

APPENDIX D

Clements Reserve, Darebin Creek between McMahon Road and Dunne Street, Reservoir (Site 2)

Site 2 is solely owned by VicRoads. It is located at the north east corner of the municipality, adjoining Council owned land that abounds the Darebin Creek. It forms part of Clements Reserve and apart from one land title; the others are land locked with no legal point of access or egress. It has a total land area of approximately 9,709m².

Site 2 has been identified in Council's Open Space Strategy as a park which currently forms part of the open space linear corridor along the creek. It has for a significant period of time, been used for both formal and informal recreational and open space purposes. As such Council has undertaken significant planting and constructed pedestrian/bicycle links and a major play space.

The aim of Creek Acquisition Study was to achieve a publicly owned linear open space corridor along its creek boundaries. The Study identified land that was not publicly owned for acquisition. The Study did not consider the possibility that publicly owned land along the creek would be sold.



Figure 2.1 – 2014 Aerial Photo – Darebin Creek between McMahon Road and Dunne Street Reservoir



Figure 2.2 – 2009 Photo – Play space



Figure 2.3 – 2014 Aerial Photo – Play space

Land Zoning and Planning Scheme Protections

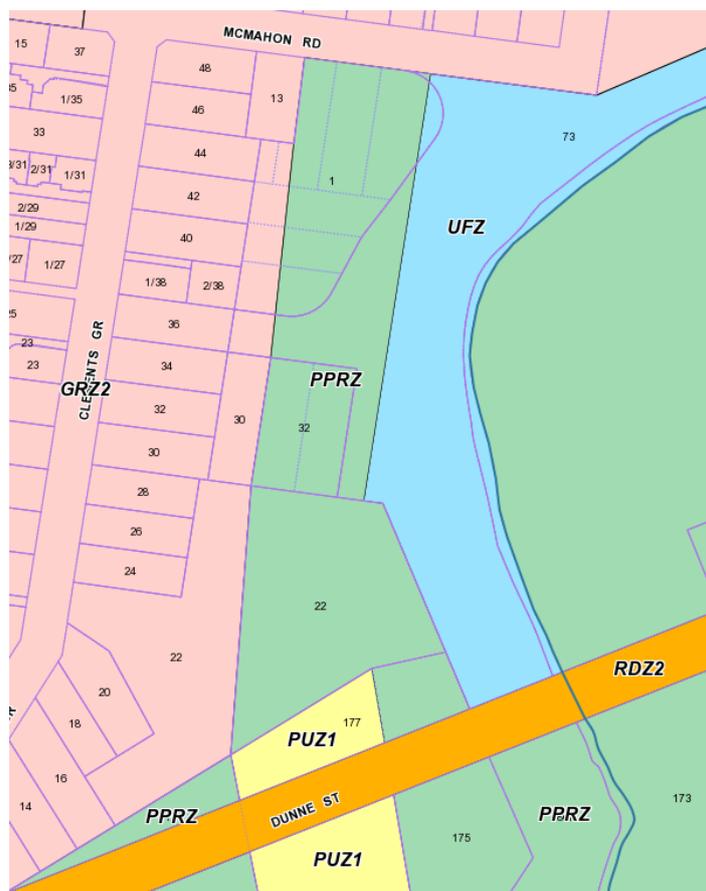


Figure 2.4 – Zoning –Land between McMahon Road and Dunne St Reservoir

The site is predominantly zoned Public Park and Recreation but there is a small portion that is zoned either General Residential 2 or Urban Flood. Amendment C133, which is currently on public exhibition, is seeking to have the balance of the site rezoned to Public Park and Recreation. Site 2 is also subject to Special Building and Environmental Significant Overlays. The environmental significance overlay generally relates to the Darebin Creek and environs.

Market Valuation

The current market valuations of the land are as follows:

Property Address	Area M2	Zone	Market Value	FMV \$/m2	Public Open Space Value	\$/m2 as pure Open Space
Darebin Ck, btwn McMahon & Dunne Sts, R'voir						
1-11 McMahon Road, Reservoir	3,962.20	~ 80% PPRZ	\$40,000	\$10.10	\$40,000	\$10
Rear of 32-34 Clements Grove	1,393.50	PPRZ	\$25,000	\$17.94	\$25,000	\$18
Rear of 22 Clements Grove	4,353.67	PPRZ	\$30,000	\$6.89	\$30,000	\$7

Decision Logic Map Assessment

Q1 – Is the property required to support an existing Council service?

YES – the land is required to support an existing Council service.

- Open Space
 - The land forms part of Clements Reserve which has been identified in Council's Open Space Strategy as a 'neighbourhood park' with a primary use of parkland. It is part of a cluster of reserves that are located in close proximity along various sections of the Darebin Creek corridor.
 - The Open Space Strategy notes a need to review "land ownership in the creek corridors to ensure there is a continuous ecological and recreation corridor".
 - The Creek Acquisition Study did not identify the need to acquire this land as it was publicly owned. The Creek Acquisition Study did not consider the possibility that publicly owned land along the creek would be sold in the future.

Q2 – What is the property's performance against Key Performance Criteria?

At this stage a formal set of performance measures have not been developed for the performance indicators outlined in the Property Asset Management Strategy. The development of such indicators will require gathering of performance data on all of Council's land holdings in order to establish appropriate benchmarks.

Additionally, the performance indicators assume that a method of converting an assessment of community benefit and natural environmental benefits to a dollar value has been established in order to fairly assess the benefit provided across a number of property assets within a given class of property assets. Such measures are also yet to be developed. Notwithstanding this, a preliminary assessment of the land has identified the following:

Item	Performance Indicator	Measure	Comment
Financial	Maintenance Expenditure	\$10,000 p.a. \$1.02/m ² p.a.	Maintenance costs for playground equipment maintenance and parkland maintenance including grass mowing and weed control.
	Capital Works Expenditure	\$0	No capital works required at this stage.
Utilisation	Usage	Medium	Estimated use of the play space and surrounding parkland is medium in comparison with other reserves in the southern portion of the City. As indicated by the rating this land plays a significant role in Council's open space network in that area. Loss of this land would necessitate construction of another section of path and the relocation of

			the recently erected play space in another location.
Condition	Condition Rating	9	Recent works were undertaken in early 2009 to upgrade the play space. Condition of the play space is likely to be affected by general wear and tear.
	Remaining Useful Life	10-20 years	Minor repair works are likely to be required each year.
Suitability & Sufficiency	Funding required to make fit for purpose	\$0	No works are required to make land fit for purpose
Community	Value of Community Benefits	High	Community benefit is estimated to be high based on the location and estimated levels of community use.
Environment	Value of Natural Environmental Benefits	High	Environmental benefit estimated to be high based on the size of the land and its relationship to the creek.

MEDIUM – Based on average cost of maintenance, medium usage and high environmental benefit, the land has been assessed as having a ‘medium’ level of performance.

Q4 – Does the property require investment to support Council’s current or future service needs?

NO – At this stage no further capital investment would be required to develop this land to support current service requirements. Past capital expenditure has enabled the upgrade to the play space.

HOLD POINT – MAINTAIN

After undertaking a review of the property using the Decision Logic Map, it is clear that part of the land is required for Council purposes and provides ongoing strategic value.

Land Acquisition Strategy

VicRoads has presented Council with the opportunity to express its interest in obtaining the land, no parameters as to how this might be achieved or the value of the land have been provided.

Risks

Should Council decide to not acquire this land, it is anticipated that VicRoads would offer the land at 1-11 McMahan Road to market with the likely purchaser being a multi-unit developer. Impacts from such development and use of the land are expected to be managed through the building and planning permit processes.

It is considered highly unlikely that VicRoads would be able to find a purchaser for the land at rear 22 and 32-34 Clements Grove considering that this land is completely landlocked by Council land and has no road access.

RECOMMENDATION

Council's primary interest in this site is to ensure that the rights of the public to continue to use the land for recreational and open space purposes are preserved.

It is recommended that Council advise VicRoads of its interest in acquiring the land for open space purposes and that the sale price should be consistent with this use.

Current open space valuation of all of the land parcels is in the order of \$95,000.

APPENDIX E

Rear 30 Mia Close, Reservoir (Site 3)

Site 3 is solely owned by VicRoads. It is located at the north northern end of the municipality along the Merri Creek, between Council owned land and Council managed Crown land. The land is approximately 527m² in size and is currently landlocked with no legal point of access and egress.

Council's commitment to having a publicly owned linear open space corridor along its creek boundaries is evidenced by the development of the *Draft Creek Acquisition Study* in 2002. The Study identified land that was not publicly owned for acquisition. Given the ownership status of Site 3, it was not identified for acquisition.

Currently Site 3 provides a continuous creek environ and habitat link. However, its steepness restricts any formal use, providing limited access to the public for passive open space uses or the provision of a pedestrian/bicycle link.

In 2007, Council was offered land located to the north of Site 3 by the State Government at no cost. This land has been registered as Crown Land of which Council is the Committee of Management.

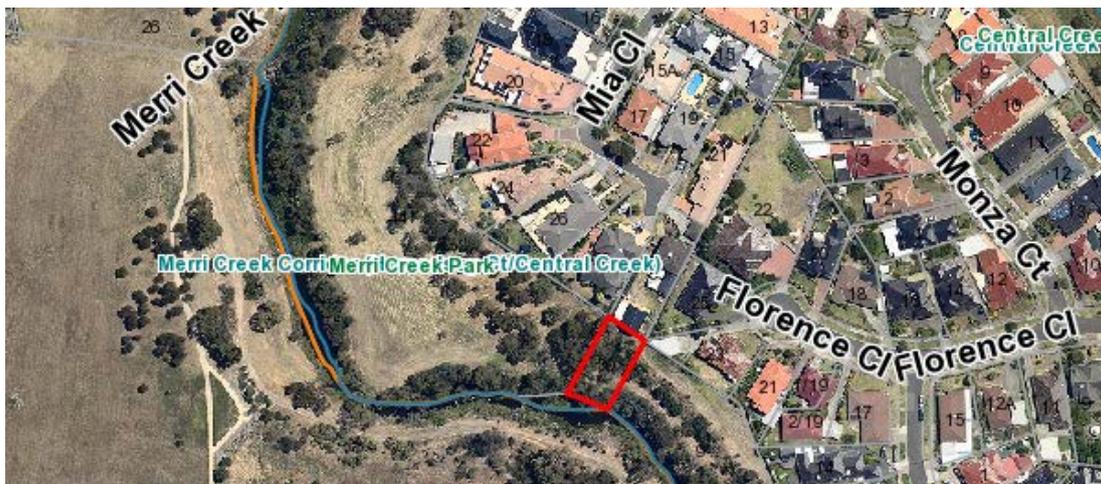


Figure 3.1 – 2014 Aerial Photo – Rear 30 Mia Close Reservoir

Land Zoning and Planning Scheme Protections

The site is currently zoned Public Park and Recreation and is subject to inundation.

The entire site is also covered by an environmental significance overlay (ESO1) which generally relates to the Merri Creek and environs. This overlay notes the environmental significance of the land:

“The Merri Creek is an environmental, heritage and recreation corridor that draws its significance from its role as a continuous corridor as it does from the qualities of individual reaches. All areas of the Creek are important because they contribute to the linking of areas of environmental, heritage and recreational value along the Creek.

The Merri Creek and its immediate surrounds is host to some of the most threatened ecosystems in Australia. The Creek has a unique role to play in the preservation of threatened flora and fauna and the maintenance of vegetation communities that in other places have almost been totally destroyed.

The creek is the focus of a large number of pre and post contact archaeological sites which as a group is highly significant. Many unknown sites are likely to exist and the areas likely to have the greatest density of these are sensitive to development.

Revegetation works and parkland development including path construction have created a linear park of outstanding quality and landscape character – one which plays an important role in the park system of the metropolitan region.”

This overlay also requires consideration of the certain documents, including the Merri Creek and Environs Strategy and Development Guidelines for the Merri Creek, consideration of the views of external bodies including the Merri Creek Management Committee, Melbourne Water and Aboriginal Affairs Victoria as well as consideration of other issues such as impacts of vegetation and building scale and bulk.

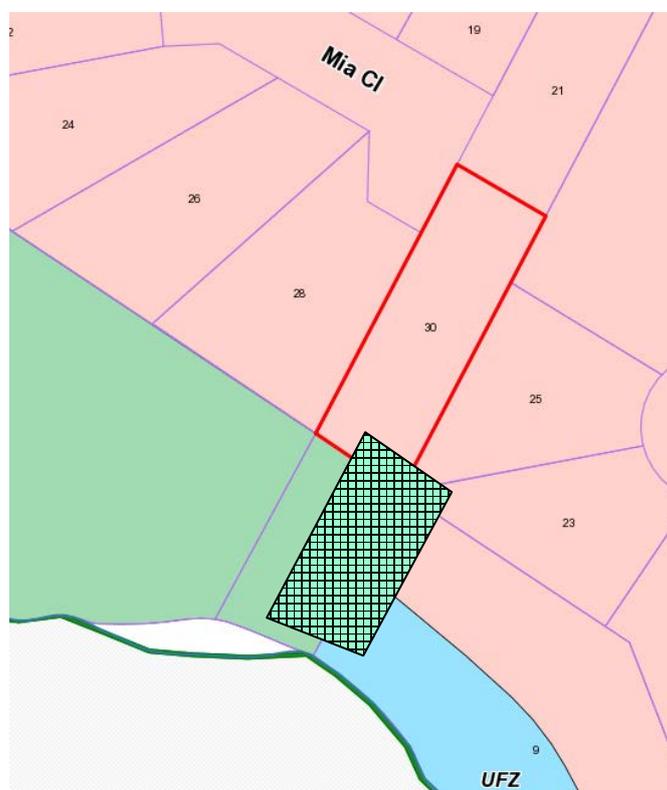


Figure 3.2 – Zoning – Rear of 30 Mia Close Reservoir

Market Valuation

The current market valuations of the land are as follows:

Property Address	Area M2	Zone	Market Value	FMV \$/m2	Public Open Space Value	\$/m2 as pure Open Space
Rear 30 Mia Close	527.84	PPRZ	\$5,000	\$9.47	\$5,000	\$9

Decision Logic Map Assessment

Q1 – Is the property required to support an existing Council service?

YES – the land is required to support an existing Council service.

- Open Space – The land forms part of the Merri Creek Valley and is maintained by Council as conservation grassland.
 - The Creek Acquisition Study identified a need to acquire privately held land that is directly adjacent to this land. The Creek Acquisition Study did not consider the possibility that publicly owned land along the creek would be sold to privately.
 - The Open Space Strategy notes a need to review “land ownership in the creek corridors to ensure there is a continuous ecological and recreation corridor”. It further noted the need to undertake site appropriate improvements including the ongoing development of the creek corridors and that these corridors are significant assets that provide opportunities for habitat corridors and off-road linkages across the municipality.

Q2 – What is the property’s performance against Key Performance Criteria?

At this stage a formal set of performance measures have not been developed for the performance indicators outlined in the Property Asset Management Strategy. The development of such indicators will require gathering of performance data on all of Council’s land holdings in order to establish appropriate benchmarks.

Additionally, the performance indicators assume that a method of converting an assessment of community benefit and natural environmental benefits to a dollar value has been established in order to fairly assess the benefit provided across a number of property assets within a given class of property assets. Such measures are also yet to be developed.

Notwithstanding this, a preliminary assessment of the land has identified the following:

Item	Performance Indicator	Measure	Comment
Financial	Maintenance Expenditure	\$500 p.a. \$0.95/m ² p.a.	Maintenance costs for grass mowing and weed control are low.
	Capital Works Expenditure	\$0	No capital works required at this stage.
	Usage	Low	Estimated use of the land is low given its location and accessibility. Loss of this land would prevent Council achieving its strategic goal of having a publicly owned linear corridor along the creek.
	Condition Rating	4	The land is steep and limited maintenance has been undertaken.
	Remaining Useful Life	30-40 years	Minor maintenance is required annually.
	Funding required to make fit for purpose	\$0	No works are required to make land fit for purpose.

Community	Value of Community Benefits	Low	Community benefit is estimated to be low based on the location and estimated levels of community use.
	Value of Natural Environmental Benefits	High	Environmental benefit estimated to be high based on the location of the land and its relationship to the creek.

MEDIUM – Based on average low cost of maintenance, low usage and high environmental benefit, the land has been assessed as having a ‘medium’ level of performance.

Q4 – Does the property require investment to support Council’s current or future service needs?

NO – At this stage no further capital investment would be required to develop this land to support current service requirements.

HOLD POINT – MAINTAIN

After undertaking a review of the property using the Decision Logic Map, it is clear that part of the land is required for Council purposes and provides ongoing strategic value.

Land Acquisition Strategy

VicRoads has presented Council with the opportunity to express its interest in obtaining the land, no parameters as to how this might be achieved or the value of the land have been provided.

Risks

Should Council decide to not acquire this land, it is considered highly unlikely that VicRoads would be able to find a purchaser for the land. It is possible that the owner of 30 Mia Close may be interested in purchasing the land to extend their property, however the liabilities associated with this land are likely to outweigh any potential benefits to this purchaser. In any event, Council is likely to continue to maintain the land as part of bushland and the zoning and overlays would substantially ensure that the land continues to function in the same manner.

RECOMMENDATION

Council’s primary interest in this site is to ensure that the rights of the public to continue to use the land for open space purposes are preserved and that its commitment to having a publicly owned linear open pace corridor along its creek boundaries is obtained.

It is recommended that Council advise VicRoads of their interest in acquiring the land for open space purposes at a sale price consistent with an open space use and having due regard to the land locked character of the land.

Current open space valuation of the land parcel is in the order of \$5,000.

APPENDIX F

Rear 20 & 20 Lockton Avenue, Reservoir (Site 4)

Site 4 is solely owned by VicRoads. It is approximately 1050m² in size and is located at the northern end of the municipality between Council owned land along the Central Creek corridor. The site currently provides the community with informal pedestrian/bicycle link from the Doug Hannon Reserve to the Central Creek corridor and grasslands. The path within the Doug Hannon Reserve has been made to connect with the site.

Drainage easements with existing infrastructure are located within the site, along the southern boundary and in the centre of the site along what could be seen to be deemed the rear residential allotment boundary.



Figure 4.1 – 2014 Aerial Photo – Rear 20 & 20 Lockton Avenue Reservoir

Drainage easements with existing infrastructure are located within the site, along the southern boundary and in the centre of the site along what could be seen to be deemed the rear residential allotment boundary.



Figure 4.2 – Drainage Infrastructure – Rear 20 & 20 Lockton Avenue Reservoir

Land Zoning and Planning Scheme Protections

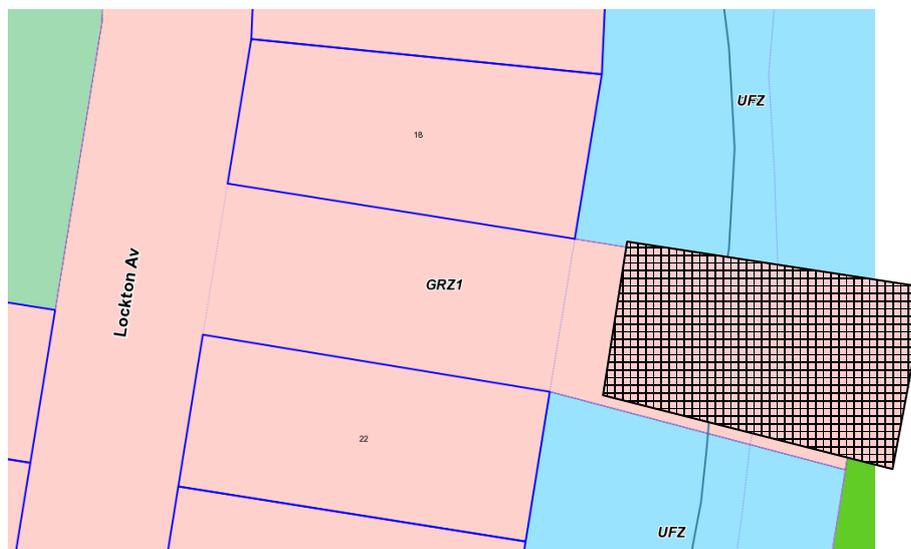


Figure 4.3 – Zoning – Rear 20 & 20 Lockton Avenue Reservoir

Site 4 is zoned General Residential 1 despite the rear being contained within the creek corridor environ and subject to flooding.

On this basis, Council may seek to have the eastern part of the site rezoned as Urban Floodway.

Market Valuation

The current market valuations of the land are as follows:

Property Address	Area M2	Zone	Market Value	FMV \$/m2	Public Open Space Value	\$/m2 as pure Open Space	3.0m access strip
20 Lockton Avenue, Reservoir							
20 Lockton Avenue, Reservoir	534.16	GRZ1	\$310,000	\$580.35	\$15,000	\$28	\$28
Rear of 20 Lockton Avenue, Reservoir	516	GRZ1	\$5,000	\$9.69	\$5,000	\$10	\$10

Decision Logic Map Assessment

Q1 – Is the property required to support an existing Council service?

NO – the land is not required to support an existing Council service.

Q2 – Could the property be developed to meet Council’s future service requirements?

YES – Part of this land is required to support future strategic plans of a Council service.

- Open Space – The land forms part of the Central Creek corridor and is maintained by Council.
 - The Open Space Strategy supports the provision of open space linkages to creek corridors. The provision of a 3 metre wide strip on the southern boundary of the site where the drainage easement is currently located could provide this link.
 - The Creek Acquisition Study identified a need to acquire privately held land that is directly adjacent to this land. The Creek Acquisition Study did not consider the possibility that publicly owned land along the creek would be sold to private developers.
 - The Open Space Strategy notes a need to review “land ownership in the creek corridors to ensure there is a continuous ecological and recreation corridor”. It further noted the need to undertake site appropriate improvements including the ongoing development of the creek corridors and that these corridors are significant assets that provide opportunities for habitat corridors and off-road linkages across the municipality.

Q3 – Could the property be developed in partnership to enhance capacity or future strategic requirements and/or broader service requirements?

YES – The land could be developed in partnership with other stakeholders of the creek environ i.e. Merri Creek Management Committee.

However the site would return a low rating as it would not be able to attract external redevelopment investment and would need to rely on minor capital investment from Council.

HOLD POINT – GROW

After undertaking a review of the property using the Decision Logic Map, it is clear that part of the land is required for Council purposes and provides ongoing strategic value.

Land Acquisition Strategy

VicRoads has presented Council with the opportunity to express its interest in obtaining the land, no parameters as to how this might be achieved or the value of the land have been provided.

Risks

Should Council decide to not acquire this land, it is considered highly unlikely that VicRoads would be able to find a purchaser for the creek land. Council is likely to continue to maintain the land as part of bushland and the zoning and overlays would substantially ensure that the land continues to function in the same manner. 20 Lockton Avenue is likely to be sold to a private purchaser for residential housing. Impacts from such development and use of the land are expected to be managed through the building and planning permit processes.

RECOMMENDATION

It is recommended that Council advise VicRoads that it has no strategic need for the land contained within 20 Lockton Street, Reservoir.

It is recommended that Council advise VicRoads that they are interested in obtaining part of the land located at the rear of 20 Lockton Avenue for continued provision of a publicly accessible linear open space corridor along the Central Creek at a sale price consistent with an open space use.

It further recommended that Council advise VicRoads of the need to provide a drainage easement in favour of Council over the southern portion of 20 Lockton Avenue. Current open space valuation for the land at the rear of 20 Lockton Avenue is in the order of \$5,000.