council write to the Member for Northcote, Fiona Richardson MP requesting that affordable housing be considered as an alternate use for this site.
- (3) The Member for Northcote, Fiona Richardson MP, also advocate for the 'out of hours' use of the nearby school playground for community use.
- (4) A 90 day timeline be placed on deferral of this issue in order to finalise this matter because of Council's statutory obligation.

Cr. Tsitas submitted, but subsequently withdrew, a proposal to include a child care "one-stop-shop" facility as an additional alternate use in Item (2) of the Amendment.

THE AMENDMENT WAS PUT AND CARRIED.

THE AMENDMENT BECAME THE MOTION.

THE MOTION WAS PUT AND CARRIED AND BECAME THE COUNCIL RESOLUTION AS FOLLOWS:

COUNCIL RESOLUTION

MOVED: Cr. C. Kelly
SECONDED: Cr. M. Salata

THAT:

- (1) Consideration of this report be deferred to enable the Member for Northcote, Fiona Richardson MP, to negotiate a suitable use for the site with appropriate Government departments at no cost to Council.
- (2) In line with State Government policy, Council write to the Member for Northcote, Fiona Richardson MP requesting that affordable housing be considered as an alternate use for this site.
- (3) The Member for Northcote, Fiona Richardson MP, also advocate for the ‘out of hours’ use of the nearby school playground for community use.
- (4) A 90 day timeline be placed on deferral of this issue in order to finalise this matter because of Council’s statutory obligation.

CARRIED

8.5 DAREBIN SUSTAINABLE WATER STRATEGY STATUS**MINUTE NO. 95****AUTHOR: NEIP and Water Officer - Mazib Rahman****MANAGER: General Manager Environment and Amenity - Libby Hynes****BUDGET****IMPLICATIONS: Consideration of resourcing for increased commitment to water coordination will be referred to 2008/2009 budget considerations.****SUMMARY:**

Water is a precious and finite resource. Climate change and ongoing drought conditions are impacting on the amount of water available and storm intensity. Urban consolidation and changing demographics also affect the usage of water and associated infrastructure. It is clear that we need to be strategic in how we manage this precious resource into the future.

The Darebin Sustainable Water Strategy (SWS) was adopted by Council in March 2007 to integrate the management of water use, stormwater quality and quantity and asset integrity. The strategy draws together key water management actions and activities in the City of Darebin from the Darebin Stormwater Management Plan (SMP), the Drainage Strategy (DS), the Draft Asset Management Plan (DAMP) and the Sustainable Water Use Plan (SWUP).

This report summarises the programs and implementation over the last year, ongoing resourcing issues and a summary of plans for the future.

CONSULTATION:

The strategy was prepared with broad input from internal and external stakeholders. An internal working group has met periodically over the year to review strategic water issues.

Community surveys over the 2007 year have shown that water management is perceived to be an important issue for Council to address.

COUNCIL RESOLUTION**MOVED: Cr. M. Salata****SECONDED: Cr. S. Chiang****THAT Council:**

- (1) Notes the status of the Darebin Sustainable Water Strategy and component strategies as outlined in the body of this report.
- (2) Considers resourcing for increased commitment to water coordination in the 2008/2009 Budget.
- (3) Continues to receive an annual report on the progress of the Darebin Sustainable Water Strategy.

CARRIED

REPORT

BACKGROUND

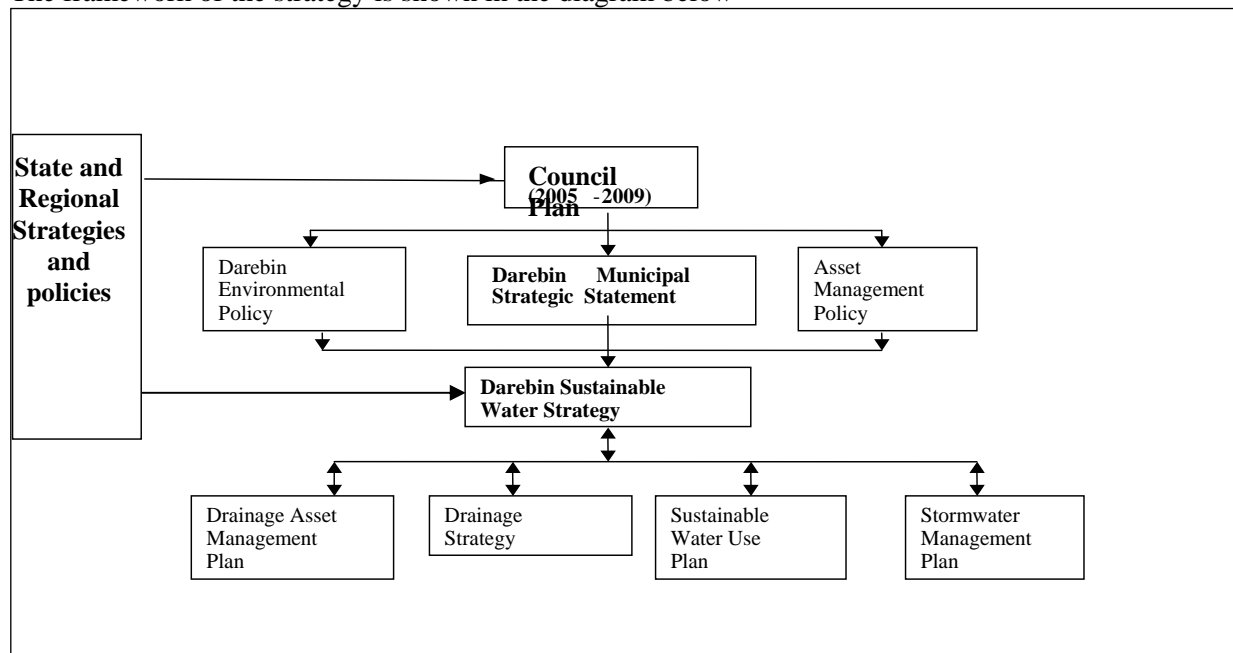
Water is a precious and finite resource. Climate change and ongoing drought conditions are impacting on the amount of water available and storm intensity. Urban consolidation and changing demographics also affect the usage of water and associated infrastructure. It is clear that we need to be strategic in how we manage this precious resource into the future. A number of plans relating to water have been developed and adopted by Darebin Council. The Darebin Sustainable Water Strategy (SWS) was developed to integrate the management of water use, stormwater quality and quantity and asset integrity within Darebin. The strategy was adopted by Council in March 2007 and a yearly reporting schedule was also adopted.

The four documents that address the various components of water management related to Council are:

- Darebin Drainage Strategy (DS), August 1998;
- City of Darebin Stormwater Management Plan (SMP), reviewed March 2007;
- Drainage Asset Management Plan (DAMP), May 2007; and
- Darebin Sustainable Water Use Plan (SWUP), July 2005.

A summary of the objectives and issues that each plan addresses is provided in [Appendix A](#).

The framework of the strategy is shown in the diagram below



The objectives of the Sustainable Water Strategy are:

- To provide clarity in responsibility and encourage stakeholder cooperation in holistic management of stormwater quality, flood and drainage management and water consumption activities within Council;
- To reduce the amount of potable water consumption by Council and the community;
- To contribute to improved water quality for receiving waterways and bodies;

- To preserve and restore existing natural features of the stormwater drainage system;
- To ensure that flood waters do not present an unacceptable risk to the community; and
- To balance these objectives with other community priorities and seek efficient triple bottom line outcomes.

CORE ISSUES

Sustainable Water Strategy (SWS) status

A key recommendation of the strategy to create the new role of a Water Management Coordinator (WMC) role to coordinate, facilitate and report on water projects was not able to be resourced in the 2007/8 budget and this has restricted completion for much of the coordination and project implementation. [Appendix B](#) shows a list of recommended SWS actions and their status.

The key SWS performance measures and targets are included in the table below.

Table 1 Performance measures

Key Performance Indicator (KPI)	Target Performance	2006/7 Performance
The % reduction in potable water use of council facilities	25% reduction by 2010.	26% **(achieved due to water restrictions)
The % reduction in residential and non-residential potable water use in the municipality	15% reduction by 2010.	19%**(achieved due to water restrictions)
The % of complaints, in relation to drainage assets and flooding, dealt within target response times	80% compliance within target response times.	Data not available (Measurement program being put into place with new software system.)
The % of customers surveyed satisfied with drainage maintenance work	65% of the people surveyed are satisfied with the service	73% respondents expressed their satisfaction with the service (2007 Customer satisfaction survey)
Drainage inspection program as detailed in section 5.5 of Drainage Asset Management Plan	Assess and rate the condition of 3 km of pipe(or 0.5% of the network	3.15 km was inspected

** The majority of current water conservation gains have been achieved through the current water restrictions rather than sustainable water management.

It is fair to note that the KPIs mainly reflect the ongoing water restrictions and ongoing drought conditions with some strategic intervention by Council.

Upgrade of Component Water Strategy Implementation***Darebin Drainage Strategy (DDS), August 1998***

The current drainage strategy was completed in 1999. This strategy identified deficiencies in the drainage network, from which a long-term prioritised capital improvement program was developed. Also as part of this strategy was the development of the drainage design guide. This guide has since been incorporated into the Road Geometry Guidelines.

The Asset Strategy Branch is in the process of reviewing this document to ensure it remains current and relevant. The review will include:

- Looking at when capital upgrade works are required and then how they are prioritised
- Reviewing existing drainage standards and how these could possibly be affected by climate change
- Consultation with the community on various drainage issues such as levels of service and design standards
- Development of KPIs for future benchmarking
- Consideration of the recommendations and implications of Melbourne Water's recently released Flood Management and Drainage Strategy.

This review is expected to be completed by September 2008.

DDS recommendations that have been implemented:

- Catchment study completed
- Identification of probable overland flow paths – this has been included as a layer on Council's GIS
- Completion of the drainage design guide - which has been incorporated into the road geometry guidelines
- Identification and prioritisation of a \$17 million long term capital upgrade program - most of the high priority works have been completed.
- Identification of possible location for litter, sediment and oil traps.

Darebin Stormwater Management Plan (SMP), March 2007

The Stormwater Management Plan was developed in 2000 and reviewed in 2007. Stormwater is defined as all urban surface water runoff that is captured from rainfall events. The management of stormwater has shifted from only focusing on drainage quantity to also considering water quality impacts of receiving waters. Water sensitive urban design (WSUD) has become an integral component of Stormwater Management that aims to minimise the impact urbanisation has on the natural water cycle by reducing the volume and/or pollutant loadings of stormwater runoff. Today the management of stormwater also seeks to capitalise on stormwater as a resource, being considered as an alternative urban water supply.

The 2007 review recommended additional resourcing of a dedicated Stormwater Officer for internal and external stakeholder coordination and implementation of projects. This has not been resourced to date due to competing priorities. Therefore work has been focussed on strategic one-off projects and building capacity internally through project implementation. Many actions identified under the review have not been completed due to resourcing. A list of recommended actions and their status from the review are included as [Appendix C](#).

Three capital projects have been investigated and/or commenced over the year:

- Martin Street Thornbury rain gardens have been completed as part of Martin Street road construction works
- Winifred Street Northcote rain gardens have been designed and are awaiting a planning permit
- A water sensitive design has been completed for Council's Reservoir Depot and has attracted some funding from Melbourne Water



A rain garden in Martin Street Thornbury

All of these projects have had Melbourne Water input and funding through the Living Rivers Stormwater Program and have involved resourcing and learning from Environment Strategy, Asset Strategy, Open Space Planning, Darebin Parks, Resource Recovery, Roads Infrastructure, Environment Operations and Urban Development.

The external agencies are Melbourne Water, Environment Protection Authority, City of Whittlesea and Merri Creek Management Committee.

It has also been identified that the Green Streets Strategy review needs to consider WSUD issues.

Drainage Asset Management Plan (DAMP) finalised in May 2007

Council's first DAMP was completed by the Asset Strategy Branch and presented to Council in May 2007. The plan examined the asset base, life cycle management, service levels, future demand and the financial costs of managing the drainage assets. The plan also identified a number of actions to improve our asset management practices in the drainage area. One of the key outcomes of this has been the formation of a drainage working group. This group meet on a regular basis to discuss, co-ordinate and resolve various drainage issues.

DAMP recommendations that have been implemented

- Continuing the proactive Closed Circuit Television (CCTV) inspection, condition assessment and monitoring program to identify and target critical drainage pipes.
- Review Darebin Drainage Strategy – currently in progress.
- Scope, purchase and implement a corporate asset management information system (AMIS) that has direct links with Council's other core systems – The Customer and Asset Management System (CAMS) is currently being implemented throughout the organisation
- Explore opportunities to improve the drainage maintenance workflow process to provide a more efficient and effective service – Minor restructure of the drainage maintenance area has improved this process

- Improve communication with residents over drainage and flooding issues - currently being done as part of the strategy review
- Review flood risk management process – currently being done as part of the strategy review.

Darebin Sustainable Water Use Plan (SWUP), July 2005.

The SWUP was adopted by Council in 2005. The formal goal of the SWUP is to reduce Council's total potable water consumption from the base year 1999/2000 by 25% by 2010. The SWUP is focused primarily on reducing Council consumption. In accord with State Government Policy, the general goal for the residential sector is to reduce per capita consumption by 15% by 2010 from the base year 1999/2000. (State Government is aiming for 25% reductions overall by 2015, increasing to 30% by 2020, based on 1990 levels)

Implementation of water restrictions by water authorities in Melbourne from September, 2006 has masked the benefit achieved from water conservation at our facilities. In 2006/2007 under stage 3a water restrictions, Council watered 25% of its sporting grounds and there was restriction in lawn watering. As identified in Table 1, in 2006/2007 Council achieved both the corporate and community targets set to be achieved by 2010. This is not a true reflection of water use under a "no restriction" scenario. However the works progressively being undertaken at our golf courses, sporting grounds and buildings aim to achieve this target without restrictions. Continued resourcing of these water conservation projects is required to achieve our goals.

Community education projects have included: the Sustainable Homes Program, water information and fact sheets, water tank competitions and displays, the sustainable gardens booklet, and general advice from environmental health and building staff regarding grey water and water tanks.

Key water conservation projects implemented to date are:

- 49.5ML Stormwater Dam in Bundoora Park - Estimated water saving of at least the same volume.
- Installation of 213 three-star rated "water saving" showerheads in sporting facilities.
- Turf conversion in four sporting fields and irrigation upgrade in one sporting field
- Completion of six Water Management Action Plans (WaterMAPs) required by Yarra Valley Water
- Adhoc plumbing improvements.



The newly constructed dam at Bundoora Park

Resourcing

The coordination and implementation of the Darebin Sustainable Water Strategy, Sustainable Water Use Plan and Stormwater Management Plan are currently resourced with 0.2 EFT and management support. Many units and branches within Council are involved in water management projects and are increasing capacity around this area but there is still no proactive coordinated response to water management in Darebin. Resourcing opportunities are currently being explored and will be referred to the 2008/2009 budget considerations. Overall coordination and stakeholder engagement is vital to attract external funding. If additional resourcing is not achieved further action to embed individual branch/unit responsibility for water plan/strategy components is required.

FINANCIAL IMPLICATIONS

Currently operational budget resourcing for the water strategy is contained within the existing budget with \$30,000 allocated to 0.2 EFT water officer. Further resourcing opportunities to expand this role are currently being explored and will be referred to the 2008/2009 budget considerations.

The following 2 tables indicate capital projects undertaken in 2007/2008 and those under consideration in the 2008/2009 capital budget.

Table 2: Capital water projects undertaken in 2007/2008 year

Project	Responsible Branch	Total cost (only 2007/2008 component)	External Funding	Remarks
Dam construction and turf conversion	Bundoora Park, Darebin Parks and Environmental strategy	\$66,000		The dam construction was completed with \$193,000 funding from Stormwater Fund in 2006/07
Turf conversion of 3 sporting fields	Darebin Parks	\$125,000	\$30,000	Drought Relief form Community Sport and Rec. Program 2008
Irrigation upgrade of JE Moore & Sullivan Res.	Darebin Parks	\$140,000		Includes cost of recycled water
Water cartage truck and tank	Darebin Parks	\$137,000	\$50,000	Drought Relief form Community Sport and Rec. Program 2008
Synthetic Bowling Green at Kingsbury Bowls Club	Leisure Services	\$132,000	\$99,000	Kingsbury Bowls Club
Pool Cover for Reservoir Leisure Centre (RLC)	RLC	\$56,250	\$28,125	Drought Relief form Community Sport and Rec. Program 2008
Vehicle Wash Bay at Bundoora Park –Stage 1	Bundoora Park	\$80,000		
Showerheads and other water efficient plumbing	Facility maintenance, Environmental Strategy	\$3,250		213 Showerheads free of charge from YVW
Martin St. Water Sensitive Urban Design (WSUD)	Capital works, Open space, Environmental Strategy	\$79,000	\$43,000	Funding under Victorian Govt. Living Rivers Stormwater Program
Winifred St. WSUD	Capital works Open space Planning and Environmental Strategy	\$50,000	\$45,000	Funding under Victorian Govt. Living Rivers Stormwater Program
Drainage and water sensitive urban design work at the Depot	Capital works, Environmental strategy & Darebin Depot	\$35,000 (\$79,000 will be carried forward to 2008/9)		Commitment from Melbourne Water for \$100,000 for WSUD works at the Depot

Table 3: Capital water projects under consideration for 2008/2009 budget process

Project	Responsible Branch	Total cost	External Funding	Remarks
Turf conversion, 4 fairways at Bundoora Park	Bundoora Park,	\$44,000		
Warm season turf and sportsground upgrade	Darebin Parks	\$180,000		
Irrigation upgrade	Darebin Parks	\$80,000		
Fairway turf conversion, Northcote golf course	Darebin Parks	\$50,000		
Regent Tennis Club court resurface	Leisure Services	\$60,000	\$34,000	Council funding is subject to State Govt. funding
Grass conversion for bowling greens at DISC	Leisure Services	\$300,000	\$300,000	Dept. of Sports and Recreation Victoria (Carried Forward from 2007/2008)
Vehicle Wash Bay at Bundoora Park –Stage 2	Bundoora Park	\$80,000		
Water efficient plumbing	Facility Maintenance	\$32,500		
Water sensitive Darebin Depot-1	City Services and Environmental Strategy	\$79,000 (carry forward from 2007/2008)	\$100,000	
Street Sweeping Tip Deck and truck wash recycling	City Services and Environmental Strategy	\$80,000		Cost of the recycling component is shown

FUTURE ACTIONS

- Continued implementation and annual reporting of the Sustainable Water Strategy and component strategies;
- Consideration of 2008/2009 capital and operational budgets

RELATED DOCUMENTS

- The Darebin Stormwater Management Plan (SMP), the Drainage Strategy (DS), the Draft Asset Management Plan (DAMP) and the Sustainable Water Use Plan (SWUP).
- State Government of Victoria White Paper (2004) – *Our Water, Our Future: Securing Our Water Future Together*, available at <http://www.dse.vic.gov.au/dse/nrenlwm.nsf/LinkView/4BFEC73AE0BDF176CA256EA20024A0B63018EEC1F535E3A84A2567D7000B1794>
- International Council for Local Government Initiatives (ICLEI) – *Water Campaign*, <http://www.iclei.org/anz/water/water.htm>

8.6 TRAFFIC MATTERS - CLARKE STREET, NORTHCOTE**MINUTE NO. 96****AUTHOR:** Traffic Engineer - Wal Cichocki**MANAGER:** Manager Transport Management and Planning - Daniel Kollmorgen**BUDGET
IMPLICATIONS:** Nil**SUMMARY:**

At its meeting on 17 December 2007 Council requested a further report regarding '*programming of a traffic management study of Clarke Street Northcote between High Street and Merri railway station within Council's local area traffic management (LATM) program*'.

A program consisting of two stages was developed. Stage 1 included consultation about the issues and Stage 2 was the analysis of issues and recommendations. This report deals with the final stage of the process and makes final recommendations.

CONSULTATION:

Residents of Clarke Street, Northcote
Ward Councillor

COUNCIL RESOLUTION**MOVED:** Cr. S. Tsitas
SECONDED: Cr. M. Kairouz**THAT:**

- (1) This report be received and noted.
- (2) The traffic management proposals for Clarke Street Northcote recently canvassed with residents be abandoned.
- (3) Council request speed enforcement from Victoria Police and continue monitoring traffic along Clarke Street and applying generic traffic behaviour change techniques under the relevant road safety strategies.
- (4) The residents be advised about the outcome.

CARRIED

REPORT**BACKGROUND**

At Council's meeting on 19 November 2007 correspondence from a local resident of Clarke Street was tabled concerning various road traffic and safety matters. On 17 December 2007 Council considered a report on the matter and requested a further report regarding programming of a traffic management study in the subject area. A two-stage program was developed. Stage 1 included consultation about the issues and Stage 2 was the analysis of the issues and the recommendations. Residents of approximately 6 dwellings on each side of the road were consulted as they would be directly affected by any changes. This report deals with the final stage of the process and makes final recommendations.

CORE ISSUES**Survey**

In February 2008 residents at the lower end of Clarke Street Northcote were asked to identify traffic related issues of concern. A total of 31 letters were distributed to the owners and occupiers and responses from 12 addresses were received and analysed. This represents a 39% response rate, which is relatively high and is considered to adequately represent the views of the community in the area.

The issues highlighted were:

- The speed of traffic (10 respondents),
- Irresponsible driving (4),
- The 'No Trucks' signs too small
- Morning peak turn ban at High Street being ignored, etc

In order to address these issues respondents preferred:

- To install speed humps (4)
- To extend the green crossing time at High Street
- A permanent speed camera
- The traffic island on the approach to the bend to be extended towards High Street, etc.

Further Consultation

In the second stage in early March 2008 the above issues and proposed treatments were analysed and some proposals found to be either not feasible or contrary to the Australian Design Rules and principles of good engineering practice. A scheme consisting of an extended traffic island and an angled slow point, shown on the following plan, was canvassed with residents for comment. Speed humps were not proposed as in the opinion of Officers are not appropriate due to past concerns of emergency services.



In the second stage of consultation 14 responses out of 31 letters were received representing a 45% response rate, with the results summarised in the following Table:

Table 1 – Results of Public Consultation (Stage 2 – March 2008)

Proposal	Agree	Disagree	No Opinion	No Response
Extended Traffic Island	3 (21%)	8 (57%)	1 (7%)	2 (14%)
Slow Point	4 (29%)	9 (64%)	0	1 (7%)

Most common comments:

In Favour	Against
<ul style="list-style-type: none"> Suggest enforcement 	<ul style="list-style-type: none"> No need for extended island Would prefer speed humps Too many car spots will be lost Street will lose its value due to congestion Suggest 40km/h speed limit

Discussion

Residents are concerned about safety on the road, irresponsible driving behaviour and significant traffic volume, however studies indicate that traffic patterns on Clarke Street are similar to those observed on other collector roads. The recent traffic count in Clarke Street confirms an established pattern with an average daily traffic volume of approximately 3500 vehicles per day and the 85th percentile speed of 56.0 km/h, which are consistent with surveys undertaken in the street over the last 15 years.

Responses to the surveys indicate consensus on issues of concern which are typically expressed by the community (traffic speed, safety concerns, irresponsible driving behaviour), however respondents often disagree in their preferences for treatment and there is no clear support for the proposed traffic control devices (see Table 1). Indeed residents appear to be more concerned with their ability to park in the street.

Some respondents insist on traffic management measures like road humps which were in past studies discounted by emergency services. These treatments would either reduce residential amenity by reducing the current parking supply or create permanent noise issues or actually compromise road safety. Pursuing the speed humps would require consensus from emergency services.

Considering the above it is recommended that the current traffic controls remain in place and Victoria Police be requested to monitor and enforce the legal speed limit. Council should continue monitoring traffic, focusing on modifying travel patterns and driver behaviour rather than adding items to the existing road infrastructure which is consistent with the Darebin Transport Strategy.

FINANCIAL IMPLICATIONS

Nil

FUTURE ACTIONS

Council continue monitoring traffic along Clarke Street Northcote.

RELATED DOCUMENTS

[Appendix A](#) – Clarke Street West consultation area

8.7 PARKING - JOFFRE STREET, RESERVOIR

MINUTE NO. 97

AUTHOR: Traffic Engineer - Wal Cichocki**MANAGER:** Manager Transport Management and Planning - Daniel Kollmorgen**BUDGET****IMPLICATIONS:** Nil**SUMMARY:**

Following consideration of a report on 19 November 2007 Council requested that a further report be presented to Council on parking and amenity related issues adjacent to the St Aphrem Syrian Orthodox Church situated at 2-4 Joffre Street, Reservoir.

CONSULTATION:

Ward Councillor
Local Laws, Environmental Health, Planning and Building Branches/Units.

COUNCIL RESOLUTION

MOVED: Cr. C. Kelly
SECONDED: Cr. M. Salata

THAT:

- (1) Officers continue to liaise with officers of the St Aphrem Syrian Orthodox Church and the local community to provide further assistance and guidance to maintain a reasonable level of residential amenity within the immediate area of Joffre Street Reservoir. The assistance and guidance to be in a form of advice about parking and planning requirements, travel plans, and promotion of responsible travel and conduct.
- (2) Council continue liaising with St Aphrem Syrian Orthodox Church representatives to develop a suitable travel plan.
- (3) Routine enforcement of parking on Joffre Street Reservoir continue.

CARRIED

REPORT**BACKGROUND**

Council has been regularly receiving complaints about parking and amenity issues in vicinity of the St Aphrem Syrian Orthodox Church situated at 2-4 Joffre Street, Reservoir. At its meeting on 19 November 2007 Council considered a report on these matters and resolved that “*consideration of the matter be deferred pending further assessment of parking and other issues of concern outlined at this meeting*”.

CORE ISSUES

Upon further investigations the following issues were identified and further investigated:

- Services extending late into the nights
- Noise extending until late hours
- Parking issues related to school holiday programs
- Parking congestion including trucks parking for a long time in the area
- Noise due to past renovations to the church buildings.

Planning and building matters

Residents expressed concerns about noise related to recent renovations to the church building. Appropriate Planning and Building permits were obtained and the refurbishing works included building renovations, fence improvements and laneway improvements. Some related noise was present, however works are now complete. While records indicate that the permits for building improvements have now expired, minor, non-structural works can be carried out in accordance with Schedule 8 under the Building Regulations. Therefore the impact from tradespersons noise is expected to be removed in the future.

After hours noise

Local residents indicate that noise extends until late, particularly on Friday and Saturday nights. The church hall’s acoustics may play some contributing role in this.

Existing land use on the residential zone in which the church is situated bears no planning condition therefore Council is unable to enforce any site noise issues under the Planning and Environment Act.

The Church officials were contacted and agreed to take this matter up with the ethnic group that uses the church hall in the afternoons and evenings. In extreme cases the matter can be referred to the Environmental Protection Authority or Council’s Health Department under the Health nuisance provisions.

Parking

Residents indicate that regular parking congestion, although inconvenient, is generally acceptable and has become a part of the local ‘ambience’. The daytime meetings last approximately one hour and generally are not a problem. Evening gatherings can extend late into the night and are of some concern. This matter was raised with officers of the church who agreed to take up the parking issue with the ethnic group that uses the building.

Travel Plans are used extensively in new developments, schools, and other communities in Darebin. According to previous liaison with church leaders, car sharing may present opportunities to alleviate traffic and parking pressures to some degree, and this can form the basis of a travel plan. Council officers are assisting with format and content of the plan by providing resources such as maps, and promoting our existing travel behaviour change program, Going Places, to church members and users of the building. The church has indicated its willingness to cooperate and provide space for information display posters.

Traffic Enforcement has been dealing with the trucks and other vehicles parking inappropriately at the south end of Joffre Street and the routine enforcement of parking regulations will continue.

After-School Program Activities

The St Aghem Syrian Orthodox Church runs after school programs during school holidays. These programs involve dropping off approximately 20 children in the morning and picking them up in the afternoon on weekdays during school holidays. This is generally not an issue as parents drop off and pick up children and do not park for extended periods of time.

In addition it is considered beneficial in improving the residential amenity that the church be further assisted by Council and continue its mediating role by providing information about requirements for parking and the environmental health (noise).

FINANCIAL IMPLICATIONS

Nil

FUTURE ACTIONS

Council officers undertake a facilitating role in encouraging harmonious coexistence between residents and church patrons with respect to mutual needs.

RELATED DOCUMENTS

Report to Council – 19 November 2007

8.8 VALE STREET, RESERVOIR - SPECIAL CHARGE SCHEME FOR THE CONSTRUCTION OF THE UNMADE RIGHT OF WAY BETWEEN LUCAS STREET AND BRYAN STREET, RESERVOIR

MINUTE NO. 98

AUTHOR: Manager Capital Works – Graeme Houlden

MANAGER: General Manager Community Assets and Leisure - Geoff Glynn

BUDGET

IMPLICATIONS: \$30,000 was allocated in 2007/2008 Capital Works Program.

Actual cost of the scheme works	\$31,986.55
Contribution from owners	\$25,589.24
Community Contribution by Council	\$6,397.31

SUMMARY:

The construction of the unmade right of way at the rear of 2 to 18 Vale Street, Reservoir has now been completed and the Scheme is now to be finalised. The affected owners will now be advised of their actual contribution under the scheme which is slightly less than the estimated cost.

CONSULTATION:

Completed as part of Special Charge Scheme process.

COUNCIL RESOLUTION

MOVED: Cr. M. Salata

SECONDED: Cr. S. Chiang

THAT the scheme dated 15 October 2007 for the construction of the unmade right-of-way between Lucas Street and Bryan Street, Reservoir be finalised in accordance with Section 163 of the Local Government Act 1989 and the actual cost be distributed.

CARRIED

REPORT

BACKGROUND

Council at its meeting on 15 October 2007 resolved to implement a Special Charge Scheme for the construction of the unmade right of way at the rear of 2 to 18 Vale Street, Reservoir.

The Scheme process initially requires Council approval for the proposed works and an estimated cost break-up on the basis of benefit to the affected property owners. The Scheme then follows an objection process for the residents involved in the Scheme. Once adopted, the Scheme needs to be finalized so that the actual costs can be adjusted for the amount to be paid by each property owner.

The construction of the unmade section of right of way has now been completed and the works have been constructed at a lower cost than originally estimated.

The estimated cost of each owner's contribution was to be paid 30 days after the commencement of works on site.

The balance money will be returned to the adjoining property owners or offset against the amount still owed under the Scheme.

CORE ISSUES

The works have now been completed and the scheme costs are as follows:

	Estimated Cost	Actual Cost
Cost of Scheme	\$32,000.00	\$31,986.55
Cost of Scheme to be borne by owners	\$25,600.00	\$25,589.24
Council contribution for community benefit	\$6,400.00	\$6,397.31

The actual cost has ended slightly lower than the estimated cost for the works. The scheme information with all the individual costs is a public document.

FUTURE ACTIONS

Council's Revenue Services Branch will notify all contributors of the adjustment in cost and refund money as appropriate.

The Special Charge Scheme is complete and no further action is required. These new sections of roads are now maintained by Council and the works added to Council's assets register.

8.9 ABERDEEN GROVE, NORTHCOTE - ASPHALT FOOTPATHS**MINUTE NO. 99****AUTHOR: Manager Capital Works - Graeme Houlden****MANAGER: General Manager Community Assets and Leisure - Geoff Glynn****BUDGET****IMPLICATIONS: Part of Capital Works Program and Operational Budgets****SUMMARY:**

Council has requested a report on the state of bitumen footpaths in Aberdeen Grove Northcote and the public risk issues in relation to bitumen pathways in Darebin.

The use of asphalt footpaths is part of the character of a number of streets within Darebin. The inspection of the paths is required under the Road Management Act to be implemented by Council under its Road Management Plan. As a result footpaths are regularly inspected and where required patching carried out to minimise trip hazards.

In the short term, footpath repairs have been carried out in Aberdeen Grove Northcote to minimise any trip hazards and the all footpaths will be monitored in accordance with Council's Road Management Plan. In the longer term, reconstruction of this section of path is expected to be carried out in 2009/2010 as part of the Capital works Program.

CONSULTATION:

Manager Roads Infrastructure
Coordinator Infrastructure Planning
Councils Landscape Architect

COUNCIL RESOLUTION

MOVED: Cr. S. Tsitas
SECONDED: Cr. V. Fontana

THAT:

- (1) The works undertaken and proposed on the footpath on the south side of Aberdeen Grove Northcote be noted and the resident in Aberdeen Grove be advised accordingly.
- (2) The processes for management of bitumen pathways in Darebin outlined in the report be noted.

CARRIED

REPORT**BACKGROUND**

At its meeting on the 3 March 2008 Council resolved that:

“Council Officers:

- (1) Inspect the state of the bitumen footpaths in Aberdeen Grove and report back with recommendations for appropriate remedial works to be carried out and referral to the Capital Works budget for future projects.*
- (2) Report back to Council on the risk assessment of bitumen pathways throughout Darebin and the associated public liability issues for Council”.*

CORE ISSUES**Street Character**

Asphalt footpaths make up a small percentage of Darebins footpath network and are generally in the older areas of Darebin (Northcote) and have an important role in the overall fabric of the Darebin street landscape.

The trees planted in Aberdeen Grove Northcote are *Gleditsia tricanhous* “sunburst” (Honey Loquat) and form an established healthy avenue that are considered to be of high retention value.

From Council’s records it appears that Aberdeen Grove was originally constructed in 1915 with a full width asphalt footpath and the street was reconstructed in 1972 with the existing path being re-asphalted. The trees were planted in the 1990s with a nature strip being created as part of the tree planting program. The footpath on the north side of Aberdeen Grove was reconstructed in April 2002 as a footpath replacement project within the Capital Works program.

Footpath Inspection Program

Under Council’s “Steps to Improvement” footpath repair program this area was inspected in 2006 with several sections being patched as a result of tree root infiltration.

Under Council’s Road Management Plan footpaths are considered in two levels, with the highest being footpaths in shopping centres which have a high usage and are inspected every 6 months. Footpaths in residential areas are inspected every 3 years. Areas that are found to be liable to cause a trip hazard are temporarily patched to be made safe and repaired as required in accordance with the Road Management Plan.

With regard to footpaths in general, any reported potential trip hazard outside the normal inspection regime is inspected and if considered to be a potential issue is temporarily patched to make the area safe for pedestrians. Following a recent inspection of the path in Aberdeen Grove, approximately 30% of the path on the south side has been repaired.

FUTURE ACTIONS

This particular type of tree has roots that form long root trails yet also are able to be treated to minimise this aspect of their growth. As a result it is possible to cut the roots at the edge of the path which will then allow the root to be removed from the path. This is best carried out between April and September and will prevent further growth into the footpath area. The path is then able to be suitably repaired rather than patched over the live root which will most likely continue to grow and require further footpath maintenance.

This section of path is proposed to be reconstructed in 2009/2010 under the Capital Works program and the roots in the path will be assessed for treatment prior to the path being reconstructed.

Sections of path in other areas of the municipality that require large scale maintenance or repair are placed on the Capital Budget for works as a result of the continuing inspection process.

RELATED DOCUMENTS

Road Management Act
Road Management Plan – City of Darebin

8.10 LANEWAY UPGRADES – MITCHELL STREET AND BEAVERS ROAD, NORTHCOTE**MINUTE NO. 100****AUTHOR: Manager Capital Works - Graeme Houlden****MANAGER: General Manager Community Assets and Leisure - Geoff Glynn****BUDGET****IMPLICATIONS: Part of the Capital Works Program****SUMMARY:**

Council has requested a report on appropriate remedial works on laneways at the rear of Mitchell Street and Beavers Road Northcote.

Inspections are undertaken of all right of ways and repairs or upgrades are carried out and prioritised according to the assets requirements by use of Council's pavement management system (SMEC). Minor works may be carried out to resolve local issues where options exist.

At Mitchell Street Northcote, there are no proposed maintenance works, though long term reconstruction works are proposed to be carried out in 2009/2010 and 2013/2014 as part of the Capital Works program. No drainage works are proposed at the Beavers Road right of way, other than general maintenance, as this area is in a Melbourne Water overland flow path.

CONSULTATION:

Forward Planning Engineer
Major Works Engineer
Environmental Services

COUNCIL RESOLUTION**MOVED: Cr. S. Tsitas****SECONDED: Cr. M. Salata****THAT:**

- (1) The abutting residents of 47, 49, 51, 53 and 55 Mitchell Street, Northcote be advised of proposed future works on the various sections of right of ways abutting their property as outlined in this report.
- (2) The abutting residents of 13, 15, 17, 19 and 21 Beavers Road, Northcote be advised of the effect of the Melbourne Water Special Building overlay on their property.

CARRIED

REPORT**BACKGROUND**

At its meeting on 3 March 2008 Council resolved that:

“Council Officers inspect the condition of both laneways:

(1) At the rear of 47, 49, 51, 53 and 55 Mitchell Street, Northcote

(2) At the rear of 13, 15, 17, 19, and 21 Beavers Road Northcote

and report back to Council with recommendations for appropriate remedial works to be carried out and referral to the Capital Works budget for future projects.”

CORE ISSUES

Darebin has a large number of both constructed (71 km) and unconstructed (28 km) right of ways. Under Council’s Road Management Plan, right of ways are to be regularly inspected and where required, repairs are programmed and prioritised according to funding availability by using Council’s pavement management system (SMEC). Some minor works may be carried out to resolve local issues where funding may exist.

Mitchell Street, Northcote - Right of Ways

The right of ways in this location were constructed in 1910 and are in concrete without underground drainage and rely on a centre invert to drain water to the adjoining streets. Works have been carried out on an adjacent right of way in 2007/08 with further works proposed on nearby right of ways in future years. A plan – see [Appendix A](#) – shows the dates of previous and proposed construction works for the sections of right of ways within this area.

The right of way in the area of 53/55 has previously had water ponding and drainage issues that are characteristic of most right of ways within Darebin. The recent reconstruction of a section of the right of way north of 53/55 has resolved this issue. A further section behind 49 and 53 is proposed to be asphalted in the 2009/2010 financial year subject to funding within the Capital Works budget.

The section of right of way behind 37 to 47 has good longitudinal fall compared to other than sections of the right of way and other than due to its age is programmed to be asphalted in 2013/2014. No action is considered warranted at this stage unless the regular inspections reveal other maintenance issues.

Beavers Road, Northcote - Right of Way

This right of way was constructed on 1916 and has underground drainage for most of its length. The laneway is in good condition given its age though the drainage pits at the low points have an amount of debris in the pit and will be cleaned under Council’s maintenance program together with sweeping of the lane to remove accumulated silt areas.

From discussions with the owner, the issue relates to the 2003 storms which affected the properties as a result of the surface flows from the Melbourne Water main drain. These properties are in the Special Building overlay on the planning scheme, introduced by Melbourne Water as a result of known stormwater overland flow paths and as such the properties will continue to be affected in storm events. The Special Building overlay represents the area affected by a 1 in 100 year storm - see [Appendix B](#).

Council's drainage is limited by the capacity of the main drain and Melbourne Water has previously advised that this drain is not likely to be upgraded. As a result any improvements to stormwater flows will generally be as a result of redevelopment of the properties over time or by raising floor levels above the flood levels in these areas. No works are able to be undertaken by Council to improve the drainage to prevent a reoccurrence of this issue due to the impact of the overland flowpath.

Conclusion

The residents will be advised in terms of the relevant sections of the report as it affects their property.

RELATED DOCUMENTS

Road Management Act
Road Management Plan – City of Darebin
Drainage Strategy – City of Darebin

9. URGENT BUSINESS

Nil.

10. GENERAL BUSINESS

Nil.

11. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL**CLOSE OF MEETING**

MOVED: Cr. M. Salata

SECONDED: Cr. S. Chiang

THAT in accordance with Section 89(2) of the Local Government Act 1989, Council resolves to close the meeting to members of the public to consider the following items which relate to contractual matters and proposed developments:

11.1 Supply and Installation of Corporate Systems.

11.2 Preston Civic Precinct – Property matters.

CARRIED

The meeting was closed to members of the public at 8.02pm.

The Council considered and resolved on Report Item 11.1 (Supply and Installation of Corporate Systems), and Report Item 11.2 (Preston Civic Precinct – Property Matters) which had been circulated to Councillors on Thursday 17 April 2008 with the Council Agenda Paper.

RE-OPENING OF MEETING

MOVED: Cr. C. Kelly

SECONDED: Cr. V. Fontana

THAT the meeting be re-opened to the members of the public.

CARRIED

The meeting was re-opened to members of the public at 8.06pm.

CONFIDENTIAL**11.1 SUPPLY AND INSTALLATION OF CORPORATE SYSTEMS****MINUTE NO. 101****AUTHOR:** CAMS Project Manager - Anita Craven**MANAGER:** General Manager Community Assets and Leisure – Geoff Glynn**BUDGET****IMPLICATIONS:** \$944,495 for the supply and installation of Asset Management, Customer Request Tracking, Contracts Management and Capital Works Management Systems.**SUMMARY:**

In October 2006, tenders closed for the supply, installation and support of the following corporate systems:

- Asset Management System;
- Customer Request Tracking System;
- Contract Management System, and
- Capital Works Management System.

The need for a core Asset Management System, integrated with other core systems including a Customer Request Tracking system was identified in April 2005. The implementation of these systems was seen as essential to improving Asset Management practices across the organisation. Additionally it provides a number of benefits back to both the community and the organisation, including:

- The capacity to provide real time information about the progress of a customer service request
- Operational efficiencies through automated and integrated work practices and the elimination of manual processes
- Greater consistency and clarity of work processes as a result of having a system and pre-set work flows
- The opportunity to manage our assets better and reduce long term costs for maintenance and renewal of assets
- The opportunity to review and redesign the current work practices, which have been in place for a long time.

At the Council meeting on 2 April 2007, following an extensive evaluation process, Council resolved to authorise Council Officers to enter into contract negotiations with preferred tenderers. Council resolved that both the Council Resolution and the Report remain confidential until all contractual matters were finalised.

This report provides outcomes on these contract negotiations which were concluded in December 2007.

CONSULTATION:

Tender Evaluation Panel, Votar Partners, Asset Management Steering Group, Executive Management Team, organisational wide reference group and other Councils.

RECOMMENDATION

THAT the Council Resolution be made available to the public but the report remain confidential.

COUNCIL RESOLUTION

MOVED: Cr. M. Salata

SECONDED: Cr. C. Kelly

THAT the following Council Resolution:

“That Council note contract negotiations have been completed for the supply, installation and support of corporate systems with contracts awarded to:

- (1) Infor Global Solutions for the supply, installation and support of Asset Management software (Hansen 8) and Customer Request Tracking System software (Hansen 8) for \$869,495; and*
- (2) Open Windows Australia Pty Ltd for the supply, installation and support of Contracts 5 and Cashflow software for \$75,000.”*

be made available to the public but the report remain confidential.

CARRIED

CONFIDENTIAL

11.2 PRESTON CIVIC PRECINCT – PROPERTY MATTERS

MINUTE NO. 102

AUTHOR: General Manager City Development - Kevin Breen

MANAGER: Chief Executive Officer - Michael Ulbrick

BUDGET

IMPLICATIONS: Outlined in the confidential report.

SUMMARY:

This report relates to property matters in the Preston Civic Precinct area.

CONSULTATION:

Outlined in the confidential report.

RECOMMENDATION

THAT the Council Resolution and the report remain confidential.

COUNCIL RESOLUTION

MOVED: Cr. C. Kelly

SECONDED: Cr. M. Salata

THAT the Council Resolution and the report remain confidential.

CARRIED

12. CLOSE OF MEETING

The meeting closed at 8.09pm.