



MINUTES OF THE COUNCIL MEETING

HELD ON

MONDAY, 6 JUNE 2011

RELEASED TO THE PUBLIC ON THURSDAY 9 JUNE 2011

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**MINUTES OF THE COUNCIL MEETING OF THE
DAREBIN CITY COUNCIL HELD AT
THE DAREBIN CIVIC CENTRE,
350 HIGH ST, PRESTON ON MONDAY 6 JUNE 2011**

THE MEETING OPENED AT 7.00 P.M.

1. PRESENT

Councillors

Cr. Tim Laurence (Acting Mayor)
Cr. Stanley Chiang
Cr. Vince Fontana
Cr. Gaetano Greco
Cr. Ben Morgan
Cr. Steven Tsitas

Council Officers

Rasiah Dev – Chief Executive
Daniel Freer – Director City Design and Environment
Vijaya Vaidyanath – Director Corporate and Business Services
Nick Mazzarella – Acting Director City Works and Development
Rhys Thomas – Governance and Corporate Planning Manager
Ron Downes – Council Business Coordinator

2. APOLOGIES

Apologies were lodged for the absence of the Mayor, Cr. Diana Asmar and Cr. Trent McCarthy (both are currently on leave of absence) and Cr. Nick Katsis.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil.

4. CONFIRMATION OF THE MINUTES OF COUNCIL MEETINGS

COUNCIL RESOLUTION

MOVED: Cr. V. Fontana
SECONDED: Cr. G. Greco

THAT the Minutes of the Ordinary Meeting of Council held on 16 May 2011 be confirmed as a correct record of business transacted.

CARRIED

5. REPORTS BY MAYOR AND COUNCILLORS

MINUTE NO. 168

5.1 REPORT OF CR. BEN MORGAN

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

- 2011 Darebin Homemade Wine and Beer Festival.
- Council Briefing Session.
- Resident matters.

5.2 REPORT OF CR. GAETANO GRECO

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

- Reservoir Structure Plan briefing.
- Spectrum Migrant Resource Centre Board meeting.
- 'The Sliding Door Café' Annual General Meeting.
- Planning Committee meeting.
- Council Briefing Session.
- Italian Lesbians Annual Ball.
- Inner Northern Group Training Board meeting.
- Apprenticeships Plus Board meeting.
- Municipal Association of Victoria State Council meeting.
- 'Sorry Event' at the Intercultural Centre.
- 2011 Darebin Homemade Wine and Beer Festival.
- Audit Committee meeting.
- Darebin Progress Association meeting.
- Municipal Association of Victoria Strategic Planning meeting.
- Municipal Association of Victoria Board meeting.
- Reservoir Traders Association meeting.
- Resident issues.

5.3 REPORT OF CR. STANLEY CHIANG

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

- 'Tea Cosy' - Australia's Biggest Morning Tea function.
- Meeting with the Consul-General of the People's Republic of China in Melbourne.
- Charming Hebei Radio promotion week function.

- Kew Chinese Association event.
- 113th Philippine Independence Day celebrations.
- Lin Zexu Foundation inauguration.
- Council Briefing Session.
- Resident matters.

5.4 REPORT OF CR. VINCE FONTANA

Cr. Fontana congratulated Cr. Chiang on his performance as a Commissioner of the Victorian Multicultural Commission and then reported on his attendance at the following functions/activities:

- Friends of Baucau monthly meeting.
- Inner North Local Learning Employment Network meeting to discuss mentoring programs.
- The Northern Bullants Football Club Business Breakfast Network meeting.
- Local Government Managers Australia (LGMA) National Congress and Business Expo.
- Planning Committee meeting as Chair.
- National Italian Day celebrations at St Kilda Town Hall.
- Civic Recognition Monument and Memorial Policy Committee meeting.
- Municipal Strategic Statement Workshop.

5.5 REPORT OF CR. STEVEN TSITAS

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

- Municipal Strategic Statement Workshop.
- Council Briefing Session.
- Planning Committee meeting.
- Constituent issues.

5.6 REPORT OF THE ACTING MAYOR, CR. TIM LAURENCE

The Acting Mayor, Cr. Laurence, expressed condolences on behalf of Council to the family of Lance-Corporal Andrew Jones, a Kingsbury resident, recently killed in action in Afghanistan.

Cr. Laurence also advised Council that he had received a letter of thanks from the Premier of Queensland, the Hon. Anna Bligh MP, for Council's recent donation to the Queensland Flood Appeal.

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

- Council Briefing Session.
- Planning Committee meeting.
- Cancer Council Victoria Biggest Morning Tea at Bundoora Homestead.
- Photography exhibition at Bundoora Homestead.
- Meetings with local sporting clubs.
- Meeting with Ethnic media.
- 2011 Darebin Homemade Wine and Beer Festival.
- Audit Committee meeting.
- Municipal Strategic Statement Workshop.

6. PUBLIC QUESTION TIME**MINUTE NO. 169**

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

The following questions were submitted:

- Steve Webster of Reservoir asked a question about storm water connection. The question was responded to by the Acting Mayor, Cr. Laurence.
- Dennis Papadimitriou of Thornbury asked a question about sale of discontinued rights of way (roads). The question was responded to by the Acting Mayor, Cr. Laurence.

After Public Question Time had concluded, two further questions were submitted in writing.

7. RECORDS OF ASSEMBLIES OF COUNCILLORS

MINUTE NO. 170

7.1 ASSEMBLIES OF COUNCILLORS HELD

An Assembly of Councillors is defined in section 76AA of the *Local Government Act 1989* to include Advisory Committees of Council if at least one Councillor is present or, a planned or scheduled meeting attended by at least half of the Councillors and one Council Officer that considers matters intended or likely to be the subject of a council decision.

Written records of Assemblies of Councillors must be kept and include the names of all Councillors and members of Council staff attending, the matters considered, any conflict of interest disclosures made by a Councillor attending, and whether a Councillor who has disclosed a conflict of interest leaves the assembly.

Pursuant to section 80A (2) of the Act, these records must be, as soon as practicable, reported at an ordinary meeting of the Council and incorporated in the minutes of that meeting.

An Assembly of Councillors record was kept for:

- Civic Recognition Policy Sub-Committee meetings – 9 and 16 May 2011
- Darebin Environmental Reference Group meeting – 18 May 2011
- Council Briefing Session – 23 May 2011

COUNCIL RESOLUTION

MOVED: Cr. S. Tsitas
SECONDED: Cr. S. Chiang

THAT the records of Assemblies of Councillors held on 9, 16, 18 and 23 May 2011 be noted and incorporated in the minutes of this meeting.

CARRIED



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Civic Recognition Policy Sub-committee
	Date:	Monday, 9 May 2011
	Location:	Mayor's Office, Darebin Civic Centre
PRESENT:	Councillors:	Cr Diana Asmar (Mayor), Cr Nick Katsis,
	Council Staff:	Rasihah Dev, Daniel Freer.
	Other:	None
APOLOGIES:		

The Assembly commenced at 4:30pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Proposal for erection of statue in Ray Bramham Gardens, Preston. Approval was granted.	No disclosures were made

The Assembly concluded at 5.10pm

RECORD COMPLETED BY:	Officer Name:	Daniel Freer
	Officer Title:	Director City Design and Environment



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Civic Recognition Monument and Memorial Policy Committee
	Date:	Monday, 16 May 2011
	Location:	Chief Executive's Office, Darebin Civic Centre
PRESENT:	Councillors:	Cr. Vince Fontana
	Council Staff:	Rasiah Dev, Fred Warner, Dalal Smiley
	Other:	Nil
	Apologies:	Cr. Tim Laurence, Cr. Nick Katsis

The Assembly commenced at 5.30pm.

MATTERS CONSIDERED (Presentations)		DISCLOSURES AND COMMENTS
1.	Proposal to Install Peace Poles on the corner of Roseberry Avenue and Kelvin Grove, Preston	No disclosures were made.

The Assembly concluded at 5.42pm.

RECORD COMPLETED BY:	Officer Name:	Fred Warner
	Officer Title:	Group Manager, People and Performance



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Darebin Environmental Reference Group
	Date:	Wednesday, 18 May 2011
	Location:	Conference Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr Trent McCarthy
	Council Staff:	Libby Hynes Heidi Hamm
	Other:	Darebin residents – members of the Darebin Environmental Reference Group.
APOLOGIES:		N/A

The Assembly commenced at 7pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Presentation on planned works for Tram Route 86	No disclosures were made
2	Discussion of content of the Environment pages of the Darebin Website	No disclosures were made
3	Street Tree Review. Possible representation from DERG on reference group.	No disclosures were made

The Assembly concluded at 9.00pm

RECORD COMPLETED BY:	Officer Name:	Heidi Hamm
	Officer Title:	Acting Environmental Strategy Coordinator



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Council Briefing Session
	Date:	Monday, 23 May 2011
	Location:	Conference Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr. Tim Laurence, Cr. Gaetano Greco, Cr. Stanley Chiang, Cr. Nick Katsis, Cr. Steven Tsitas, Cr. Ben Morgan
	Council Staff:	Rasiah Dev, Michael Ballock, Daniel Freer, Vijaya Vaidyanath, Fred Warner, Nick Mazzarella
	Other:	Nil
APOLOGIES:		Cr. Diana Asmar (Mayor), Cr. Vince Fontana, Cr. Trent McCarthy

The Assembly commenced at 7.05pm.

MATTERS CONSIDERED (Presentations)		DISCLOSURES AND COMMENTS
1.	Capital Works Progress Update	No disclosures were made.
2.	Reservoir Structure Plan (including Reservoir Junction Railgrade Separation)	No disclosures were made.
3.	Amendment C108	No disclosures were made.
4.	iPad Introductory Demonstration	No disclosures were made.
5.	Verbal Update – Route 86	No disclosures were made.
6.	Relocation of Melbourne Fruit and Vegetable Market	No disclosures were made.

The Assembly concluded at 9.00pm.

RECORD COMPLETED BY:	Officer Name:	Fred Warner
	Officer Title:	Group Manager, People and Performance

8. CONSIDERATION OF REPORTS

8.1 RESERVOIR STRUCTURE PLAN VISION SCENARIOS – RESPONSES TO QUESTIONNAIRE AND PUBLIC CONSULTATION OUTCOMES

MINUTE NO. 171

AUTHOR: Strategic Planner – Kylie Long

REVIEWED BY: Director City Works and Development – Michael Ballock

SUMMARY:

On 29 November 2010, Council endorsed the *Reservoir 2030 Vision Scenarios Discussion Paper for Public Consultation* and recommended that officers undertake a three month public consultation program based on the discussion paper. The consultation program is now complete and the purpose of this report is to provide Council with an update about the consultation outcomes.

A total of 136 questionnaires were returned, with 85 of these responding to “Precinct 6: Surrounding Residential Areas” scenarios only. The details of the responses are reported to Council in the questionnaire format and are attached in **Appendix A**.

In general, whilst there is a convergence of views on a number of proposed vision scenarios, there are some elements of the vision that need further refinement. Council officers would like to undertake further work to reach understanding and resolution to finalise the preferred vision for Reservoir.

The Department of Planning and Community Development has offered Council consultant input for this community engagement exercise with the objective of reaching a shared community vision for Reservoir. Getting the vision right for Reservoir Major Activity Centre (MAC) is important because the vision will form the foundation for the Draft Reservoir Structure Plan.

CONSULTATION:

Consultation on the preparation of the Vision Scenarios

- Community Vision Workshop, May 2010
- Trader Vision Workshop, June 2010
- Council and Service Provider Vision Workshop, June 2010
- Transport Interchange Focus Group, May 2010
- Reservoir Junction Area Design Workshop, August 2010
- VicRoads Design Workshop, September 2010
- Future Scenarios Discussion Paper Workshop, October 2010
- Future Scenarios discussion with the Community Reference Group, October 2010
- Meeting with Melbourne Water, October 2010

Consultation on the Consultation Program

- Communications and Marketing
- Project Management Group
- Community Planning, Partnerships and Performance.

Consultation Program Activities*Questionnaire:*

- The questionnaire was available in paper form at all public institutions in Reservoir and was available as an online version on the project website.

Drop in sessions:

- Four sessions in December 2010
- One session in March which also comprised a public presentation of the vision scenarios.

Public Display:

- A full public display about the project installed at the Reservoir Civic Centre from November 2010–March 2011 – copies of the reports and questionnaires also available.

Meetings:

- Community Reference Group
- East Reservoir Neighbourhood Renewal Steering Committee
- Project Management Group.

Website:

- A project website became available November 2010 and is ongoing. The website provides an overview of the project as well as a link to all the project reports. An online questionnaire was available during the public consultation period.

Promotion of the Public Consultation

- Hand delivery of a community bulletin to all households and businesses within the study area – November 2010
- Postage of bulletin to all people registered with the project, community group based in Reservoir and all commercial land owners (approx. 800 letters) – November 2010
- Advertisement about the public consultation of the vision in the local newspaper – November 2010
- Publication of a media release
- Installation of posters about the public consultation at the Reservoir Civic Centre, Reservoir Library, Reservoir Leisure Centre, East Reservoir Neighbourhood House – November 2010 – March 2011
- Copies of the project reports and questionnaires available at Reservoir Civic Centre, Reservoir Library, Reservoir Leisure Centre, East Reservoir Neighbourhood House – November 2010 – March 2011

- Email sent to all local service providers and public authorities promoting the public consultation and seeking feedback – February 2011
- A personalised letter sent to all people registered with the project (approx. 800 letters) promoting the drop in session in March – February 2011
- Advertisement in newspaper promoting the drop in session in March – February 2011.

Consultation in Preparing this Report

- Coordinator Strategic Planning
- Manager City Development
- Director City Works and Development
- Community Planning Partnerships and Performance

COUNCIL RESOLUTION

MOVED: Cr. G. Greco
SECONDED: Cr. S. Chiang

THAT Council:

- (1) Note the progress of the vision preparation for Reservoir Major Activity Centre.
- (2) Endorse the design and delivery of the Engagement Strategy outlined in this report.

CARRIED

REPORT

INTRODUCTION AND BACKGROUND

The preparation of structure plans by local Councils for their activity centres is a requirement under *Melbourne 2030*, the State Government's metropolitan strategy for the sustainable growth of Melbourne. Council commenced the preparation of a Structure Plan for Reservoir MAC in February 2009.

The Structure Plan will establish a framework for future growth and investment in the centre including major infrastructure upgrades, housing, commercial and civic developments, streetscape improvements and community development projects to create and maintain an activated, liveable and resilient Reservoir MAC.

Development of the Vision Scenarios

Over the past 10 months, the project team has been working with community, Council, key transport providers and other State Government authorities to develop a vision for Reservoir MAC to guide the future planning and design of Reservoir MAC. Visioning is a critical step in the Structure Plan project.

In May 2010, the visioning work commenced with discussions about transport related issues in Reservoir MAC and how we might respond to them with key transport providers. Much of

the discussion focused on the need for the integration of land uses and transport in the centre and highlighted the central precinct as a key opportunity area.

A series of community visioning workshops was also held in May 2010 and attended by a diverse range of the local community and traders. Attendees were asked “What makes Reservoir special now? What local values should the Structure Plan build on and enhance?” The workshops culminated in the release of a Place Essence Paper which provided the project with the preliminary vision as follows:

Preliminary Vision

“We live here ‘cause we want to”

“Reservoir is both practical and beautiful. Our pride is grounded in every aspect of the place, from backyard fruit and veggie gardens, to local streets and businesses. Reservoir is both practical and beautiful. Our pride is grounded in every aspect of the place, from backyard fruit and veggie gardens, to local streets and businesses.

We grow by building on our local strengths of diversity, creativity and resilience, that goes to the core of who we are.

A place of connections, between people and between infrastructure, Reservoir brings people together to create sustainable and affordable life-long living”.

The following design principles support the preliminary vision:

- A unique and down to earth identity
- A well connected and accessible town centre
- Places to be in and linger
- A safe and legible network
- Beautiful streets for people
- A central precinct for community to come together
- An efficient and accessible transport hub
- Prosperous, unique and complementary local business
- A network of green open spaces
- Diverse housing and affordable living
- Resilient and sustainable.

The consultation on the vision scenarios

The early visioning work was synthesised by the project team into a series of vision scenarios for the planning and design of key sites and elements within Reservoir MAC and, in August and October 2010, the project team worked with Council officers, key Government agencies, Councillors and the Community Reference Group to test and refine the scenarios as part of a series of design workshops.

The outcomes of the workshops culminated in the *Vision Scenarios Discussion Paper* for Reservoir MAC which was endorsed for public consultation by Council on the 29 November 2011. The public consultation program concluded March 2011.

The paper presented a series of 'value neutral' land use, built form, public realm and infrastructure scenarios for key opportunities and precincts within Reservoir MAC to enable community and other stakeholders to discuss, debate and choose on the preferred direction for the Draft Reservoir Structure Plan preparation.

The four key opportunities included:

Key Opportunities

- Simplifying Reservoir Junction
- Creating a Public Transport Hub
- Planning the Central Heart
- Accommodating Additional Housing in the Reservoir MAC.

The six precincts included:

Precinct Opportunities

- Precinct 1: The Central Heart
- Precinct 1a: Melbourne Water Land
- Precinct 2: Reservoir Village
- Precinct 3: Broadway
- Precinct 4: High Street North
- Precinct 5: High Street South
- Precinct 6: Surrounding Residential Areas.

Reservoir MAC Precinct Map



ISSUES AND DISCUSSION

Community Feedback via Questionnaire

A questionnaire was the vehicle about the different scenarios that were detailed in the Vision Scenarios Discussion Paper. Each question referred to the specific scenarios with a page reference to the Discussion Paper. It was designed so to enable convergence and agreement concerning the scenarios and to elicit thoughtful comments and discussions on the scenarios. The consultation program is detailed under the Consultation section of this report.

A copy of the questionnaire together with the detailed collated responses from the public is attached as **Appendix A**.

The objectives of the questionnaire were achieved. In summary;

- 51 questionnaires were received. Of the questionnaires received, just over half responded to most questions with the remaining questionnaires responding to the key opportunities only.
- A further 85 submissions were received which responded only to the vision scenarios for Precinct 6: Surrounding Residential Areas.
- We received a statistically significant number of responses for the key opportunities and Precinct 6: Surrounding Residential Area vision scenarios.
- 251 comments were received in relation to the scenarios from the community, land owners and key public authorities (including Department of Transport, Melbourne Water, Vic Roads). The voting results and feedback from the questionnaire and the other consultation activities are documented in **Appendix A** as responses in the questionnaire.
- There is a clear trend for preferred scenarios for key opportunities based on the small number of people who returned the questionnaires.

Voting Trend on Key Opportunities

Based on the votes received, the following are the preferred scenarios for the 4 key opportunities as follows:

- **Key Opportunity 1: Simplifying Reservoir Junction** – Preference for Scenario 2
New east west link to the north.
- **Key Opportunity 2: Creating a Public Transport Hub** – Preference for Scenario 2
Long Term: Extension of 112 Tram Route.
- **Key Opportunity 3: Planning the Central Heart** – Preference for Scenario 1 –
Grade Separation (lowered rail line)
- **Key Opportunity 4: Accommodating Additional Housing in the Reservoir MAC**–
Preference for Scenario 2 – Focused Development.

Voting Trend on Precinct Opportunities

Based on the votes received, the following are the preferred scenarios for the 6 precinct opportunities as follows:

- **Precinct 1: The Central Heart:** Preference for Scenario 1 – A Civic and Community Focus. A further question on the Built Form in the Central Heart, had equal votes on Scenario 1: Human scale built throughout the precinct and Scenario 2 – Increased building heights in focussed areas. There was overwhelming support for the potential public realm elements and pedestrian and cycle access opportunities in this precinct.
- **Precinct 1a: Melbourne Water Land:** Preference for the creation of water education and research facility and for continued engagement with Melbourne Water at executive management level of Council.
- **Precinct 2: Reservoir Village:** Preference for the expansion of the existing Coles Supermarket. The voting was equally divided between Scenario 1 - moderate increases in building height throughout the precinct and Scenario 2 - allow for increased building heights in targeted areas. The voting on Ralph Street car park clearly supports Supermarket and Residential focus. Unanimous support was given for the Edwardes Street Streetscape.
- **Precinct 3: Broadway:** Strong preference was given to the scenario for the built form in Broadway, with storey heights ranging from two to four storeys were offered as suggestions. For Bernard Street car park, there was clear preference for small format supermarket and integrated housing over housing or commuter car parking node. However, the votes were equally divided between the two scenarios offered for small format supermarket and integrated housing. The Broadway Streetscape preference was for Scenario 1 with central parking retained rather than for Scenario 2 with angled parking. VicRoads advised support for retention of central parking.
- **Precinct 4: High Street North:** There was unanimous support for the proposed land use scenario in Precinct 4 which provides for mixed use office / service businesses.
- **Precinct 5: High Street South:** There was unanimous support for the proposed land use scenario in Precinct 5 which provides for a mix of business and personal services and offices with residential and office uses above.
- **Precinct 6: Surrounding Residential Areas:** Voting was divided between Scenario 1 - focused housing change along main roads and Scenario 2 – focused housing change throughout the precinct. 85 of the submissions did not indicate a preference for either scenario.

While it would have been better to hear from more people, considerable convergence and agreement concerning the scenarios has been achieved through the consultation feedback.

Elements of the vision requiring further investigation, debate and resolution

The Vision Scenarios Discussion Paper refers to opportunities for significant transformation and growth in Reservoir MAC.

Based on the returned questionnaires indicating preferences, Council could project the aspirations of the wider community. There are a majority of vision scenarios that have unanimous support even though there might be differing opinions in detail. However, clearly there are issues that are divergent within the community.

It is understandable that the community has particular concerns about certain elements and locations covered by the vision, and these should be investigated further. However, it is

important that the overall structure plan vision is not distracted by debate over isolated areas of disagreement.

In the case of Reservoir MAC, positive change will require compromise. The community needs to work with Council to identify and agree on locations that are negotiable and non-negotiable for residential intensification, recognising that clarity around this issue is important to support opportunities for major transport upgrades, community infrastructure, beautification and business investment in the area.

It is proposed that further community engagement be undertaken necessary to build an understanding about the potential benefits of residential intensification with the community and to resolve where development should occur within the centre to engender community ownership of the structure plan vision.

Opportunity has arisen with the Department of Planning and Community Development offering to provide the project with consultant input to prepare and implement a comprehensive Engagement Strategy to achieve this.

The project will be undertaken in two stages as follows:

- Stage 1: Design of an Engagement Strategy
- Stage 2: Delivery of the Engagement Strategy.

Councillors will be invited to contribute to the design of the engagement strategy particularly in terms of potential issues, levels of engagement required, suggested engagement tools and techniques and to confirm the engagement objectives. During Stage 2 of the project, Councillors will be invited to play an active role in the community engagement activities.

Council Resolutions

Following the completion of the vision scenarios consultation in March 2011, Council subsequently passed the following two resolutions on 21 March 2011 and 18 April 2011 respectively:

- 1) *That Council:*
 - *Prepare a comprehensive activation strategy which sets out a plan of action for Council to effectively advocate for grade separation at Reservoir Junction,*
 - *Consider as part of the activation strategy funding for a preliminary feasibility and land use study to be commissioned by the State Government.*
 - *Officers report back to Council within 2 months.*

When complete, the Reservoir Structure Plan will be an important and credible tool for the advocacy for rail grade separation at Reservoir Junction. Report Item 8.2 on this Council Agenda Paper deals with this matter.

- 2) *That Council officers report back to Council in relation to:*
 - *Height control and measures for Edwardes Lake Park Reservoir, similar to those developed for All Nations Park Northcote,*
 - *Possible planning controls to protect the garden character and vegetation in the streets surrounding Edwardes Lake Park to enhance and preserve the bird habitat functions of the park and the Leamington Street wetlands.*

It is important that the Reservoir Structure Plan identifies the need to protect the character and the environmental values of Edwardes Lake Park and the surrounding streets. To better understand how good design and planning controls may enhance these values, the Strategic Planning Unit needs to prepare an urban design framework for the precinct.

In preparing an urban design framework, it should be recognised that design related controls such as those regulating heights and densities should not be set in isolation from other aspects of the Structure Plan which depend on increased development opportunities, such as the Tram Route 112 extension. Council will need to be careful that controls in one precinct do not undermine the prospects of other benefits to the activity centre.

Next steps

The Engagement Strategy project could commence in the week beginning 6 June 2011.

Two x 2 hour workshops would be held with Council staff, Councillors and the Community Reference Group to inform and enhance the Engagement Strategy preparation. Invitations for the workshops would be circulated in the week commencing 6 June 2011.

Additional funding may be sought from the Department of Planning and Community Development to prepare an Urban Design Framework for the streets surrounding Edwardes Lake Park.

POLICY IMPLICATIONS

Environmental Sustainability

The Reservoir Structure Plan project seeks to maintain and enhance the long term environmental sustainability of Reservoir MAC via a number of strategies including but not limited to:

- The integration between Reservoir Village and Broadway by creating an environment where appropriate land uses and transport infrastructure are arranged so as to promote walking and cycling for local journeys and public transport for access to nearby activity centres and the CBD.
- The development of appropriate design principles that will provide directions for future development to ensure ecologically sustainable development and practices, such as passive design.
- Direction for how the above principles may be incorporated into streetscape design such as relating to public spaces, public lighting, water sensitive urban design, vegetation selection and the like.
- Identification of opportunities for local renewable energy generation in both the public and private realm.
- Identification of opportunities for using waste as a resource and the overall reduction in waste generation.
- Identification of necessary initiatives required to improve the food security in Reservoir.

Social Inclusion and Diversity

The consultation for the Reservoir Structure Plan is to develop a vision for Reservoir that is shaped by the community and captures and builds on the essence of the place. In addition,

the structure plan seeks higher levels of community participation and empowerment through activities such as the small win actions and the role of the Community Reference Group.

Other

Nil.

FINANCIAL AND RESOURCE IMPLICATIONS

The Chief Financial Officer has reviewed the report and advises that an allocation of \$130,000 has been included in the 2010/2011 budget for this project. The project is within budget.

CONCLUSION

Sufficient feedback has been received from the community and critical Government authorities to have stimulated debate and achieve convergence on most aspects of the vision.

The proposed engagement will ensure that elements of the vision are not considered and responded to in isolation and will enable Council to firm up and finalise the vision to underpin the Structure Plan preparation.

FUTURE ACTIONS

The Engagement Strategy Project could commence in early - mid June 2011.

DISCLOSURE OF INTERESTS

Section 80C of the Local Government Act 1989 requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

RELATED DOCUMENTS

- Council Plan 2009 – 2013
- Draft Structure Planning for Activity Centres Practice Note (DPCD, 2008)
- Structure Planning for Activity Centres (DSE, December, 2004)
- Melbourne 2030 (State Government of Victoria, 2002)
- Council Minutes, 27 February 2009, Northland Structure Plan and Reservoir Structure Plan – Commencement of Projects
- Council Minutes, 6 April 2010, Provision of Consultancy Services (CT6021)
- Council Minutes, 20 September 2010, Reservoir Structure Plan – Discussion about Background Investigative Work

- Reservoir Major Activity Centre; Background and Issues Report, September 2010
- Reservoir Major Activity Centre: Economic Analysis and Market Feasibility Study, Charter Keck Cramer, August 2010
- Baseline Report, Reservoir Strategic Transport Plan, Booz and Co. June 2010
- Background Report, Community Infrastructure and Social Need Assessment, ASR Research, September 2010
- Reservoir Major Activity Centre; Place Essence Paper, September 2010
- Reservoir Major Activity Centre; Small Wins Action Plan, August 2010
- Reservoir Major Activity Centre; Vision Scenarios Discussion Paper, November 2010

8.2 ACTIVATION STRATEGY FOR RAIL GRADE SEPARATION OF RESERVOIR JUNCTION

MINUTE NO. 172

AUTHOR: Manager City Development – Darren Rudd**REVIEWED BY:** Director City Works and Development – Michael Ballock**SUMMARY:**

This report provides an approach for Council to prepare information and a strategic approach to justifying and gaining government support for the rail grade separation at Reservoir Junction.

CONSULTATION:

Manager Major Works, Engineering and Transport
Coordinator Strategic Planning

COUNCIL RESOLUTION

MOVED: Cr. G. Greco
SECONDED: Cr. S. Chiang

THAT Council officers undertake a pre feasibility study to support an activation strategy for the rail grade separation proposal at Reservoir Junction.

CARRIED**REPORT****INTRODUCTION AND BACKGROUND**

Many of the urban design and development initiatives of the Reservoir Structure Plan rely on fundamental changes to the Reservoir Junction and in particular some form of grade separation between the Epping Railway Line and the complex of intersecting roads. In recognition of the significant benefits that flow from a grade separation solution the Council at its meeting 21 March 2011 requested the following:

'That Council:

- 1. Prepare a comprehensive activation strategy which sets out a plan of action for Council to effectively advocate for grade separation at Reservoir Junction.*
- 2. Consider as part of the activation strategy funding for a preliminary feasibility and land use study to be commissioned by the State Government.*
- 3. Officers report back to Council within 2 months.'*

This report responds to this request and maps out a path forward to ensuring the proposed grade separation at Reservoir is elevated in significance as a major project within the State and supported by a strong business and technical case that is equally embraced by the community, Council and the State Government.

ISSUES AND DISCUSSION

The preliminary options for the Reservoir Major Activity Centre (MAC) Structure Plan place a critical reliance on a redesign of the Reservoir Junction through a rail grade separation as a catalyst to regenerate what is two under performing activity centres into a single centre that is vibrant and economically diverse. Without this major infrastructure initiative Reservoir will remain as two separate activity centres and will struggle to gain its fair share of investment.

Major infrastructure projects such as the potential rail grade separation at Reservoir Junction involve highly specialised work and rely on the support of credible technical and economic evidence combined with a meticulously planned strategy to achieve both bureaucratic and political support for the project. In sourcing information for this report, officers have canvassed other similar major projects and in particular the technical experts and others involved in moving these projects from concept to inception stage. In doing this there are some key messages.

- The project has to withstand intense scrutiny and needs to be proven as realistic and achievable. It also has to meet a certain benefit cost ratio (BCR).
- Council will need to sponsor the project through the preliminary feasibility stage and be prepared to back this up with the technical support of railway designers.
- Council is best placed to do this because the State Government will not have the same level of priority and may adopt a BCR analysis that does not take full account of the multiplier impacts promoted through Council's structure plan.
- The process of gaining some form of commitment from Government will be lengthy and will require constant review of the lobbying strategy and supporting technical and economic analysis work.
- The project will not gain support unless there is a whole of Council commitment to the project at a level where the project's importance needs to be engrained into the culture of the organisation where every opportunity is captured to sell the benefits of the project.

Discussions have been held with specialist consultants with considerable expertise and experience in this area and a proposal has been received to assist the Council in making the first steps toward getting the Reservoir Junction rail grade separation project onto the political agenda. The proposal involves expertise from both the specialised area of railway engineering design and operatives who have had recent success in lobbying major rail projects through Government. The proposal includes a number of tasks that combine to form a pre-feasibility for the grade separation project. Some of the key tasks and considerations include:

- Undertaking a geotechnical assessment and analysis of gradients and ground levels to assist in the determination of a potential footprint for a new platform;
- Consideration of above and underground options in the context of a third track being required;
- Review of existing urban development proposals and advice on key factors that will boost a BCR analysis;

- Sketch images will be provided for under and above ground options;
- The location of utilities and relocation implications will be considered;
- Preliminary assessment of the implications for the road network and the preferred urban development scenario;
- Car parking assessment;
- Construction phasing issues required to maintain an operational train service;
- Consideration of the multi modal function of the redevelopment to include a bus interchange and extension of Tram Route 112;
- Completion of a high level cost estimate (that is credible);
- Identification of commercial elements that may lower the net cost of the project;
- Potential delivery strategies, timing, success factors and milestones;
- Preparation for a visual presentation that would demonstrate the concept of rail over/under and summarise key factors to assist the Council in gaining support for the project;
- Identification of further work required, including feasibility work and supporting economic reports required to prove up the preferred option;
- Assistance with mapping out the key elements of a political activation strategy for the project.

The work is proposed to be completed within three months of engagement and has been estimated to cost \$40,000 which is considered reasonable. This work will prove to be complementary to the completion of the structure plan for the Reservoir MAC.

POLICY IMPLICATIONS

Environmental Sustainability

The project will support greater use of public transport and work toward a strategy that reduces the physical dominance of vehicles within the urban landscape.

Social Inclusion and Diversity

The project will lead to improved pedestrian accessibility and public safety in and around the Reservoir Junction.

Other

The project will require a well articulated and clear communications strategy to achieve broad community support and ensure all relevant stakeholders are consulted in regard to this major project.

FINANCIAL AND RESOURCE IMPLICATIONS

The cost of a pre feasibility study is estimated at \$40,000. A provision for this amount has been made in the proposed Budget 2011/2012.

If the Council is committed to this project it will need to be prepared to commit significant human and financial resources. This will go well beyond the initial amount required for the pre feasibility and require the dedicated commitment of a senior officer of Council for most of their working week and for a period of up to 4 years. It will also demand financial commitments to further feasibility work and economic studies to demonstrate the full range of benefits provided through the project. This will be in addition to promotional work and ancillary costs determined through the communications and political activation strategy.

CONCLUSION

A pre-feasibility study is the first important step toward implementing what will be a project of major significance to Reservoir and what is clearly the key factor in ensuring the Major Activity Centre is regenerated.

FUTURE ACTIONS

Completion of a communications strategy and a further report on the work completed by consultants appointed to undertake the pre-feasibility work will need to be reported back to the Council.

DISCLOSURE OF INTERESTS

Section 80C of the Local Government Act 1989 requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

RELATED DOCUMENTS

Planning and Environment Act (1987)

**8.3 DAREBIN PARKLANDS PUBLIC ART PROJECT –
COMMISSIONING PROCESS****MINUTE NO. 173****AUTHOR: Arts and Cultural Development Officer – Vicky Tsaconas****REVIEWED BY: Director City Design and Environment – Daniel Freer****SUMMARY:**

The Darebin Parklands Public Art Project is part of Council's established Art in Public Places Program. As with all of the projects that are part of this program an extensive community consultation process was undertaken to identify key themes the art work will reflect and, or, refer to and potential sites for the art work to be located.

The key themes are: a conservation bushland that is close to the city, the history of the park and the still-visible layers of its evolution; a home for often-hidden wild-life; a sense of peacefulness and spaciousness pervades – a meditative place where many people go, yet do not always come across other people and where often, there are 'hidden' places to discover; education – a place where people of all ages, particularly school-age children, come to learn about and experience the natural environment.

The two sites identified within the Darebin Parklands are: the base of Mt Puffalo, to the west – a fairly flat area that has a clearing around it and next to the "top" pond, north of Mt Puffalo – a fairly open, grassy spot that is highly-used.

This information is included in the Artists' Brief which will be circulated for expressions of interest. All Reference Group members have been invited to join the selection panel to assess the expressions of interest and select up to three submissions to go to tender and then select their preferred design.

CONSULTATION:

Manager Public Realm
Aboriginal Policy Officer
Multicultural Relations Officer
Darebin Creek Management Committee
Ranger-in-Charge Darebin Parklands
Darebin Parklands Staff
Darebin Parklands Association
Darebin U3A
Alphingtones
Fairfield Senior Citizen's Club
Alphington Primary School
Aboriginal Elders (including a Wurundjeri elder)

COUNCIL RESOLUTION

MOVED: Cr. S. Tsitas
SECONDED: Cr. G. Greco

THAT Council endorse the Artists' Brief attached as **Appendix A** and commissioning process outlined in this report.

CARRIED

REPORT**INTRODUCTION AND BACKGROUND**

This project is part of Council's established Art in Public Places Program which aims to install new art work in public places across the municipality to enhance the visual appearance of Darebin, introduce the arts into the daily lives of the community, contribute to Darebin's economic growth and promote the city to visitors as part of the broader objective of making Darebin communities better places to live and work.

The Art in Public Places program brings members of the community together through a comprehensive community consultation process. This approach invites members of the community to become involved in the process; it offers them an opportunity to see their local environment in new ways, to interpret that environment, and to have a say in its future function and visual appearance. It instills a sense of "ownership" in the project and contributes to people to feeling that they can make a "difference" to their environment.

Darebin Parklands was selected as the location for the current project following consultation with the Manager Public Realm, the Ranger-in-Charge at the Darebin Parklands and the Darebin Creek Management Committee and in accordance with the adopted *Beyond FIDO Darebin City Council Public Art Strategy 2006-2015*.

ISSUES AND DISCUSSION**Commissioning process**

As with all of Council's public art projects, extensive community consultation was undertaken in the first stage of this project in order to give the opportunity to have direct input into both the selection of themes and a site. A range of different community groups were consulted about the themes they would like the art work to express and to identify a location for the work to be installed. The groups consulted were:

- Darebin Parklands Staff;
- Darebin Parklands Association;
- Darebin U3A;
- Alphingtones;
- Fairfield Senior Citizen's Club;
- Alphington Primary School; and

- Aboriginal Elders (including Wurundjeri elder).

In addition to this, two community meetings were held – one during the day and one during the evening - to give an opportunity to members of the community who have not had an opportunity to express their views to do so. The meetings were advertised in the local newspapers, the Yarra Leader and the Arts and Cultural Development Branch's electronic newsletter and invitations were forwarded to several local groups including:

- Alphington Community Centre participants;
- Darebin Enterprise Centre businesses;
- Darebin Dog Owners' Group;
- Fairfield Primary School;
- St. Anthony's Primary School;
- Alphington Grammar School;
- Mary Immaculate Primary School;
- Ivanhoe Grammar School;
- St. Bernadette's Primary School;
- Ivanhoe Girls Grammar School; and
- Alphington Primary School.

As well as this, following advice from Council's Aboriginal Policy Officer, a Wurundjeri elder and the elder who developed the Spiritual Healing Trail were also consulted.

A Selection Panel consisting of interested members of the Reference Group will convene to short-list the Expressions of Interest and select up to three to go to tender. The tenderers will receive a small fee to create a maquette (small-scale model) of their design and detailed documentation, including details about materials, an itemised budget, timeline for completion of the project and a detailed response to the themes outlined in the Artists' Brief. The Selection Panel then convenes to view the maquettes and assess the accompanying documentation in order to select their preferred design for Council's consideration.

Artists' Brief

The Artists' Brief (see **Appendix A** attached) contains the following:

- Background information about the Darebin Parklands;
- Themes that the community would like the art work to reflect and, or make reference to (see below);
- List of sites identified by the Reference Group and information about these ;
- Practical considerations;
- Details about the commissioning process including the commissioning timeline ;
- A list of the community groups consulted; and
- Detailed notes from the community consultation process.

Key themes

Detailed notes were compiled of the themes the art work will reflect or make reference to that emerged during the extensive community consultation process. These notes were presented to the project Reference Group which discussed them in order to identify key themes and select a site.

The key themes are:

- A conservation bushland that is close to the city;
- The history of the park and the still-visible layers of its evolution;
- A home for often-hidden wild-life;
- A sense of peacefulness and spaciousness pervades – a meditative place where many people go, yet do not always come across other people and where often, there are ‘hidden’ places to discover; and
- Education – a place where people of all ages, particularly school-age children, come to learn about and experience the natural environment.

Sites

A site visit of all potential sites was undertaken with the Reference Group. The following sites were identified. These are indicated in the site map in **Appendix A** of the Artists’ Brief:

- 1) Base of Mt Puffalo, to the west

This site is fairly flat and has a clearing around it so an artwork could be sited there easily. As there is a ‘clearing’ around it, an artwork would have a sense of spaciousness and not appear “squeezed in”. A lot of people use this site to access Mt Puffalo (the highest point in the park) so if an art work was situated there, it would be seen by a lot of people. It is very visible from the Yarrana Road entrance and hence, could act as a visual marker for that entrance. It could also act as marker for people wanting to climb Mt Puffalo.

- 2) Next to the top pond, north of Mt Puffalo

This site is a fairly open, grassy spot that is highly used. It is easily accessible, via a concrete path, for people of all abilities. There could be reflections of the artwork /s if an artwork or several pieces are close enough to the water. The site can also be viewed from the other side of the pond.

Artists submitting Expressions of Interest are required to nominate one of these sites for their draft design.

Practical considerations

The Reference Panel discussed these, with particular attention given to the need for the design of any artwork to be sensitive to the conservation and bushland concerns of the park. These are listed in Section 3 (p. 5) of the Artists’ Brief (see **Appendix A**).

POLICY IMPLICATIONS

Environmental Sustainability

It has become standard practice with recent public art projects to discourage, during the community engagement process, sculptures that incorporate a water feature and to present the rationale for this.

As with all of the public art projects, input is sought from the Environment Strategy Unit during the selection process so that any implications around environmental sustainability are considered.

In addition, given the sensitive nature of the location, a number of the Practical Considerations to be incorporated into the Artists' Brief seek to ensure any implications around environmental sustainability are considered (points 1, 2 and 7 in the above section "Practical Considerations").

Social Inclusion and Diversity

The community engagement process involved consulting with a range of groups.

Following advice from Council's Aboriginal Policy Officer, the elder who developed the Spiritual Healing Trail and an elder of the traditional custodians were consulted.

The Planning, Partnerships and Performance Department were consulted regarding culturally and linguistically diverse groups to be consulted. While, no culturally and linguistically diverse groups are based close to the Parklands, flyers regarding the project and the community meetings in the major community languages were developed and distributed.

Support, including interpreters and assistance with transport, was made available any community member to enable them to participate in the community engagement process.

Other

The project is part of Council's Art in Public Places Programme which is underpinned by Council's policy on public art *Beyond FIDO Darebin City Council Public Art Strategy 2006 – 2015*.

FINANCIAL AND RESOURCE IMPLICATIONS

\$6,500 has been allocated in the current Capital Works budget for the planning and consultation phases.

A further \$75,000 will be carried forward from the 2010/2011 Capital Works budget. Of this, \$3,000 has been allocated to tender costs. Each short-listed artist/artistic team will be paid \$1,000 to create a maquette of their design and detailed documentation, comprising details about materials, an itemised budget, timeline for completion of the project and a detailed response to the themes outlined in the Artists' Brief.

\$70,000 has been allocated to the commission. This includes the artist fees, materials, and installation costs. It is estimated that approximately 30% of the commission will be allocated to the artist fee and approximately 70% will be allocated to materials, insurance, construction and installation costs.

It is expected that minimal maintenance of the artwork will be required during its life span (considered to be ten years). The costs of maintenance of Council's public art works will be incorporated into an annual maintenance budget.

The financial information contained in this report have been reviewed and agreed by Finance and Contracts Department staff.

CONCLUSION

The Darebin Parklands Public Art Project is another project taking place in accordance with Council's Art in Public Places Program, a central component of which is community engagement. This component ensures that the resulting art work has had considerable community input, thus contributing to its successful integration into a much-loved park.

FUTURE ACTIONS

- Advertise the Expression of Interest
- Convene the Selection Panel to short-list two-three designs
- Invite the short-listed artists/artistic teams to tender
- Convene the Selection Panel in order to consider designs
- Further report to Council to appoint the successful artist.

DISCLOSURE OF INTERESTS

Section 80C of the Local Government Act 1989 requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

RELATED DOCUMENTS

Beyond FIDO Darebin City Council Public Art Strategy 2006 – 2015

8.4 INTERIM LOCAL POLICY FOR LOW CHANGE AREAS IN RESERVOIR AND KINGSBURY ACTIVATION STRATEGY**MINUTE NO. 174****AUTHOR: Strategic Planner – Long Nguyen****REVIEWED BY: Director City Works and Development – Michael Ballock****SUMMARY:**

There is general concern from the residents of Kingsbury and Reservoir that unit development in a number of locations is occurring at an inappropriate rate and density that is diminishing the character and liveability of these areas.

There is also an issue with Victorian Civil and Administrative Tribunal (VCAT) not supporting Council's Planning Committee decisions to refuse what are considered to be inappropriate unit development activity in Reservoir and Kingsbury. This report explores options available to Council to provide potential changes to the planning scheme that provide a policy direction that will be supported by VCAT in relation to unit development activity in Reservoir and Kingsbury.

CONSULTATION:

- Manager West Sector – Department of Planning and Community Development
- Senior Policy Officer – Department of Planning and Community Development

COUNCIL RESOLUTION

MOVED: Cr. G. Greco
SECONDED: Cr. S. Chiang

THAT Council defer consideration of a low change development area for Reservoir and Kingsbury until it can be considered as part of the Darebin Integrated Housing Strategy.

CARRIED**REPORT****INTRODUCTION AND BACKGROUND****The Councillor Workshop**

Residents have expressed concern about the extent of unit development in Kingsbury and Reservoir and the impact it is having eroding the open garden character and liveability in parts of these suburbs. In response to this, a workshop on 2 February 2011 with Councillors and officers was facilitated by the Strategic Planning team.

The purpose of the workshop was to discuss the issues raised by the local community. The key objective of the workshop was to provide relevant background information to inform discussion about future decisions and the potential restriction of unit development activity in parts of Reservoir and Kingsbury. A series of maps were presented at the meeting, highlighting;

- Proximity to the Primary Public Transport Network.
- Proximity to the Reservoir Major Activity Centre.
- Areas that are outside the 500 metre catchment of a 'food outlet'.
- Potential 'Single Lot Covenant Areas'.
- The different types of Planning Scheme zones in the study area.
- Areas affected by the;
 - Special Building Overlay
 - Heritage Overlay
- Areas of social and economic disadvantage.
- Neighbourhood Character Precinct Areas.

The purpose of this exercise was to provide an overview of the characteristics and levels of service available to in Reservoir and Kingsbury. As a result of this analysis and discussion an indicative boundary was developed to identify the areas where unit development activity is presenting the most concerns. This boundary presented in Figure 1 forms was identified as the area that should be investigated further within the context of the Integrated Housing Strategy which is being developed.

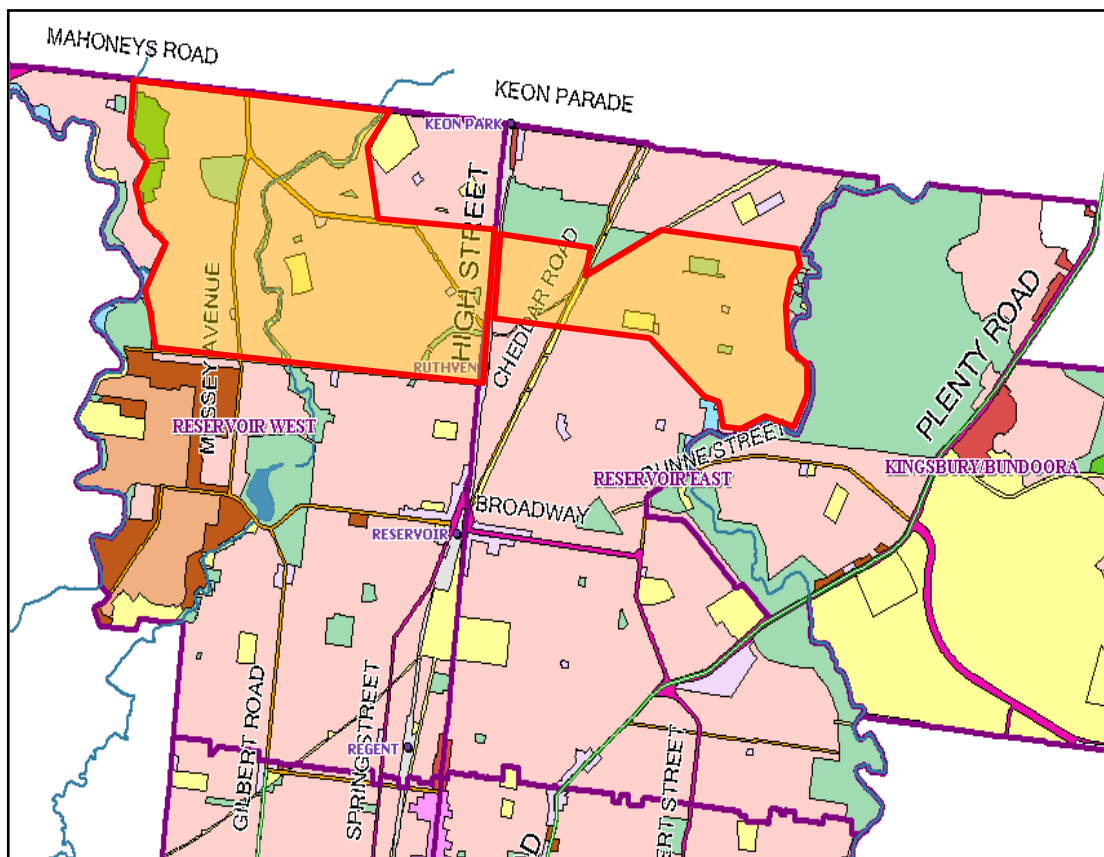


Figure 1 – Indicative Study Area as outlined in 'red' (Source: Darebin City Council).

ISSUES AND DISCUSSION

A representative from the Department of Planning and Community Development (DPCD) was present at the workshop. In addition meetings have since taken place with DPCD to discuss potential controls within the Victorian Planning Provisions (VPP) available to Council to deal with the issue. These discussions focused on developing an Interim Local Policy to guide future decisions on unit development activity.

Council officers suggested amending the schedule to the Residential 1 Zone (R1Z) for all properties that fall within the 'investigation area'. The change to the schedule would have specified a minimum requirement of 70m² of private open space to be allocated for all new dwellings. Standards A17 (one dwelling on a lot) and Standards B28 (two or more dwellings on a lot and residential buildings) currently require that a minimum 40m² is required for private open space. This was not supported by DPCD as there is no justification or evidence available to support the modification of a state standard provision.

Darebin Integrated Housing Strategy

The Darebin Integrated Housing Strategy (DIHS) is being prepared by the Strategic Planning Unit. In the absence of this policy, the preparation of an interim local policy was recommended as the most appropriate and suitable tool available to Council. Upon completion of the DIHS and its inclusion in the Darebin Planning Scheme, the interim local policy will be removed. The interim local policy will affect the study areas with the intent of restricting the density and scale of unit development to preserve the low scale nature and garden character of Reservoir.

The DIHS will identify areas within the municipality that are suitable for low, medium and high change that is required to accommodate Darebin's projected population. There is a significant body of background work and research already undertaken for the strategy which will form part of the strategic basis for changes to be made to the planning scheme in relation to housing development in Darebin. The form and content of any interim local policy will need to be consistent with the work that has already been undertaken for the DIHS.

Interim Local Policy

If Council supports an interim policy ahead of the Housing Strategy the following content will be required as part of the strategic justification:

- Application of policy (including a map)
- Policy basis
- Development pressures
- Objectives
 - Neighbourhood character (building on the existing data we have for the Neighbourhood Character Policy and design guidelines)
 - Site coverage
 - Side and rear setbacks
 - Minimum lot size
 - Number of dwellings permitted on a parent title
- Policy reference.

The key element of an interim policy needs to be the inclusion of a map marking the low change areas and the controls proposed for 'Minimum lot size' and 'Number of dwellings permitted on a lot'. These controls will ultimately limit the density of unit development in Reservoir. There are two options or techniques that can be used to develop the policy.

Option A – Study Area Specific

Option A would involve the development of an *'Interim Low Change Area Policy'* to the study area. The area affected by the policy would be defined by proximity to the Primary Public Transport Network (PPTN), Reservoir Major Activity Centre and the food desert areas as identified in the 'food security map'. The policy will control the rate and density of unit development in the study areas, by placing minimum standards for front and rear setbacks, site coverage, minimum lot sizes and number of units to a parent title.

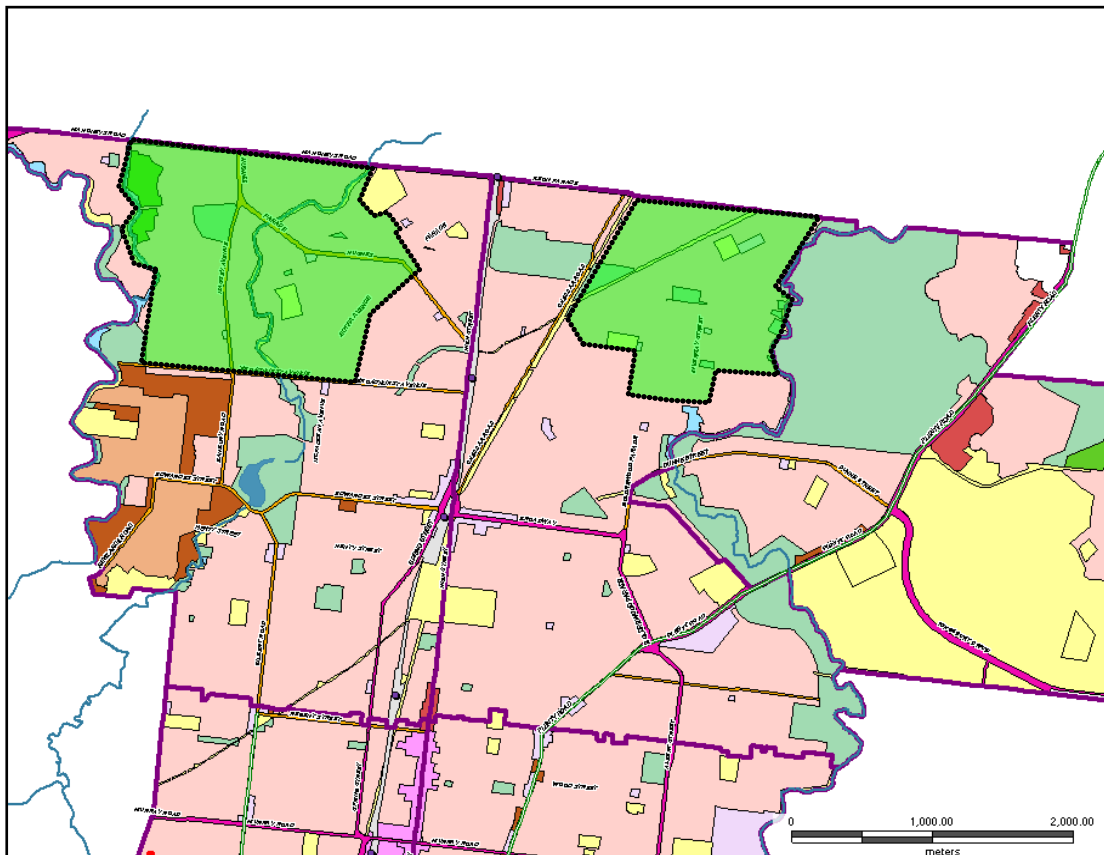


Figure 2 – Refined Study Area as shaded in 'green' (Source: Darebin City Council).

Option B – Precinct Wide Approach

This technique differs from Option A by applying a policy that will affect Reservoir as a whole as opposed to specific areas. This would involve the preparation of an *'Interim Reservoir Activity Centre and Surrounds Policy'* for the suburb. This option would not only specify the rate and density of developments for properties that fall within the study area but provide development guidance for Reservoir as a whole, including the Activity Centre.

Given the potential impact this option would have on the Reservoir Major Activity Centre and the Reservoir Structure Plan, this technique is not recommended.

Housing Supply and Affordability

There are potential impacts on housing affordability and supply in limiting the development capacity of Reservoir. The *'Responding to Housing Stress – A Local Action Plan 2010 – 2013'* outlines that approximately 4,700 households are experiencing rental stress whilst 9,700 households are in housing stress in Darebin. Supply and demand is one element that affects housing affordability.

Council's population forecast shows that in 2011 there were approximately 48,992 people living in Reservoir. This figure is projected to increase by an additional 3,729 residents by 2017 bringing the total population of Reservoir to 52,721 people. The population increase will be a culmination of:

- Births
- Regional migration
- International migration.

This figure can be further broken down to the following:

Table 1: Breakdown of households types in Reservoir for 2010 and 2017

Household Type	Number of Household (2010)	% representing the total number of households for 2010	Number of Households (2017)	% representing the total number of households for 2017
Couples without dependants	4,819	24.5	5,113	24.2
Couple families with dependents	5,709	29.1	6,215	29.4
One parent family	2,539	12.9	2,740	13.0
Other families	593	3.0	643	3.0
Lone person households	5,215	26.6	5,588	26.4
Group households	757	3.9	835	4.0
Total households	19,632	100.0	21,134	100.0

Source: Forecast i.d (2010).

This table shows that Reservoir will continue to be characterised predominantly by larger and more traditional households (Couple Families with Dependants) with little change in household types from 2011 to 2017.

Dwelling Type Consumption

Recent research undertaken by Charter Keck Cramer on behalf of the City of Darebin suggests that larger households, which includes *'Young Families (Children under 5 years)'*

and 'Established Families (Children aged 10 – 20)' have a preference for dwellings that can provide the following amenities;

- Full kitchen
- Ensuite and Central Bathroom
- Need for space
- Preferably two car spaces
- Larger living areas
- 3 bedrooms.

The abovementioned features are characteristic of low to medium density style of housing in the form of detached houses, units or townhouses. Higher density developments such as apartments can provide these amenities however are not an option for most families because of the lack of facilities. The "Reservoir Major Activity Centre: Economic Analysis and Market Feasibility Study" also highlights that townhouse and unit development will remain the most viable type of development in Reservoir considering current market trends and conditions.

Average Property Prices

An overview of average house prices is provided in the draft 'Urban Renewal Strategy for High Street and Plenty Road'. The data shows that in 2010, the median house price for Reservoir was \$506,000 which is higher than the metropolitan average of \$480,000; however this figure is lower than other Darebin suburbs including Northcote (\$820,000), Thornbury (\$700,000) and Preston (\$605,000). However unit prices show a different pattern. The average unit price in Reservoir is approximately \$350,000 which is 16% lower than the metropolitan average of \$419,000. One side effect of restricting the rate of unit development in Reservoir through planning controls, may be to increase property prices by limiting supply.

In effect unit developments are providing a more affordable form of housing in Reservoir. Consequently, Council needs to be mindful that actions undertaken to restrict development activity will have impacts on affordability with the likelihood that the average unit price in Reservoir may well push above the metropolitan average as a consequence of yield rates being lowered.

Lot sizes

The Housing Development Data prepared by Essential Economics and Council's rates database shows that there is a prevalence of larger lots in the Precinct of Reservoir compared to other parts of the municipality. Table 2 provides a breakdown of this;

Table 2: Average Lot Sizes for Residential 1 Zone

PRECINCT NAME	AVERAGE SIZE OF R1Z LOT
Reservoir	738m ²
Alphington	606m ²
Thornbury	584m ²
Bundoora/Kingsbury	567m ²
Preston	549m ²
Fairfield	513m ²
Northcote	464m ²

Source: Darebin City Council

Figure 3 ‘Land Area Consumed per Existing Dwelling’ maps the distribution of lot sizes and provides an indication of dwelling densities in Darebin.

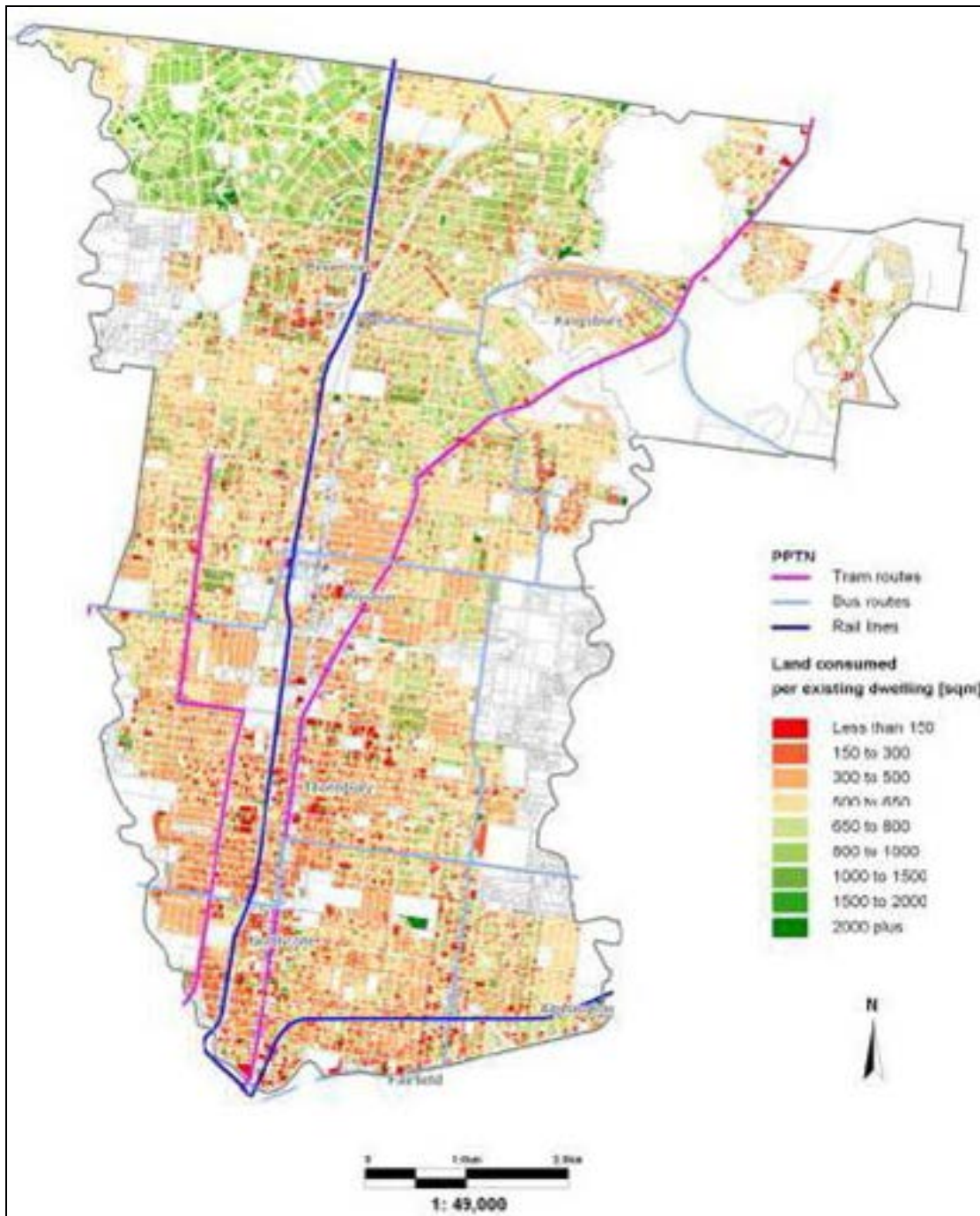


Figure 3 - ‘Land Area Consumed per Existing Dwelling’ (Source: Essential Economics).

As shown in Table 2 (Average Lot Sizes for Residential 1 Zone) and Figure 2 (Land Area Consumed per Existing Dwelling) there is a prevalence of larger lots in Reservoir. This characteristic combined with relatively lower property prices make it possible to achieve unit developments that are more affordable than the metropolitan average in an area that is:

- Well serviced by services and infrastructure, and

- 15 kilometres from Melbourne Central Business District¹.

Existing Controls

There are planning mechanisms in place that provide a considerably strong level of control for building densities and scale in Reservoir. The Neighbourhood Character Policy (Clause 22.04 of the Local Planning Policy Framework) applies to all R1Z in Reservoir whilst the 'Single Lot Covenant Areas' affect parts of the precinct. The proposed interim local policy would need to be consistent with these controls and consequently may not provide any additional protection.

Neighbourhood Character Controls

All properties located in the R1Z within Reservoir are affected by the Neighbourhood Character policy. This policy requires all new developments to consider the design guidelines set out in the Neighbourhood Character Study 2007. There are a total of 12 Neighbourhood Character Precinct (NCP) guidelines which apply to Reservoir.

The overall intent of the NCP guidelines is to maintain and retain the predominant low scale character of the precinct. This is achieved by a '*Preferred Character Statement*' and '*Design Guidelines*', present in all NCP guidelines, which specify:

- Height and Building Form,
- Materials and Design Detail,
- Front Boundary Treatment,
- Siting, and
- Vegetation.

Single Building Covenants

Another consideration is that a number of properties in the Reservoir area are covered by single dwelling covenants. Whilst there is no database (at both Local and State Government level) to pinpoint the exact location of all Single Building Covenants in Darebin, it is possible to gain a reasonably accurate identification of the subdivisions of on which these covenants are based. From this information, it appears that the Single Building Covenants are primarily concentrated in Reservoir West, mostly around the Central Creek area.

The covenant is bound to the title of the land and restricts current and future landowners from developing the site for more than one dwelling. Covenants are placed on the title by the developer at the time of subdivision. Across Reservoir these are placed uniformly in some locations and indiscriminately in others. Until a request is made to remove or vary a covenant Council cannot issue a planning permit or approve plans for use and development that is in breach of a covenant. Under the *Planning and Environment Act (1987)* if an objection is received to remove or vary a covenant then Council must refuse the application. This mechanism works to control the rate and density of residential development in the suburb

¹ Distance measured from corner of High Street and Mahoneys Road in Reservoir to Spring Street, Melbourne.

POLICY IMPLICATIONS

Environmental Sustainability

The proposed policy will have limited impacts on matters relating to environmental sustainability.

Social Inclusion and Diversity

Unit developments in Reservoir are shown to be an affordable housing option in the context of Darebin. If the planning controls are implemented the Council will need to monitor the sale price of residential units to assess potential impacts on housing affordability.

Other

The project will require a well articulated and clear communications strategy to achieve broad community support and ensure all relevant stakeholders are consulted in regard to this major project.

CONCLUSION

In the absence of the Darebin Integrated Housing Strategy and a revised Municipal Strategic Statement that can provide greater direction and control on matters of housing diversity in Darebin (MSS), the introduction of an interim local policy to the Darebin Planning Scheme is difficult to fully justify. The policy will be required to make a number of assumptions that may not be able to be properly substantiated in terms of guiding the rate and density of unit development in Reservoir. The Housing Strategy will provide a greater understanding of the impacts on affordability if housing development activity is more controlled within Reservoir.

FUTURE ACTIONS

Complete the Darebin Integrated Housing Strategy and revised MSS prior to applying a policy that may restrict the level of unit development activity in Reservoir and Kingsbury.

DISCLOSURE OF INTERESTS

Section 80C of the Local Government Act 1989 requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

RELATED DOCUMENTS

Planning and Environment Act (1987)

8.5 STATUS REPORT ON REPORTS AND 'GENERAL BUSINESS' ITEMS OUTSTANDING

MINUTE NO. 175

AUTHOR: Council Business Coordinator – Ron Downes**REVIEWED BY:** Director Corporate and Business Services – Vijaya Vaidyanath**SUMMARY:**

This report provides a summary of the status of reports and 'General Business' items outstanding as at May 2011.

CONSULTATION:

Executive Management Team

COUNCIL RESOLUTION**MOVED:** Cr. S. Tsitas
SECONDED: Cr. V. Fontana

THAT the status report on Reports and 'General Business' items outstanding as at May 2011, attached as **Appendix A** to this report, be received and noted.

CARRIED**REPORT****INTRODUCTION AND BACKGROUND**

The status of outstanding reports and actions requested by Council resolution is reported to Council monthly.

ISSUES AND DISCUSSION

A schedule of the reports and actions outstanding as at May 2011 is attached as **Appendix A**.

The list of reports requested includes items raised by Councillors under 'General Business'.

Items are deleted from the list once the report or action has been completed and the completed status has been noted by the Council.

POLICY IMPLICATIONS

Environmental Sustainability

Nil.

Social Inclusion and Diversity

Nil.

Other

Nil.

FINANCIAL AND RESOURCE IMPLICATIONS

Nil.

CONCLUSION

It is recommended that this status report on Reports and 'General Business' items outstanding as at May 2011 be received and noted.

FUTURE ACTIONS

The next status report will be submitted to Council at its meeting on 4 July 2011.

DISCLOSURE OF INTERESTS

Section 80C of the Local Government Act 1989 requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

RELATED DOCUMENTS

Minutes of previous meetings of the Council.

9. URGENT BUSINESS

Nil.

10. GENERAL BUSINESS**10.1 BUS SERVICES IN RESERVOIR****MINUTE NO. 176****COUNCIL RESOLUTION**

MOVED: Cr. G. Greco
SECONDED: Cr. S. Chiang

THAT Council officers report to Council in July 2011 on a campaign strategy to lobby for the return of bus services to Reservoir that were recently cut as a result of a Bus Service Review recently conducted by the Department of Transport in Victoria.

CARRIED

(Cr. Tsitas temporarily left the meeting – 8.04pm)

10.2 MANDATORY PRE-COMMITMENT GAMBLING SCHEME**MINUTE NO. 177****COUNCIL RESOLUTION**

MOVED: Cr. G. Greco
SECONDED: Cr. V. Fontana

THAT the Mayor write to the Hon Ted Baillieu MP, Premier of Victoria, requesting that the State Government support the Federal Government's initiative to introduce a mandatory pre-commitment gambling scheme in Victoria.

CARRIED

(Cr. Tsitas returned to the meeting – 8.09pm)

11. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

CLOSE OF MEETING

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

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:

- 11.1 Proposed sale of land from discontinued road adjacent to 2 Symons Street, Preston
- 11.2 Proposed sale of land from discontinued road rear of 20 Shakespeare Avenue, Preston.
- 11.3 Reconstruction of Cramer Street Preston - CT201046.

CARRIED

The meeting was closed to the members of the public at 8.09pm.

The Council considered and resolved on Report Item 11.1 (Proposed sale of land from discontinued road adjacent to 2 Symons Street, Preston), Item 11.2 (Proposed sale of land from discontinued road rear of 20 Shakespeare Avenue, Preston) and Item 11.3 (Reconstruction of Cramer Street, Preston – CT201046) which had been circulated to Councillors on Thursday 2 June 2011 with the Council Agenda Paper.

RE-OPENING OF MEETING

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

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

CARRIED

The meeting was reopened to members of the public at 8.18pm.

CONFIDENTIAL**11.1 PROPOSED SALE OF LAND FROM DISCONTINUED ROAD
ADJACENT TO 2 SYMONS STREET, PRESTON****MINUTE NO. 178****AUTHOR: Property Officer – Lee Dobson****DIRECTOR: Director Corporate and Business Services – Vijaya
Vaidyanath****SUMMARY:**

This report recommends that Council consider a departure from its policy guidelines in regard to the sale of the land from the discontinued road adjacent to 2 Symons Street, Preston.

CONSULTATION:

Macquarie Lawyers and Strategists

Owners of the adjoining properties

RECOMMENDATION

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

COUNCIL RESOLUTION**MOVED: Cr. S. Chiang****SECONDED: Cr. S. Tsitas****THAT** the following Council Resolution:

*That Council agree to depart from its policy guidelines and authorise the Director Corporate and Business Services to negotiate the sale of the land from the discontinued road adjacent to 2 Symons Street, Preston, shown hatched on the plan attached as **Appendix C**, to the owners of 2 Symons Street, Preston for the sum of \$51,600 (inc GST) plus purchasing costs.*

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

CARRIED

CONFIDENTIAL**11.2 PROPOSED SALE OF LAND FROM DISCONTINUED ROAD
REAR OF 20 SHAKESPEARE AVENUE, PRESTON****MINUTE NO. 179****AUTHOR:** Property Officer – Lee Dobson**DIRECTOR:** Director Corporate and Business Services – Vijaya
Vaidyanath**SUMMARY:**

This report recommends that Council consider a departure from its policy guidelines in regard to the sale of the land from the discontinued road rear of 20 Shakespeare Avenue, Preston.

CONSULTATION:

Macquarie Lawyers and Strategists
Owners of the adjoining properties

RECOMMENDATION

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

COUNCIL RESOLUTION

MOVED: Cr. S. Chiang
SECONDED: Cr. S. Tsitas

THAT the following Council Resolution:

*That Council agree to depart from its policy guidelines and authorise the Director Corporate and Business Services to negotiate the sale of the land from the discontinued road adjoining the rear of 20 Shakespeare Avenue Preston, shown as Lot 4 on Title Plan TP 010433Y, attached as **Appendix A**, to the owners of 20 Shakespeare Avenue, Preston for the sum of \$9,000 (inc GST).*

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

CARRIED

CONFIDENTIAL

**11.3 RECONSTRUCTION OF CRAMER STREET PRESTON –
CT201046**

MINUTE NO. 180

**AUTHOR: Manager Major Projects, Engineering and Transport -
Nick Mazzarella**

REVIEWED BY: Director City Works and Development – Michael Ballock

SUMMARY:

Tenders have been called for the reconstruction of Cramer Street Preston, from the Epping Railway Line to High Street. This contract is part of the Preston Connect project and involves concrete kerb and channel, drainage, asphalt footpath and vehicle crossing reinstatement, traffic management and asphalt overlay works.

This report recommends awarding the contract to the preferred tenderer.

CONSULTATION:

Ward Councillors (Concept Plan)
Preston Market
Cramers Hotel
Preston Business Advisory Committee
Transportation Management and Planning Unit
Capital Works Unit
Chief Financial Officer
Tendering and Contracts Specialist

RECOMMENDATION

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

COUNCIL RESOLUTION

MOVED: Cr. S. Chiang
SECONDED: Cr. S. Tsitas

THAT the following Council Resolution:

That:

- (1) *The tender of United Roads Pty Ltd for the Reconstruction of Cramer Street Preston (CT201046) for an amount of \$482,350.00 excluding GST (\$530,585.00 including GST) be accepted.*
- (2) *Council resolves to sign and seal the Contract under the common seal of Darebin City Council.*
- (3) *A contingency allowance of 10% (\$50,000 excluding GST) be provided from within the budget for construction uncertainties and unavoidable variations.*
- (4) *A letter be forwarded to VicTrack seeking payment of the extra costs incurred by Council.*

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

CARRIED

12. CLOSE OF MEETING

The meeting closed at 8.19pm.