



MINUTES OF THE COUNCIL MEETING

HELD ON

MONDAY, 21 NOVEMBER 2011

RELEASED TO THE PUBLIC ON THURSDAY 24 NOVEMBER 2011

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**MINUTES OF THE ORDINARY MEETING OF THE
DAREBIN CITY COUNCIL HELD AT DAREBIN CIVIC CENTRE,
350 HIGH ST, PRESTON ON MONDAY 21 NOVEMBER 2011**

THE MEETING OPENED AT 7.05PM

1. PRESENT

Cr. Diana Asmar (Mayor)
Cr. Stanley Chiang
Cr. Gaetano Greco
Cr. Vince Fontana
Cr. Tim Laurence
Cr. Ben Morgan
Cr. Trent McCarthy
Cr. Steven Tsitas

Council Officers

Rasiah Dev – Chief Executive
Michael Ballock – Director City Works and Development
Vijaya Vaidyanath – Director Corporate and Business Services
Daniel Freer – Director City Design and Environment
Fred Warner – Group Manager People and Performance
Katrina Knox – Group Manager Community Services
Rhys Thomas – Governance and Corporate Planning Manager
Ron Downes – Council Business Coordinator

2. APOLOGIES

An apology was lodged for the absence of Cr. Katsis.

3. DISCLOSURES OF CONFLICTS OF INTEREST

The Mayor, Cr. Asmar, disclosed a conflict of interest in Report No. 8.1 (Preparation of a Development Plan – Arthurton Row (4, 8, 9-13 and 16-18 Arthurton Road and 17 Elm Street Northcote) – see Page 16, and various questions submitted in relation to this matter during ‘Public Question Time’ – see Page 7.

Cr. Chiang disclosed a conflict of interest in the fifth question submitted during ‘Public Question Time’ – see Page 6.

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 7 November 2011 be confirmed as a correct record of business transacted.

CARRIED

5. REPORTS BY MAYOR AND COUNCILLORS

MINUTE NO. 359

5.1 REPORT OF CR. STEVEN TSITAS

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

- Planning Committee meeting.
- Council Briefing Session.
- Meeting with residents of Cornwall Street, Northcote regarding proposed road improvement works.
- Lebanese Parliamentary Delegation Dinner.
- Statue unveiling ceremony at Ray Brabham Gardens commemorating the first Lebanese immigrant arrival to Australia some 150 years ago.
- Darebin Parklands 25th Anniversary and Book Launch.
- Constituent matters.

5.2 REPORT OF CR. TIM LAURENCE

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

- Regional Kitchen and Community Chef meeting.
- Council Briefing Session.
- Strategic Projects Steering Committee meeting.
- Reservoir Structure Plan meeting.
- Darebin Parklands Launch of Book.
- Reception for Lebanese Parliament delegation.
- Planning Committee meeting.

5.3 REPORT OF CR. VINCE FONTANA

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

- Planning Committee meetings as Chair – 24 October 2011 and 14 November 2011
- Preston Business Advisory Committee meeting.
- ANSI Cavalieri Returned Servicemen's League memorial service.
- Sicilia Bella Community Performance.
- Strategic Projects Steering Committee meeting - 14 November 2011.
- Participated in the Peer Leadership Youth Presentation.
- Council Briefing Session – 14 November 2011

- Inner Northern Local Learning and Employment Network meeting.
- Participated in the City of Banyule Ivanhoe Structure Plan workshop.
- Attended the visit in the Council Chamber of the Lebanese Parliamentary Delegation.
- Carabinieri Association Annual Luncheon in Maribyrnong.

5.4 REPORT OF CR. BEN MORGAN

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

- Council Briefing Session.
- Youth Summit Presentation.
- Resident matters.

5.5 REPORT OF CR. GAETANO GRECO

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

- Planning Committee meeting.
- Council Briefing Session.
- Darebin Community Health Annual General Meeting.
- Backyard Harvest Festival.
- Darebin Ethnic Communities Council meeting.
- Audit Committee meeting.
- Community Chef Briefing.
- Resident issues.

5.6 REPORT OF CR. TRENT MCCARTHY

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

- Opened Avoiding Week and smart shopping as part of Sustainable Homes and Communities Program.
- Aboriginal Advisory Committee – 1st meeting.
- Remembrance Day Service.
- Northern Alliance for Greenhouse Action (NAGA) Executive meeting.
- Meeting with NAGA representatives to review TZNE Plan.
- Council Briefing Session.
- Presentation from Youth Summit delegates.
- Heart Foundation presentation regarding food security issues.
- Northern Region 'White Ribbon' Launch.
- Various resident and trader issues.

5.7 REPORT OF CR. STANLEY CHIANG

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

- Visited City of Hefei for a medical conference and whilst there, met with the former Mayor Wu Cunrong and gave an informal talk at the Peking University which has a relationship with La Trobe University.

5.8 REPORT OF THE MAYOR, CR. DIANA ASMAR

The Mayor, Cr. Asmar reported on her attendance at the following functions/activities

- Meeting with Sharon Firebrace regarding International Human Rights discussions to be held in December.
- Meeting with Darebin Police Inspector Debra Robertson.
- Press meetings.
- Monash University "Thanks" Event with Professor Ed Byrne.
- Meeting with Rob Mitchell MP regarding the upcoming Mayors and CEOs delegation.
- Launch of Department of Justice Outreach Program at the Darebin Intercultural Centre.
- Fitzroy Community Bank – Launch of Community Benefits Program.
- Remembrance Day Service at the Northcote RSL.
- Kataeb – 75th Anniversary Celebration and various other anniversaries.
- Council Briefing Session.
- Aboriginal Advisory Committee meeting.
- Strategic Projects Steering Committee meetings.
- Launch of Italian Energy Efficiency Materials.
- Citizenship Ceremony.
- Northern Mayors and CEOs Forum.
- Moonee Valley City Council – Visit of Lebanese Minister for Information H.E. Dr. Walid Daouk and World President (LLCU) Mr. Eid Chedrawi and Dignatories.
- Tour of Parliament and Lunch with Lebanese Delegation hosted by Speaker of the House and Anthony Carbone MP.
- Presentation to Delegation from Lebanese Parliament followed by Dinner.
- Unveiling of the Lebanese Migrant Statue at Ray Brabham Gardens followed by dinner.
- Northern Melbourne Institute of TAFE (NMIT) School Visit.
- Audit Committee meeting.
- Meeting with Melbourne Heart Executive members.
- Syrian Annual Dinner Dance.
- Various meetings with residents.
- Presentation of Youth Summit at Council Briefing Session.

6. PUBLIC QUESTION TIME

MINUTE NO. 360

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

The following questions were submitted:

- Emily Ballantyne-Brodie of Northcote asked a question about speeding traffic, graffiti and proposed beautification works in Herbert Street Northcote. The question was responded to by the Director City Works and Development, Michael Ballock.

Another resident of the same street in Northcote expressed support for the issues raised.

- Peter Thomson of Reservoir asked a question about provision and location of community health services in the city. The question was responded to by the Mayor, Cr. Asmar and Cr. Greco.
- John Nugent of Reservoir asked a question about erection of lights at Donath Reserve. The question was responded to by the Director City Design and Environment, Daniel Freer.
- John Nugent of Reservoir asked a question about provision of cricket nets on Capp Reserve or Robertson Reserve for women cricketers. The question was responded to by the Director City Design and Environment, Daniel Freer.

Cr. Chiang, having heard notice given of the following question, disclosed a conflict of interest in the matter classifying the type of interest as an indirect interest because of impact on residential amenity and describing the nature of the interest as that he lives in the same street as the questioner. He left the meeting prior to the matter being considered – 7.32pm.

- George Hoy of Northcote asked a question about holiday letting of residential properties the subject of a Council resolution under “General Business” on 7 November 2011. The question was responded by the Director Corporate and Business Services, Vijaya Vaidyanath and Cr. McCarthy.

Cr. Chiang returned to the meeting at the conclusion of the above item – 7.35pm

The Mayor, Cr. Asmar had earlier asked that questions in relation to Report No. 8.1 on tonight’s Council Agenda (Preparation of a Development Plan – Arthurlon ROW (4, 8, 9-13 and 16-18 Arthurlon Road and 17 Elm Street Northcote) – be the final questions asked during ‘Public Question Time’ as she had a conflict of interest in the matter.

Prior to the remaining questions being asked, the Mayor, Cr. Asmar disclosed a conflict of interest in the matter classifying the type of interest as an indirect interest by close association and describing the nature of the interest as that her uncle resides in Elm Street Northcote affected by the proposal and an auntie resides in Hawthorn Road, Northcote affected by the proposal. She left the meeting prior to the questions being asked. – 7.36pm.

Election of Acting Chairperson

In the absence of the Mayor, Cr. Asmar, the Chief Executive, Rasiah Dev, called for nominations for the position of Acting Chairperson of the meeting.

Cr. Chiang was nominated by Cr. Greco and there being no further nominations was duly elected Acting Chairperson of the meeting.

Cr. Chiang assumed the Chair.

(Cr. McCarthy had earlier been nominated by Cr. Fontana but declined).

- Michael Bonadio of Northcote asked a question about the proposed plan for the widening of Arthurton Road Northcote on the south side between Herbert Street and High Street. The question was responded to by the Acting Chairperson, Cr. Chiang and the Director City Works and Development, Michael Ballock.
- Dr. Ros Lethbridge of Northcote asked a question about the proposed widening of Arthurton Road on the north and south sides. The question was responded to by the Director City Works and Development, Michael Ballock.
- Jill Dixon of Northcote asked a question about the proposed creation of a landmark building on the corner of Herbert Street and Arthurton Road. The question was responded to by the Acting Chairperson, Cr. Chiang.
- Tony Gartland of Northcote asked a question about the number and mix of proposed dwellings associated with the Arthurton Road development. The question was responded to by the Acting Chairperson, Cr. Chiang.
- Louise Tinney of Northcote asked a question about the number of dwellings proposed for the Arthurton Road development. The question was responded to by the Acting Chairperson, Cr. Chiang.
- Warwick Foot of Northcote asked a question about infrastructure improvements to accommodate increased traffic and pedestrian movements in relation to the Arthurton Road development. The question was responded to be the Director City Works and Development, Michael Ballock.
- Emily Ballantyne-Brodie of Northcote asked a question about the level of funding for infrastructure improvements and also the height of buildings in relation to the Arthurton Road development. The question was responded to by the Director City Works and Development, Michael Ballock.
- David Nicholson of Northcote asked a question about the level of consideration given to other large developments in the area in relation to the Arthurton Road development. The question was responded to by the Acting Chairperson, Cr. Chiang.
- A resident of Northcote asked a question about consideration given to traffic impacts involving the Arthurton Road development and other large developments in the area. The question was responded to by the Acting Chairperson, Cr. Chiang and the Director City Works and Development, Michael Ballock.
- Nunu Bisogni of Northcote asked a question about the number of dwellings involved with the Arthurton Road development. The question was responded to by the Acting Chairperson, Cr. Chiang.

The Mayor, Cr. Asmar, returned to the meeting at the conclusion of 'Public Question Time' and resumed the Chair – 7.59pm.

After Public Question Time had concluded, there were no further questions submitted in writing.

7. RECORDS OF ASSEMBLIES OF COUNCILLORS

MINUTE NO. 361

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:

- Strategic Projects Steering Committee meeting – 7 November 2011
- Preston Business Advisory Committee meeting – 9 November 2011
- Strategic Projects Steering Committee meeting – 14 November 2011
- Planning Committee Briefing Session – 14 November 2011
- Council Briefing Session – 14 November 2011

COUNCIL RESOLUTION

MOVED: Cr. T. McCarthy
SECONDED: Cr. S. Chiang

THAT the record of the Assembly of Councillors held on 7, 9 and 14 November 2011 be noted and incorporated in the minutes of this meeting.

CARRIED



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Strategic Projects Steering Committee
	Date:	Monday 7 November 2011
	Location:	Conference Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr Diana Asmar (Mayor), Cr Nick Katsis, Cr Vince Fontana, Cr Tim Laurence, Cr Gaetano Greco.
	Council Staff:	Daniel Freer
	Other:	None
APOLOGIES:		Cr Trent McCarthy, Cr Ben Morgan, Cr Stanley Chiang, Cr Steven Tsitas.

The Assembly commenced at 4.05pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Darebin Arts and Entertainment Centre Expression of Interest format and process	No disclosures were made
2	Darebin Arts and Entertainment Centre community engagement workshop outcomes (3 & 5 November).	No disclosures were made

The Assembly concluded at 4:35pm

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



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Preston Business Advisory Committee
	Date:	Wednesday 9 November 2011
	Location:	Red Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr Vince Fontana
	Council Staff:	Wendy Dinning, Sarah-Jade Chung, Michael Lavender
	Other:	Representatives of Bendigo Bank, Preston Marketing Coordinator, Westpac, Cheaper Party Supplies, Preston Eye Care, Snap Printing Preston, Transport Ticketing Authority and Bank of Cyprus.
APOLOGIES:		Old Fire Station Café, Preston Market, Northern Bullants Football Club and Eddy Boscarol.

The Assembly commenced at 4.59pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Marketing report – upcoming events	No disclosures were made
2	Financial Report (information only)	No disclosures were made
3	Other Business	No disclosures were made

The Assembly concluded at 5.16pm

RECORD COMPLETED BY:	Officer Name:	Sarah-Jade Chung
	Officer Title:	Retail Development & Marketing



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Strategic Projects Steering Committee
	Date:	Monday 14 November 2011
	Location:	Conference Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr Nick Katsis, Cr Vince Fontana, Cr Tim Laurence
	Council Staff:	Daniel Freer
	Other:	None
APOLOGIES:		Cr McCarthy, Cr Morgan, Cr Chiang, Cr Tsitas, Cr Asmar (Mayor), Cr Greco.

The Assembly commenced at 4.00pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Darebin Arts and Entertainment Centre Expression of Interest format and process	No disclosures were made
2	Darebin Arts and Entertainment Centre community engagement workshop outcomes (3 & 5 th November).	No disclosures were made

The Assembly concluded at 4:30pm

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



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Planning Committee Briefing Session
	Date:	Monday 14 November 2011
	Location:	Councillors Room
PRESENT:	Councillors:	Cr Vince Fontana (5.05pm), Cr Nick Katsis (5.05pm), Cr Gaetano Greco (5.11pm), Cr Tim Laurence (5.05pm) and Cr Steven Tsitas (5.27pm)
	Council Staff:	Darren Rudd and Peter Rollis
	Other:	
APOLOGIES:		Nil

The Assembly commenced at 5. 05pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Planning Application D459/2011 part Lot3 159 Heidelberg Road Northcote	No disclosures were made
2	Planning Application D404/2011 – 677-679 Plenty Road Reservoir	No disclosures were made
3	Planning Application D320/2011 – 600 – 606 Plenty Road Preston	No disclosures were made
4	Planning Application D911/2010 – 2 Myrtle Grove Preston	No disclosures were made
5	Planning Application D552/2011 – 461 St Georges Road Thornbury	No disclosures were made
6	Planning Application D75/2011 – 161 – 195 High Street Thornbury	No disclosures were made

The Assembly concluded at 5. 30 pm

RECORD COMPLETED BY:	Officer Name:	Darren Rudd
	Officer Title:	Manager City Development



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Council Briefing Session
	Date:	Monday, 14 November 2011
	Location:	Conference Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr. Diana Asmar (Mayor), Cr. Vince Fontana, Cr. Trent McCarthy, Cr. Tim Laurence, Cr. Gaetano Greco, Cr. Steven Tsitas and Cr. Ben Morgan
	Council Staff:	Rasiah Dev, Michael Ballock, Daniel Freer, Vijaya Vaidyanath, Fred Warner, Katrina Knox, Libby Hynes, Darren Rudd, Eddy Boscarior, Wendy Dinning,
	Other:	Paul Murfitt from NAGA (Item 1)
APOLOGIES:		Cr. Stanley Chiang, Cr. Nick Katsis

The Assembly commenced at 7.18 p.m.

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1.	Northern Alliance Greenhouse Action (NAGA) Memorandum of Understanding Renewal	No disclosures were made.
2.	Business Development & Employment Strategy – Update and Key Findings	No disclosures were made.
3.	Northland Structure Plan	No disclosures were made.
4.	Development Plan Arthurton Right of Way (ROW)	Cr. Asmar disclosed a Conflict of Interest in this matter and left the Assembly at 8.33 pm before it was considered and did not return to the Assembly Cr. Morgan left the Assembly at 8.33 pm. Cr. Fontana left the Assembly at 8.55 pm.
5.	Darebin Arts & Entertainment Centre Update	No disclosures were made.
6.	Proposed Consultation Plan for the Darebin Integrated Housing Strategy	No disclosures were made.
7.	Sexual Orientation Advisory Committee	No disclosures were made.
8.	Safety for Cyclists – Tram 86 Update Works in Northcote	No disclosures were made.

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
9.	Project Funding from Differential Rate (Gaming)	No disclosures were made.
10.	Federal and State Gambling Reforms	No disclosures were made.
11.	Recycling Initiatives	No disclosures were made.
12.	Darebin Community Survey – Third Quarter 2011 Results	No disclosures were made.
13.	Walk Through Bethlehem Event Proposal	No disclosures were made.
14.	Items Listed for Council Meeting on 21 November 2011	No disclosures were made.

The Assembly concluded at 9.05 p.m.

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

8. CONSIDERATION OF REPORTS

The Mayor, Cr. Asmar disclosed a conflict of interest in this matter classifying the type of interest as an indirect interest by close association and describing the nature of the interest as that her uncle resides in Elm Street Northcote affected by the proposal and an auntie resides in Hawthorn Road Northcote affected by the proposal. She left the meeting prior to consideration of the matter – 8.00pm.

ELECTION OF ACTING CHAIRPERSON

The Chief Executive, Rasiah Dev, called for nominations for the position of Acting Chairperson.

Cr. Chiang was nominated by Cr. Morgan, and there being no further nominations, was duly declared Acting Chairperson of the meeting.

Cr. Chiang assumed the Chair.

8.1 PREPARATION OF A DEVELOPMENT PLAN – ARTHURTON ROW (4, 8, 9-13 AND 16-18 ARTHURTON ROAD AND 17 ELM STREET NORTHCOTE)

MINUTE NO. 362

AUTHOR: Principal Statutory Planner

REVIEWED BY: Director City Works and Development

SUMMARY:

This report (which has been updated – see ‘Mix of Dwelling Sizes’, page 30) was deferred by Council at its last meeting on 7 November 2011 to this meeting of Council.

The owners (Meydan Group) of the Arthurton Row site (formally occupied by Australian Horizons) have proposed a Development Plan involving redevelopment of the site to accommodate multi-level buildings from three (3) to eight (8) storeys comprising:

- Approximately 550 dwellings;
- Retail floor space;
- Office / commercial floor space;
- Car parking spaces;
- Resident bicycle parking spaces;
- Landscaped shared public open space and resident’s amenities; and
- A publicly accessible pedestrian link between Elm Street and Arthurton Road Northcote.

CONSULTATION:

External

Department of Transport; VicRoads; and Melbourne Water

Internal

Strategic Planning Unit; Public Realm Unit; Capital Works Unit; Transport Management and Planning Unit; Economic Development Unit; Valuations Unit; Compliance and Amenity Unit; Communication and Marketing Unit; Waste and Litter Management Unit; Building Services Unit; Major Projects and Activity Centres; Environmentally Sustainable Design Officer

OBJECTIONS:

Thirty nine (39) objections were received.

RECOMMENDATION

THAT Council approve the Development Plan – Arthurton Row (4, 8, 9-13 and 16-18 Arthurton Road and 17 Elm Street Northcote - subject to the following conditions:

- (1) Further details of the developer contributions towards construction and installation of any VicRoads approved pedestrian operated signals in the vicinity of the Herbert Street /Arthurton Road intersection, to the satisfaction of the Responsible Authority.
- (2) Details of traffic management measures to be put in place restricting usage of Elm Street to the satisfaction of the Responsible Authority.
- (3) A minimum 3.0 metre clearance from the back of the street kerb on Herbert Street to the west facing building edge of Building 'B' to facilitate an appropriate width footpath (1.8m) and the planting of street trees.
- (4) The relevant environmental professional is to provide advice indicating that it is acceptable to commence demolition works and to provide an update on the results of Stage 1 and 2 (if known) of the Environmental Statement Assessment.
- (5) Compliance with Melbourne Water's referral response requirements and conditions dated 30 September 2011.
- (6) Compliance with VicRoads referral response requirements and conditions dated 19 October 2011 and 2 November 2011 with particular reference to the following requirements:
 - a) Analysis of the traffic impact of the development on the intersections of Arthurton Road/St Georges Road and Arthurton Road/High Street and any proposed mitigation works required for these intersections.
 - b) Any mitigating works identified from the agreed Traffic Impact Assessment shall be undertaken at no cost to, and to the satisfaction of, VicRoads and the Responsible Authority.

MOTION

MOVED: Cr. T. McCarthy
SECONDED: Cr. G. Greco

THAT Council not approve the Development Plan – Arthurton Row (4, 8, 9 -13 and 16-18 Arthurton Road and 17 Elm Street Northcote) – on the grounds that it is an inappropriate response to the requirements of the Development Plan Overlay Schedule 14.

THE MOTION WAS PUT AND LOST

FURTHER MOTION

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

THAT Council approve the Development plan – Arthurton Row (4, 8, 9-13 and 16-18 Arthurton Road and 17 Elm Street Northcote – subject to the following conditions:

- (1) Further details of the developer contributions towards construction and installation of any VicRoads approved pedestrian operated signals in the vicinity of the Herbert Street /Arthurton Road intersection, to the satisfaction of the Responsible Authority.
- (2) Details of traffic management measures to be put in place restricting usage of Elm Street to the satisfaction of the Responsible Authority.
- (3) A minimum 3.0 metre clearance from the back of the street kerb on Herbert Street to the west facing building edge of Building 'B' to facilitate an appropriate width footpath (1.8m) and the planting of street trees.
- (4) The relevant environmental professional is to provide advice indicating that it is acceptable to commence demolition works and to provide an update on the results of Stage 1 and 2 (if known) of the Environmental Statement Assessment.
- (5) Compliance with Melbourne Water's referral response requirements and conditions dated 30 September 2011.
- (6) Compliance with VicRoads referral response requirements and conditions dated 19 October 2011 and 2 November 2011 with particular reference to the following requirements:
 - a) Analysis of the traffic impact of the development on the intersections of Arthurton Road/St Georges Road and Arthurton Road/High Street and any proposed mitigation works required for these intersections.
 - b) Any mitigating works identified from the agreed Traffic Impact Assessment shall be undertaken at no cost to, and to the satisfaction of, VicRoads and the Responsible Authority.
- (7) The number and type of dwellings must comply with the following:
 - a) The total number of dwellings must not exceed 380; and
 - b) The number of 1 bedroom dwellings should not exceed 55% of the total and the number of 3 bedroom apartments should not be less than 5% of the total; and

- c) The 1 bedroom dwellings must have a minimum floor area of 50m², the 2 bedroom dwellings must have a minimum floor area of 70m² and the 3 bedroom dwellings must have a minimum floor area of 90m²; and
- d) The parking rates will be calculated at 1 space for each 1 or 2 bedroom dwelling, 2 spaces for each 3 bedroom dwelling, 0.1 visitor spaces for each dwelling and 3 spaces per 100m² of retail or office floorspace.

Cr. Laurence proposed the following addition to the Further Motion moved by Cr. Tsitas, seconded by Cr. Greco:

- (7) e) That building heights at the south-west corner of the site on Herbert Street and Arthurton Road be no more than 3 and 5 storeys as per the Independent Planning Panel recommendations.

The addition proposed to the Further Motion was declined.

Cr. Laurence withdrew his proposed addition to the Further Motion.

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

COUNCIL RESOLUTION

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

THAT Council approve the Development plan – Arthurton Row (4, 8, 9-13 and 16-18 Arthurton Road and 17 Elm Street Northcote – subject to the following conditions:

- (1) Further details of the developer contributions towards construction and installation of any VicRoads approved pedestrian operated signals in the vicinity of the Herbert Street /Arthurton Road intersection, to the satisfaction of the Responsible Authority.
- (2) Details of traffic management measures to be put in place restricting usage of Elm Street to the satisfaction of the Responsible Authority.
- (3) A minimum 3.0 metre clearance from the back of the street kerb on Herbert Street to the west facing building edge of Building 'B' to facilitate an appropriate width footpath (1.8m) and the planting of street trees.
- (4) The relevant environmental professional is to provide advice indicating that it is acceptable to commence demolition works and to provide an update on the results of Stage 1 and 2 (if known) of the Environmental Statement Assessment.
- (5) Compliance with Melbourne Water's referral response requirements and conditions dated 30 September 2011.
- (6) Compliance with VicRoads referral response requirements and conditions dated 19 October 2011 and 2 November 2011 with particular reference to the following requirements:

- a) Analysis of the traffic impact of the development on the intersections of Arthurton Road/St Georges Road and Arthurton Road/High Street and any proposed mitigation works required for these intersections.
 - b) Any mitigating works identified from the agreed Traffic Impact Assessment shall be undertaken at no cost to, and to the satisfaction of, VicRoads and the Responsible Authority.
- (7) The number and type of dwellings must comply with the following:
- a) The total number of dwellings must not exceed 380; and
 - b) The number of 1 bedroom dwellings should not exceed 55% of the total and the number of 3 bedroom apartments should not be less than 5% of the total; and
 - c) The 1 bedroom dwellings must have a minimum floor area of 50m², the 2 bedroom dwellings must have a minimum floor area of 70m² and the 3 bedroom dwellings must have a minimum floor area of 90m²; and
 - d) The parking rates will be calculated at 1 space for each 1 or 2 bedroom dwelling, 2 spaces for each 3 bedroom dwelling, 0.1 visitor spaces for each dwelling and 3 spaces per 100m² of retail or office floorspace.

CARRIED

REPORT

INTRODUCTION AND BACKGROUND

Planning Controls

Darebin Planning Scheme

- State Planning Policy Framework (Clauses 11, 15.01, 15.02, 16, 17.01, 17.03, 18.01)
- Local Planning Policy Framework (Clauses 21, 21.03, 21.05-1, 21.05-2, 21.05-3, 21.05-5, 22.03, 22.07, 22.10, 22.11)
- Zone (Clause 32.04)
- Overlays (Clauses 43.02 (Schedule 10), 43.04 (Schedule 14), 45.03, 45.06)
- Particular Provisions (Clause 52.06, 52.34, 52.36)
- General Provisions (Clause 65.01)

Zone

Mixed Use Zone (Clause 32.04)

Overlays

- Design and Development Overlay – Schedule 10 (Clause 43.02)
- Development Plan Overlay – Schedule 14 (Clause 43.04)
- Environmental Audit Overlay (Clause 45.03)
- Development Contributions Plan Overlay (Clause 45.06)

Development Plan History

This application represents a request by the Meydan Group to approve the Development Plan. Council's role is to ensure the Development Plan is in accordance with the specific Development Plan controls (under DPO14). Should the Development Plan be approved, it would not represent final planning approval. The development will be constructed over four (4) stages; each one must require the lodgement and approval of planning permits.

The original Planning Scheme Amendment C92 was prepared by Council at the request of the Meydan Group. The Amendment, alongside Amendment C81 (the Northcote Structure Plan) received 157 submissions. An independent panel ('the Panel') was appointed to consider the submissions. Council's own submission to the Panel was that Amendment C92 should be changed so that it is consistent with the recommendations of the Northcote Structure Plan. Council decided to further consult the community through a survey distributed in May 2010. The issues of concern raised in the survey confirm the issues of concern raised in the original submissions. These issues are outlined later in this report. The Panel recommended various changes including increasing the heights allowed within the site to be a maximum of eight (8) storeys (in some parts only).

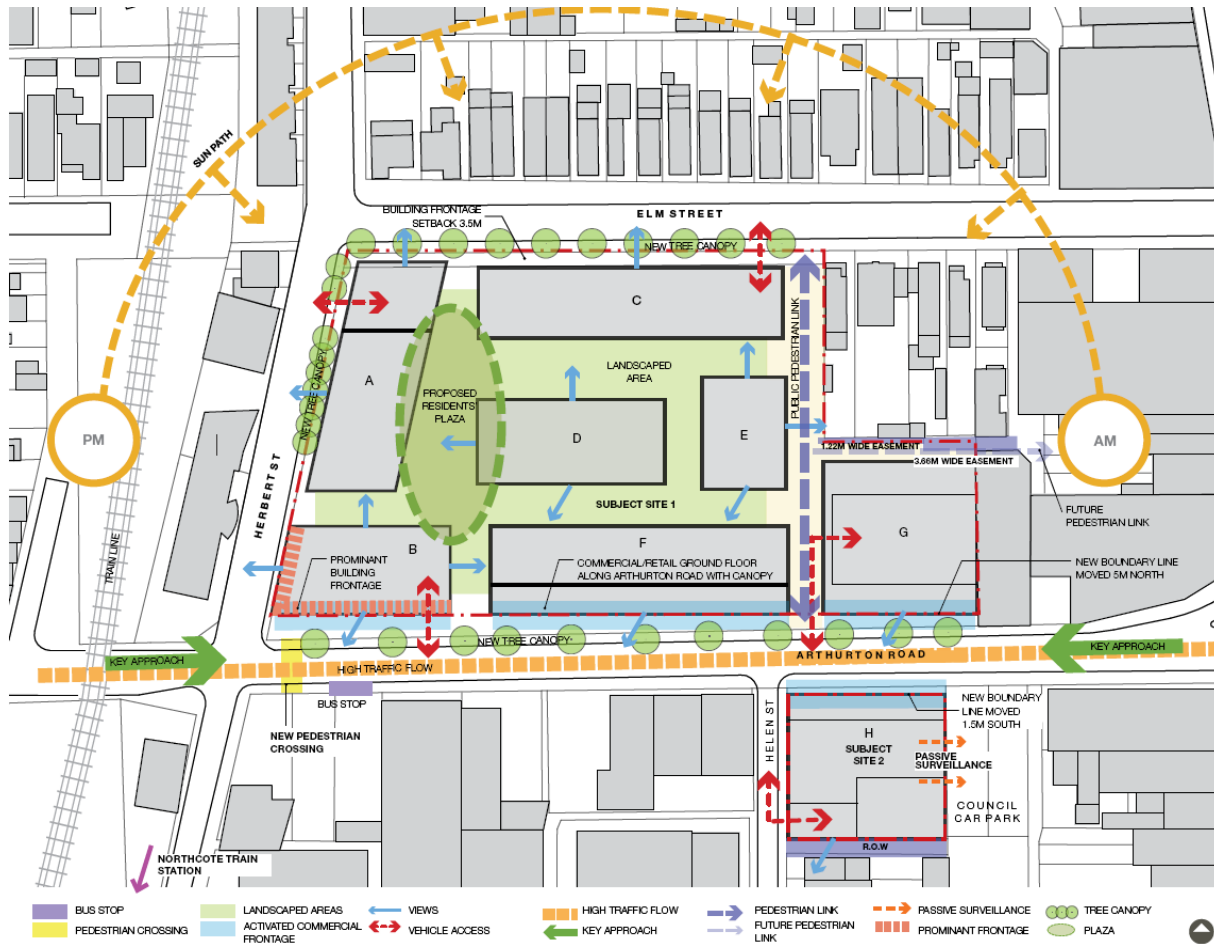
The Minister decided to follow the Panel's recommendations to allow a maximum building height of eight (8) storeys, to have a Mixed Use Zone for the land and to dismiss specific car parking rates and maximum dwelling numbers (amongst others). The Development Plan Overlay and other controls for the subject land was then gazetted by the Minister of Planning on 3 March 2011.

Proposal

Redevelopment of the site to accommodate multi-level buildings (Building A: five [5] storeys, Building B: eight [8] storeys; Building C: three [3] storeys; Building D: eight [8] storeys; Building E: eight [8] storeys; Building F: five [5] storeys but is three [3] storeys to Arthurton Road; Building G: six [6] storeys but is three [3] storeys to Arthurton Road or south side and also three [3] storeys to the north side; and Building H: four [4] storeys but three [3] storeys to the north side and two [2] storeys to the south side; plus a basement of two [2] storeys) comprising:

- Approximately 550 dwellings (approximately 75 percent will comprise of one bedroom dwellings and approximately 25 percent will be two bedroom dwellings);
- Approximately 1800m² of retail floor space;
- Approximately 3700m² of office / commercial floor space;
- Community Centre;
- Public (indoor) swimming pool;
- Approximately 464 resident car parking spaces;
- Approximately 111 office car parking spaces;
- Approximately 105 combined retail and resident (visitors) car parking spaces;
- Approximately 550 resident bicycle parking spaces plus 55 resident (visitors) bicycle parking spaces;
- Approximately 12 office bicycle parking spaces plus four (4) office (visitors) bicycle parking spaces;
- Three (3) retail bicycle parking spaces plus four (4) retail (visitors) bicycle parking spaces;

- Landscaped shared public open space and residents’ amenities including: communal garden plots, children’s playground, composting facilities, worm farm, bicycle maintenance workshop, seating, outdoor dining area, and barbeque facilities, showers and change rooms for cyclists; and
- A publically accessible pedestrian link between Elm Street and Arthurton Road.



ISSUES AND DISCUSSION

Notification

Formal notification of amendments to development plans is not a requirement under the Planning and Environment Act 1987 (as amended); however the community has been notified as a courtesy. Approximately 970 notices were sent to the owners and occupiers of adjoining and nearby properties within 200 metres of the subject site. Over 600 properties were notified.

Four (4) signs were posted at the site (Arthurton Road, north and south), Herbert Street, and Elm Street. In addition, the notice was placed in two editions of the Northcote Leader newspaper.

Submissions

Thirty nine submissions have been received in response to the notification of the proposal.

The submissions are summarised as follows:

- Variations from the Panel's recommendations (including dwelling numbers and car parking provision rates).
- Interface with Herbert Street including inappropriate location of 'Landmark building B'
- Traffic and car parking
- Impact on nearby rail crossing
- Density
- Eight (8) storey building heights (over part of the site)
- Neighbourhood character (including heritage), scale and form
- Reduce land values
- Overlooking
- Overshadowing
- Noise
- Loss of third party appeal rights
- Widening of southern side of Arthurton Road
- Excessive loads on existing infrastructure
- No Business 2 Zoning
- Lack of consideration of social needs
- Strain on public transport
- Management of site during construction.

Officer comment on submissions

- The consideration of any proposed urban development and/or use requires a balanced assessment.
- The variation of the development proposal from that presented at the Panel Hearing does indeed include an increase in dwelling numbers and a reduction in the car parking rates of provision from that presented to the Panel. However, the applicant reserves the right to alter the development proposal. In relation to dwelling numbers, it should be acknowledged that the dwelling sizes have changed to become broadly smaller. This has generally allowed the increase in dwelling numbers rather than being achieved through an overall increase in built form scale, height or massing. In addition, the applicable overlay controls including the Development Plan overlay does not stipulate a maximum number of dwellings. This is the same situation for car parking in that no specific rate of car parking is stipulated specifically for the site. Only the general Planning Scheme provisions apply. Therefore the development is assessed on its own merits (see later in this report for planning assessment).
- The applicable planning controls include a specific maximum height plan which enables an eight (8) storey building at the corner of Herbert Street and Arthurton Road. In addition, the overall density of the site is consistent with the applicable planning controls. Specific detail on the precise footprint and form of the building with the relevant objections will be considered at planning permit stage.
- The development accords with acknowledged policy for urban consolidation and increased densities. Although it is acknowledged that there will be some impacts due

to increased densities (eg. traffic, parking), these are to be managed to a reasonable degree by the imposition of the provisions of the Development Plan Overlay, Clause 52.06 (car parking) of the Darebin Planning Scheme and State and Local Planning Policy Framework. Car parking and traffic are discussed in detail in the assessment section of this report.

- State and Local Planning Policy encourages appropriate mixed use development in well serviced areas such as this. As a result, the appearance of streetscapes, and especially those with larger sites, will change over time. The scale of the proposal is in accordance with the existing planning controls and the buildings have generally been designed and located so as to reduce impact on the surrounding low-scale residential streets.
- VicRoads have considered the proposal and have required further information as part of any Development Plan approval. The location of the Pedestrian Operated Signals is currently being discussed and a network analysis of the car parking impact on major nearby intersections is also still being considered. Following the provision of requested information, a commitment will need to be made for any works required within the impacted road network as deemed appropriate by the Responsible Authority.
- Once a Development Plan has been gazetted, it is standard for third party appeal rights to be removed from the process. This is in part because of the reasonable degree to which the community has been consulted and the in-depth quantity of planning assessment provided prior to the final Ministerial consideration and gazettal of the controls, in this instance, regarding Northcote Central Principal Activity Centre and the Arthurton Row site.
- There is no indication that the existing infrastructure is unable to cope with the proposed development.
- The planning scheme Amendment C92 exhibited the proposed zoning for the Australian Horizons site as a Business 2 Zone (B2Z). However, the Meydan Group submitted to the independent panel hearing ('the Panel'), that the site should instead be rezoned to Mixed Use Zone. The Panel agreed and Council resolved to support this recommendation of the Panel and the Minister of Planning gazetted a Mixed Use Zone for the subject site.
- The site has undergone a formal and strategically planned approach. The result is that there is reasonable on-site provision for a range of social services and the opportunity is provided for many others as required by the community.
- The application has been referred to the (office of the) Director of Public Transport. The referral specifically requested comment on the appropriateness of the proposal given the existing strain on public transport services. The Planning Referrals Coordinator stated:

'You have requested a specific comment on overcrowding during peak periods which is noted. The public transport network continues to attract more patronage throughout Melbourne and in more recent years has been pronounced. Government and public transport operators are always seeking to improve services and capacity throughout the network in recognition of this increased patronage. Capacity is a broad community concern across the network and the development proposed should not be refused based on a factor outside the developer's control. The development will bring increased patronage and it is the roll of Government and public transport providers to respond to increased patronage as appropriate.'

- The determinants of land values are numerous and extend well beyond the parameters of planning considerations. Land values are therefore not considered to be a planning matter.

- Overlooking and overshadowing are discussed in the assessment section of this report.
- Detailed noise attenuation measures will be required as part of the Planning Permit process.
- A broad based Waste Management Plan is included and the relevant details will be required as part of the Planning Permit Process. A Construction Management Plan has been provided and is generally acceptable with regard to detail which is available at the Development Plan stage.

Consultation

No consultation meeting has been held given the previous community consultation for the site's strategic planning.

Assessment

Development Plan Overlay – Schedule 14

In accordance with Clause 43.04-3 of the Darebin Planning Scheme, the Development Plan may be prepared to the satisfaction of the Responsible Authority. Schedule 14 of the Development Plan Overlay specifies the requirements for the development plan as follows:

The development plan must seek to achieve the objectives of the 'Requirements for development plan (section 3.0).

An assessment is provided under all of the Requirements for development plan (section 3.0) of Schedule 14 as follows:

OBJECTIVE	ASSESSMENT
General objectives	
The development plan must seek to achieve the objectives set out below (left).	
<i>To ensure that the future use and development of the land takes advantage of this large site situated close to transit services.</i>	The future use and development takes advantage of the location. Complies
<i>Provide for a mix of uses across the sites.</i>	A mix of uses is provided including retail, office, dwelling, and community uses. Complies
<i>Provide for development in a form which is generally consistent with the Northcote Major Activity Centre Structure Plan April 2007 (in particular with the Arthurton Road Precinct AR) and which achieves a high quality built form and urban environment.</i>	The form is consistent with the Northcote Major Activity Centre Structure Plan. See separate assessment. Complies
<i>To require a Sustainability Management Plan as the means of documenting and delivering sustainability objectives set out in the Northcote Major Activity Centre Structure Plan April 2007 for this key strategic redevelopment site.</i>	A Sustainability Management Plan is provided – see separate assessment for details. Complies

OBJECTIVE	ASSESSMENT
<i>To encourage the development of the site for residential, commercial, retail, service and related uses that will increase the economic and social functions of the centre.</i>	An appropriate range of uses has been encouraged and will be provided on the subject site. Complies
<i>To provide for the addition of employment, residents, new service and retail uses in the core activity area of Northcote.</i>	The addition of employment, residents, service and retail uses is provided for. Complies
<i>To take advantage of the strategic position of the sites by providing for high density development.</i>	The development is high density. Complies
<i>To provide for the extension of a residential interface along Elm Street.</i>	The development provides of the extension of the residential interface along Elm Street. Complies
<i>To provide for the sites to be developed in stages.</i>	The site will be developed in stages. See later in this assessment for details. Complies
<i>To ensure that the use of the land for a mix of uses between non-residential uses and residential uses occurs within similar time frames.</i>	A mix of non-residential and residential uses is expected to occur within similar time frames under the staging plan. Complies
<p>Use</p> <p><i>The development plan must show or make provision for (left):</i></p>	
<i>The use of the sites for residential, office, shop, and other uses which will create sustainable, active, mixed use environments.</i>	The intention has been demonstrated to create a sustainable, active, mixed use environment containing a mix of uses. Complies
<i>The arrangement of uses across the site to enable interaction between business and service uses where important (to create active sections), while also creating separation for residential uses from other activities.</i>	The uses have been arranged to enable interaction between business and services. Residential uses are appropriately separated. Complies
<i>The aggregation of uses that takes advantage of the high quality public transport, road access, cycle paths and facilities that are within walking distance of the sites.</i>	The aggregation of uses takes advantage of nearby services and facilities. Complies
<i>The location and approximate uses of proposed buildings, access ways, open space and car parking areas on the sites.</i>	The location and approximate uses of buildings, access ways, open space and car parking is provided. Complies

OBJECTIVE	ASSESSMENT
<i>Residential uses to be located along Elm Street.</i>	Residential uses are to be located along Elm Street. Complies
<i>Opportunities for shops, offices, sensitive uses and food and drink premises at street level for the site south of Arthurton Road.</i>	There are sufficient opportunities for shops, offices, sensitive uses and food and drink premises at street level as appropriate. Complies
<p>Environmental Design and Management:</p> <p>Sustainability management Plan</p>	
<p><i>The Development Plan must include a Sustainability Management Plan, prepared by a suitably qualified person, for the whole of the site that demonstrates to the responsible authority how the future development of the site will strategically embody best practice Ecologically Sustainable Development (ESD).</i></p> <p><i>To do so it must include a sustainability assessment that will form part of the approved development plan and will address the following themes:</i></p> <ul style="list-style-type: none"> • <i>Energy Efficient Design</i> • <i>Integrated Water Management</i> • <i>Waste Reduction</i> • <i>Biodiversity</i> • <i>Sustainable Transport</i> • <i>Building Standards</i> 	<p>Built Ecology has provided an appropriate Sustainability Management Plan (commonly referred to ESD Management Plan). It generally achieves 'best practice' Ecologically Sustainable Development. It adequately addresses the relevant themes.</p> <p>Complies</p>
<p><i>Buildings must be capable of achieving:</i></p> <p><i>1. a minimum 5 star GreenStar rating under the Green Building Council of Australia's GreenStar Building Design Rating Tools or any successor of GreenStar;</i></p> <p><i>or</i></p> <p><i>2. alternative accreditations of equal or greater standing as may be considered acceptable to the responsible authority at the time of approval.</i></p>	<p>The Sustainability report demonstrates that the buildings are capable of achieving a minimum five (5) star GreenStar rating. Key features creating this include: Building form, orientation and thermal massing; shading and glazing; insulation; colours and finishes; maximising cross ventilation; HVAC system controls reducing heating and cooling energy waste; photovoltaic cells for sunshine energy production; consideration of on-site co-generation energy production; water sensitive urban design.</p> <p>Complies</p>
<p>Permeability and Access</p>	
<p><i>The development plan must show or make provision for:</i></p>	
<i>Arthurton Road on the north-side to be widened</i>	Arthurton Road on the north side is to be widened by

OBJECTIVE	ASSESSMENT
<i>by at least 5 metres to achieve enhanced pedestrian amenity and safety to allow for a wider pedestrian footpath, kerbside car parking and the planting of street trees.</i>	5.0 metres as required. Complies
<i>Arthurton Road on the south side to be widened by at least 1.5 metres to achieve enhanced pedestrian amenity and safety between High Street and Herbert Street (railway station).</i>	Council is currently considering whether to continue with the original intent to widen Arthurton Road on the south side. Nevertheless, it is noted that the Public Acquisition Overlay remains effective to date. Complies with objective.
<i>The location of all vehicle access points, vehicle access ways, pedestrian access ways, linkages to the streets and to adjacent lands, recognising that direct access to Arthurton Road should be limited to a maximum of three locations on the northern side and no direct access on the southern side.</i>	The location of vehicle access ways is generally appropriate. Complies
<i>Pedestrian linkage/s north-south, between Elm Street and Arthurton Road.</i>	A north-south pedestrian link between Elm Street and Arthurton Road is provided. Complies
<i>Provision for a future pedestrian connection from the Arthurton Road site (north) to High Street.</i>	Provision is made available for a future pedestrian connection from the subject site to High Street. Complies
<i>Provision of pedestrian operated signals within the vicinity of the Arthurton Road /Herbert Street intersection and details of the developer contributions towards construction and installation, to the satisfaction of the responsible authority.</i>	Provision is made for pedestrian operated signals within the vicinity of the Arthurton Road /Herbert Street intersection. However further details as to the developer contributions towards construction and installation shall be provided as a condition of any approval. Complies subject to condition.
Design and Built Form: <i>The development plan must show or make provision for:</i>	
General:	
<i>The overall building heights (to AHD) and the number of storeys of any proposed buildings and structures.</i>	The number of storeys and the overall heights to AHD is provided and accords with acknowledged planning policy. Complies

OBJECTIVE	ASSESSMENT
<i>Take advantage of the long frontages to allow for access and individuality.</i>	The development takes advantage of the long frontages. Complies
<i>Provide solar access by utilising the northern aspects and through creating north-south openings within the sites.</i>	Solar access is provided with north south openings. Complies
<i>Achieve architectural quality and a high degree of articulation.</i>	The design of the buildings has been completed by Hayball Architects who are considered very reputable. They are the winners of the 2011 AIA 'Residential Architecture – Multiple Housing' Award and have won dozens of awards in their range of expertise every year since 2003. The architectural quality is evident in the design and features a high degree of articulation. Complies
<i>Land north of Arthurton Road:</i>	
<i>Achieve active building interfaces along Arthurton Road particularly along the eastern half of the frontage.</i>	Active building interfaces along Arthurton Road particularly along the eastern half of the frontage are achieved. Building 'G' is located at the most eastern end of the north side of Arthurton Road and contains shop entrances and large linear expanses of glass shop front. A café is earmarked for the adjacent premises on the eastern end of Building 'F'. Complies
<i>Along the western half of the Arthurton Road frontage, allow the option of reducing the number of building entrances to provide for separation from arterial road activities.</i>	Shop fronts face the western half of the Arthurton Road frontage, however, the number of building entrances is reduced. Complies
<i>Provide for predominantly continuous pedestrian shelter along the eastern section of Arthurton Road.</i>	An almost continuous length of canopy provides shelter along Arthurton Road. Complies
<i>Along Herbert Street, manage the western sun orientation, and provide for medium to higher level building façades.</i>	The western sun is shielded by sun protection (vertical shading) on the western façade of Building 'A' and 'B'. Complies
<i>Provide for windows and street entries that achieve passive surveillance of the streets.</i>	Passive surveillance is provided. Complies
<i>Allow for buildings to step up in height within the body of the site to achieve high density site utilisation.</i>	Buildings step up in height within the body of the site as required. Complies

OBJECTIVE	ASSESSMENT
<i>Allow for the creation of landmark building/s within the site, particularly towards the Herbert Street section where attractive views can be obtained from upper levels while achieving good separation from adjacent sensitive land uses.</i>	A landmark building is located at the Herbert Street /Arthurton Road intersection. Complies
<i>Create areas of open space within the site for residents and users.</i>	There are different areas of open space within the subject site for residents and users. Complies
<i>Orientate spaces to achieve solar access.</i>	The largest area of private open space has a northerly aspect allowing for solar access. Complies
<i>Provide for transitional building heights close to the residential properties which abut the northern site.</i>	Building 'C' provides a transitional height being three (3) storeys high. Complies
<i>Land south of Arthurton Road</i>	
<i>Achieve active building interfaces along Arthurton Road and the Council car park frontages.</i>	Active interfaces are provided. Complies
<i>Acknowledge street and site interface to the south by stepping building height along these edges.</i>	The building height along the southern edge of Arthurton Road (with the exception of the landmark building on the corner of Arthurton Road /Herbert Street) is achieved. Complies
Requirement for a Mix of Uses:	
<i>The development plan must describe arrangements which will ensure that a mix of residential and non-residential uses occurs on the sites through development stages.</i>	Staging will occur so that the development is split into 4 development stages. Stage 1 features Building 'A' and 'B'. Stage 1A features Building 'H'. Stage 2 feature Building 'C', 'D', 'E', and 'F'. Finally Stage 3 features the construction of Building 'G'. Complies
<i>The responsible authority may refuse a permit for an application to subdivide, use or develop the land if it considers that the granting of a permit would lead to a mix of uses not being achieved.</i>	Acknowledged. There is no indication that the granting of a permit would lead to a mix of uses not being achieved. Complies
Integrated Transport and Traffic Management: <i>The development plan must make provision for and address:</i>	
<i>The range and scale of uses that will be anticipated on the sites.</i>	The Development Plan makes provision for the range and scale of uses anticipated through provision of adequate areas for services, access and open space. Complies

OBJECTIVE	ASSESSMENT
<i>The estimated population of workers, visitors and residents over various times.</i>	<p>The estimated population is as follows:</p> <p>Residents: 825 (approximate) Visitors: 1 000–2 000 (estimated) Workers: 300-400 (estimated)</p> <p>Complies</p>
<i>Estimated vehicle trip generation levels.</i>	<p>The estimated total vehicle trip generation level (maximum) is 3 300 movements per day less than the upper limit imposed by the Panel (being 3402 movements per day) (Ho, D. Cardno Grogan Richards, 16 August 2011, pp. 14). There are 550 This figure is based on four (4) vehicle movements per day per car space</p> <p>Complies</p>
<i>The expected staging of building occupation.</i>	<p>Staging will occur so that the development is split into 4 development stages. Stage 1 features Building 'A' and 'B'. Stage 1A features Building 'H'. Stage 2 feature Building 'C', 'D', 'E', and 'F'. Finally Stage 3 features the construction of Building 'G'.</p> <p>Complies</p>
<i>Vehicle ingress and egress points and estimated levels of usage.</i>	<p>Vehicle ingress and egress points are located at the Arthurton Road frontage (2 access points), Helen Street (1 access point); Herbert Street (1 access point); and Elm Street (1 access point).</p> <p>Estimated levels of usage (in vehicle movements per day [vpd]):</p> <ul style="list-style-type: none"> • Arthurton Road (eastern): 855 vpd • Arthurton Road (western): 1020 vpd • Helen Street: 362 vpd • Herbert Street: 461 vpd • Elm Street: 593 vpd <p>(Ho, D. Cardno Grogan Richards Traffic Assessment, 16 August 2011, pp. 13).</p> <p>Complies</p>
<p><i>Car parking for the uses should be limited in general supply, consistent with the transit oriented nature of the development.</i></p> <p><i>The level, allocation and location of car parking on the lands.</i></p>	<p>Car parking is limited in general supply, consistent with the transit oriented nature of the development.</p> <ul style="list-style-type: none"> • 1 bed apartments: 430 with 344 car spaces • 2 bed apartments: 120 with 120 car spaces • Office: 3 700sqm with 111 car spaces • Retail/residential visitor: 105 car spaces <p>(Ho, D. Cardno Grogan Richards Traffic Assessment, 16 August 2011, pp. 22).</p> <p>Complies</p>

OBJECTIVE	ASSESSMENT
<p><i>The location of car parking spaces should be situated at basement level or in structures. Visibility from the street should be limited to small sections of (generally short term) parking.</i></p>	<p>Achieved. The 680 car spaces are almost entirely contained in the basement car park.</p>
<p><i>Impacts on the arterial and local roads and any mitigating works required.</i></p> <p><i>Any proposed off-site traffic management treatments.</i></p>	<p><u>Impacts on local roads:</u></p> <p>Helen Street: additional 360 vehicle movements per day (vpd) (approximate). Herbert Street: Additional 460 vpd (approximate). Elm Street: Additional 600 vpd (approximate).</p> <p>(Ho, D. Cardno Grogan Richards Traffic Assessment, 16 August 2011, pp. 13).</p> <p><u>Impact to Arthurton Road:</u></p> <p>Additional 1468 vpd.</p> <p><u>Mitigating works required:</u></p> <p>The Transport Management and Planning Unit have assessed the Development Plan and the <i>Cardno Grogan Richards Traffic Impact Assessment</i> dated 16 August 2011 ('the Traffic Report') and specified that measures to restrict traffic movements to Elm Street are required.</p> <p>The Traffic Report states that: 'Volumes on Elm Street will be between 1000 and 2000 vehicle movements per day, within the range of the target daily volumes for a Level 1 Access Street within Clause 56 of the Darebin Planning Scheme.</p> <p>Although this is factually correct, it does not take into account the particular characteristics of the site (slope, size and shape of the road, density of surrounding built environment, existing on-street car parking etc).</p> <p>It is therefore recommended that traffic management measures are in place to restrict usage of Elm Street to the satisfaction of the Responsible Authority as a condition of any approval.</p> <p>In addition, VicRoads have performed a preliminary 'Network Fit Assessment' (transport assessment of what impacts the development are likely to have on the surrounding road network for all relevant forms of transport including walking, cycling, bus, and other vehicle traffic).</p> <p>The result of the assessment is that there is likely to be a negative impact for vehicles on the network and a slightly positive impact for pedestrians. Nevertheless, further information is required prior to the issue of any planning permits for the development to determine the extent of any mitigating works on the road network.</p>

OBJECTIVE	ASSESSMENT
	Complies, subject to condition.
<i>Any changes identified for public transport stops, pedestrian or bicycle access ways.</i>	No identified changes (other than the VicRoads request of 19 October 2011 requiring the extension of the bicycle lane on Arthurton Road). This is also pending the final result of the Network Fit Assessment by VicRoads. Complies, subject to condition.
<p><i>Provision for secure bicycle storage for residents, and workers with end of bicycle trip facilities for workers.</i></p> <p><i>Provision for short term bicycle parking for visitors to the sites.</i></p> <p><i>Provision for loading and unloading of vehicles.</i></p>	<p>Secure bicycle storage; short term bicycle parking; and loading/unloading of vehicles has been committed to. The detail of this will need to be assessed at the Planning Permit stage.</p> <p>Complies with objective.</p>
<i>Measures that can be adopted to reduce private car usage across the development.</i>	<p>A Green Travel Plan incorporating measures such as provision of Metcards to a pre-assigned value; provision of cycling and public transport maps and timetables.</p> <p>Car sharing (1 car space and vehicle operated by a private car sharing operator).</p> <p>Car pooling (commitment to set up a data base to facilitate this behaviour).</p> <p>Participation in the Flagship Work Places program (operated by TravelSmart) for office tenants.</p>
	Various other walking, cycling and public transport encouragement mechanisms (see <i>(Cardno Grogan Richards Traffic Assessment, 16 August 2011, pp. 18)</i>).

OBJECTIVE	ASSESSMENT
<p><i>The responsible authority must consult with the relevant roads authority and relevant public transport authority prior to approving the plan.</i></p>	<p>VicRoads have been consulted.</p> <p>The development plan is acceptable subject to a resolution of all issues and information requirements raised in the referral responses from VicRoads dated 19 October 2011 and 2 November 2011. The issues are considered able to be addressed following approval of the development plan and prior or during any planning permit stage subject to any required legal agreements for any additional works required to the road network following completion of the Network Fit Assessment.</p> <p>In particular, issues relating to the proper functioning of the Arthurton Road/High Street intersection and the Arthurton Road/St Georges Road intersection require further analysis. This analysis may result in the responsible authority determining that mitigation works are required on these intersections to ensure no detrimental impact is caused to the road network. Any works required by the final Traffic Impact Assessment shall be undertaken at not cost to, and to the satisfaction of, VicRoads and the responsible authority.</p>
	<p>The Office of the Director of Public Transport has not objected to, or provided any recommended conditions for, the proposed Development Plan.</p> <p>Complies, subject to conditions.</p>
<p>Landscape Plan:</p>	
<p><i>The development plan must include a schematic landscape plan for the whole of the sites. It must be consistent with all other development plan requirements. This plan is to indicate:</i></p> <ul style="list-style-type: none"> • <i>Design philosophy.</i> • <i>The identification of any sensitive interfaces and proposed treatments.</i> • <i>The treatment of street edge spaces and internal spaces for vehicular and pedestrian access, bicycle parking, recreation and solar access.</i> • <i>The treatment of footpaths in Elm Street, Herbert Street, Arthurton Road and Helen Street as applicable.</i> 	<p>A schematic landscape plan has been provided and is generally consistent with all other development plan requirements.</p> <p>The plan indicates:</p> <ul style="list-style-type: none"> • An acceptable design philosophy. • Any sensitive interfaces and proposed treatments. • The treatment of street edge spaces and internal spaces. • The treatment of footpaths in Elm Street, Herbert Street, Arthurton Road, and Helen Street. <p>However, the width of the footpath (not known) and the lack of street tree planting at the western end of Building 'B' is of concern. It is recommended that a condition of any approval to require a minimum 3.0 metre clearance from the back of the street kerb to the building edge to facilitate an appropriate width footpath (1.8m) and street trees.</p> <p>Complies, subject to condition.</p>

OBJECTIVE	ASSESSMENT
Environmental Management:	
<p><i>The development plan is to include an assessment by a suitably qualified environmental professional. The assessment must include:</i></p> <ul style="list-style-type: none"> • <i>The nature of the previous uses or activities on the sites.</i> • <i>The length of time the activities took place.</i> • <i>What is known about contamination present on the land.</i> • <i>How the contamination is distributed.</i> <p><i>The assessment may deal with the site in stages.</i></p>	<p>A preliminary environmental assessment has been provided by Golder Associates Pty Ltd.</p> <p>The nature of the previous uses is that the site has been used for industrial and commercial purposes including textile operations and clothing manufacturing, offices, warehousing and distributions activities.</p> <p>The activities have generally taken place since the 1940-1950's to the present.</p> <p>What is known about contamination is that following a preliminary site inspection (walk over), no evidence of fill, odorous material, or potential point sources of contamination were identified. However, the previous uses undertaken on the site have a 'high' potential to result in contamination. Therefore further investigations are required to determine the extent of (any) contamination.</p> <p>It is considered that it is acceptable for this process to continue during the planning permit stage on the condition that the relevant environmental professional provide advice indicating that it is acceptable to commence demolition works and provide and update on Stage 1 and 2 (if known) regarding the progress of the Environmental Statement Assessment (ESA).</p> <p>Complies subject to conditions.</p>
Construction Management Plan:	
<p><i>The development plan must include an outline of a construction management plan which sets out the principal construction issues and how the anticipated processes will be managed.</i></p>	
<p><i>The construction management plan must include a construction staging program and must outline:</i></p>	
<ul style="list-style-type: none"> • <i>Measures to protect the amenity of surrounding areas through the construction period against dust, noise and stormwater control and security lighting.</i> • <i>The management of construction worker vehicles.</i> • <i>The delivery and storage of materials on the site.</i> • <i>Addressing any site contamination (if relevant).</i> • <i>A schedule of hours of work during the normal week.</i> • <i>A procedure to seek specific out of hours work to deal with special construction requirements.</i> • <i>Construction access to the site.</i> • <i>The management of traffic operation that might affect Arthurton Road.</i> • <i>Measures to limit construction vehicle activity on Elm Street.</i> 	
<p>Achieved.</p>	
<p>The Construction Management Plan outlines:</p>	
<ul style="list-style-type: none"> • Site Establishment: siting of temporary buildings; temporary fencing; security and access; lighting; and public protection. • Demolition: dealing with possible contamination; safety; and use of equipment. • Traffic Management: Creation of a Traffic Management and Safety Plan; truck access; materials 	

OBJECTIVE	ASSESSMENT
<p>deliveries; and other arrangements.</p> <ul style="list-style-type: none"> • Control of site material, including dust and noise from truck activity: Avoidance of use of Elm Street where possible and vehicle washing etc. • Employee and sub-contractor car parking: encouragement to use public transport where possible; some provision for on-site car parking, but some parking will occur in lawful off-site (on-street) spaces. • Site Working Hours: Will occur within Darebin Local Laws (Mon-Fri: 7am-8pm, Sat: 9am-8pm). No works without written consent on Sundays, Good Friday, Anzac Day, and Christmas Day. Any out-of-hours permitted work will be "the exception rather than the rule". • Site Accommodation: A site camp will be set up for each stage to include – Project office; Change rooms; Toilets; Wash up facilities; Messing facilities; and First Aid Facilities. • Construction Methods: use of tower crane, mobile cranes, elevated work platforms, concrete pumps and agitators etc. • Construction Waste Management: material separation for recycling; storage facilities; site to be maintained appropriately. • Environmental Management Plan: Required for each stage of the development and will cover - Sediment control; De-watering of work sites; Erosion and dust control; Air quality (plant emissions); Noise and vibration; Construction waste management; Storage of fuels and chemicals; Maintenance of streets; Management of material stockpiles; Monitoring; and OH&S. 	

Design and Development Overlay – Schedule 14

In accordance with the guidelines as set out in Schedule 14 of the Design and Development Overlay, in assessing the Development Plan the Responsible Authority should consider the relevant guiding principles under precinct A1 (Arthurton Road):

- New development should provide an integrated public, pedestrian and street-based continuous retail and commercial edge along Arthurton Road between High Street and Herbert Street – Complies.

The design outcomes; permeability and access; detailed redevelopment fronting Arthurton road (north side); specific Elm and Helen Street interfaces will be considered at planning permit stage.

Special Building Overlay

The application has been referred to Melbourne Water who has not objected to the application subject to the following conditions:

1. No polluted and / or sediment laden runoff is to be discharged directly or indirectly into Melbourne Water's drains or watercourses.
2. Any new buildings must be constructed with finished floor levels a minimum of 300mm above the applicable grading flood level.
3. The entry / exit driveway to any new basement car park must incorporate a flood proof apex of a minimum of 300mm above the applicable flood level.
4. All doors, windows, vents and openings to any new basement car park must be a minimum of 300mm above the applicable flood level.
5. Any drainage system to any new basement must be designed such that stormwater is unable to penetrate the basement.
6. No fill is to be imported into the overland flow path outside the building envelopes.
7. Works or structures must not affect overland flow capacity and floodwater storage capacity.

Melbourne Water advice and notes:

- The parcel in question will be subject to flooding from the Sumner Avenue Main Drain (Dr4424). For a storm event with a 1% chance of occurrence in any one year, the applicable flood level for the parcel grades from 45.7 metres to Australian Height Datum (AHD) at the north-west boundary down to 45.3 metres to Australian Height Datum (AHD) at the south-west boundary.
- The property is located within a Special Building Overlay (SBO) pursuant to the (Darebin) Planning Scheme.
- Section 12 of the Development Plan ('Response to Special Building Overlay') identifies Melbourne Water's requirements including the requirement for ground floor levels and the apex to the basement car park to be set 300mm above the applicable flood level.

Environmental Audit Overlay

The subject site is affected by an Environmental Audit Overlay. The purpose of the Environmental Audit Overlay is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.*

Please see assessment above.

Strategic Justification

The proposal is consistent with State Planning Policy Framework, in particular Clause 16.01-2 '*Location of residential development*'. The clause emphasises the need to concentrate new housing development in and around:

- Activity Centres
- Employment corridors
- Strategic Redevelopment Sites.

Within a one kilometre radius of *Arthurton Row*, the services and infrastructure available within a walkable catchment includes:

- Tram route 86
- Epping railway line (via Northcote Station)
- Bus route 552
- Bus route 567
- High Street Retail Spine
- South Preston Primary Neighbourhood Centre (Junction Area).

The abovementioned services and infrastructure located within the vicinity of the subject site make the area highly serviceable and appropriate for significant redevelopment. The proposal is consistent and will achieve the objectives identified in the Municipal Strategic Statement (MSS) in particular Element 2 (*housing*), 3 (*urban design*) and 5 (*economic development*) of Clause 21.05.

The site is located in the 'Arthurton Road precinct', within the Design and Development Plan Overlay and the Northcote Central Structure Plan (2007). The proposal is generally consistent with the preferred future vision of the precinct. Whilst the strategy envisages that the Arthurton Row site be built up to 8 storeys, it is not expressed within the study that this is the 'maximum' building height. This is because it is specifically expressed in the overlay controls.

In addition, it must be acknowledged that this study was prepared prior to the release of *Melbourne @ 5 million* (2008) and the Victorian Integrated Housing Strategy (2010) – before population growth and housing shortage became critical State planning issues.

Mix of Dwelling Sizes

The mix of dwellings is 75% to be one (1) bedroom apartments and 25% to be two (2) bedroom apartments.

An assessment against the existing major approved developments within the Northcote Structure Plan area (including which authority was the responsible authority) has been completed. The result of the survey found five (5) significant applications featuring greater than or equal to 15 dwellings.

Specific Information from Survey:

- 332-334 High St, Northcote - 48 Dwellings (24x1bd + 24x2bd) - VCAT approved.
- 390 High St, Northcote - 44 Dwellings (20x1bd + 18x2bd + 6x3bd) - VCAT approved
- 195 Clarke St, Northcote - 28 Dwellings (6x1bd + 22x2bd) - VCAT approved
- Northcote Tower - 8 Breavington Way, Northcote - 125 dwellings (54x1bd, 54x2bd, 17x3bd) - VCAT approved
- Bingo Centre - 469-481 High St, Northcote - 71 Dwellings (61x1bd + 10x2bd)
- 442-446 High St, Northcote - 22 Dwellings (4x1bd + 18x2bd) - Council approved
- 414-416 High St, Northcote – 15 Dwellings (10x1bd + 5x2bd) – VCAT approved.

Results and Summary:

No. 1bd apartments = 179 **(50% of total surveyed)**

No. 2bd = apartments 151 **(43% of total surveyed)**

No. 3bd apartments = 23 **(7% of total surveyed)**

(Total dwellings = 353)

Analysis and Research:

Although the proposed development is weighted towards the provision of one (1) bedroom apartments in lieu of two (2) and three (3) bedroom apartments, it is considered acceptable because research completed by the Strategic Planning Unit reveals that Northcote is projected to be dominated by single person and childless couple households. Research also reveals that these households are attracted to single and double bedroom apartments.

Seeing as the development will comprise predominantly of single and double bedroom apartments it will appeal to the changing demographic anticipated to take place in Northcote.

Similarly Northcote is becoming attractive to younger person households who are the primary (albeit, not only) targets for these types of dwellings.

To paint a picture of the anticipated requirements for one (1) and two (2) bedroom dwellings over the next seven (7) years;

- 1261 additional 1 bed + 1 study type dwellings
- 478 additional 2 bedroom dwellings
- 1068 additional 1 bedroom dwellings

The above figure represents the overall projected (minimum) requirements for the City of Darebin. In addition it is considered that the cost of a three (3) or more bedroom dwelling may be cost prohibitive.

Land Use

The proposed Development Plan is in accordance with the purpose of the Mixed Use Zone and the Development Plan Overlay – Schedule 10 in that it provides a range of residential, commercial, industrial and other uses which complement the mixed use function of the locality.

The Development Plan does not contradict the guiding principles, housing choice is to be further increased and the proposed land uses are integrated. The proposed uses are considered to complement each other on the site. Synergy is likely to occur between uses, an example being the likelihood of office workers and shop patrons using other shops, restaurant and community facilities.

Urban Design

This is primarily addressed above, however, the contemporary appearance is considered suitable for the various uses and reflects a professional high standard design. Details such as materials, colours and landscaping will be considered as part of the Planning Permit process.

Neighbourhood Character

The form, scale, design and siting of the existing warehouse building on the site has a very different character to that of the surrounding residential area. The Development Plan Overlay – Schedule 14 specifically recognises that form abutting the most sensitive residential interface (Elm Street interface) is to be limited in scale and height and recognises that breaks through are required. The design accurately reflects the specific measures requested in the controls as the above assessment demonstrates.

Amenity

As the eight (8) storey buildings are somewhat shielded from direct residential abuttal, they will have limited impact on residential amenity. The scale of the development accords with the published planning height controls for the site.

Overshadowing

The location of the site will result in a limitation of overshadowing impacts to surrounding residential uses. The development has been designed to limit overshadowing to the southern side of Arthurton Road generally in accordance with the Design and Development Overlay – Schedule 10.

Car Parking

Car parking on the site is to be provided as follows:

Use	Quantity	Rate	Schedule Requirement	10
1 bedroom Dwellings	430 units	0.8 per dwelling	n/a	
2 bedroom Dwellings	120 units	1.0 per dwelling	n/a	
Retail/ residential visitors	1800m ² / 550 units	Retail: 3 spaces per 100m ² / 0.1 space per unit	n/a	
Office	3700m ²	3.0 spaces per 100 m ²	n/a	
Total	680 spaces			

Car parking is provided at a rate which is well in excess of the published data (by the Australian Bureau of Statistics) on the existing car ownership for the type of one and two bedroom apartment in Northcote and in Darebin envisaged in this application. Further the statistics suggest that the higher the building, the less likely the owner(s) is/are to own a vehicle. Further detail on the car parking layout and design will be required as part of the Planning Permit process.

Bicycle Parking

It is currently proposed to provide one (1) bicycle space per dwelling well in excess of the requirement of 188 spaces as required under Clause 52.34 (bicycle parking) of the Darebin Planning Scheme. This clause requires 110 bicycle spaces for the 550 dwellings; 12 spaces for the offices; 3 spaces for the retail and a combined total of 63 visitor spaces. This equates to 188 spaces.

Widening of Arthurton Road

The widening of the southern side of Arthurton Road has been envisaged by Council for at least five (5) years. It is now provided for in the planning controls through a Public Acquisition Overlay. It is true that the August 2009 Council report approves the recommendation to remove the control, however, at present Council officers are re-evaluating this position in relation to the original recommendation to remove the control as part of the preparation of a Development Plan for the south side of Arthurton Road. This process has not been completed and no final decision has been made on the matter.

Location of Pedestrian Operated Signals (Arthurton Road) and Rail intersection

Council is currently in consultation with VicRoads to determine the precise location of the Arthurton Road pedestrian operated signals and to determine the impact of the development on the Epping Line Rail Crossing with Arthurton Road. A Fit Assessment (VicRoads assessment to determine the overall impact on the strategic road network is to be completed in October and November 2011.

Impact on Public Transport

The application has been referred to the (office of the) Director of Public Transport. The referral specifically requested comment on the appropriateness of the proposal given the existing strain on public transport services.

POLICY IMPLICATIONS

Environmental Sustainability

Greenhouse Gas (GHG) Emissions

The development has undergone a detailed GreenStar Rating assessment which shows that the overall GHG emissions will be reduced from baseline reporting standards under this provision. Currently the GreenStar calculator attributes a maximum of 20 points under this standard. Due to the provision of features HVAC (Heating, Ventilation and Cooling system) being an automated built in system *and* on-site energy production including solar energy collection etc, the development is projected to achieve up to 13 points. Confirmation of points attained under this standard will be confirmed at any planning permit stage. In summary, appropriate action is being perused to reduce the developments GHG emissions.

Other

The development strongly encourages the use of sustainable transport (reducing vulnerabilities to peak oil) and will provide extensive options for on-site food production (community gardens) to reflect growing concerns regarding food security and impacts of climate change.

The demanding GreenStar assessment criteria also addresses a number of relevant environmental and social issues including water, waste, biodiversity, air quality and waste recycling.

Social Inclusion and Diversity

Council has consistently advised Meydan Group that a proportion of the proposed dwellings should be made available for social housing. No commitment has yet been provided, other than the developer will explore all/any relevant options. Importantly, the issue will again be addressed under any planning permit application.

Social Inclusion and Diversity staff have, and will continue, to be engaged in this process.

Other

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

Nil.

CONCLUSION

This report considers the Preparation of the Arthurton Row Development Plan – the redevelopment of the site to accommodate multi-level buildings from three (3) to eight (8) storeys comprising:

- Approximately 550 dwellings;
- Retail floor space;
- Office / commercial floor space;
- Car parking spaces;
- Resident bicycle parking spaces;
- Landscaped shared public open space and resident's amenities; and
- A publicly accessible pedestrian link between Elm Street and Arthurton Road.

FUTURE ACTIONS

Nil.

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

- Darebin Planning Scheme
- Municipal Strategic Statement
- Planning and Environment Act 1987
- Amendment C81 and C92 Adoption Council Report 15 March 2010
- C81 and C92 Proposed Adoption Council Report (post Survey) 16 August 2010
- Darebin C81 and C92 Panel Report
- Director of Public Transport referral response dated 13 October 2011
- Melbourne Water referral response dated 30 September 2011
- VicRoads referral responses dated 19 October and 2 November 2011
- Development Plan Proposal:
http://www.darebin.vic.gov.au/files/AdvertisedPlans/Arthurton_Rd_Development_Plan.pdf
- Development Plan Proposal Appendix:
http://www.darebin.vic.gov.au/files/1662_Development_Plan_Appendix.pdf

The Mayor, Cr. Asmar returned to the meeting at the conclusion of this item and resumed the Chair – 8.36pm.

8.2 PROPOSED ENGAGEMENT PLAN FOR THE DAREBIN INTEGRATED HOUSING STRATEGY**MINUTE NO. 363****AUTHOR: Manager, City Development****REVIEWED BY: Director, City Works and Development****SUMMARY:**

The City of Darebin commenced the Darebin Integrated Housing Strategy in 2010. Following the launch and release of '*forecast id – population forecast*', the project regained momentum in early 2011. To date, the following key reports have been completed and are pending peer review:

- Housing Policy Gaps and Analysis
- Housing Capacity and Locations
- Housing Issues and Constraints
- Urban Renewal Areas
- Housing Projections.

The reports will not only inform the development of the strategy but will play a pivotal role in guiding and educating the community during the community engagement process.

The purpose of this report is to update Council on the status of the housing strategy and to outline in detail, the steps that are proposed to be undertaken for the community engagement phase. Often such "big picture" initiatives as this are challenging to communicate within the general public and capture their interest. This report outlines an approach to address this challenge.

CONSULTATION:

There has been extensive background consultation with:

Internal

- Environment and Natural Resources
- Leisure Public Realm and Venues
- Parks and Gardens
- Aged and Disability
- Families and Children
- Youth Services
- Community Planning, Partnerships and Performance
- Assets
- Communication and Marketing

- Economic Development and Employment
- Information and Governance
- City Development
- City Works
- Compliance and Amenity
- Major Projects, Engineering and Transport

External

- Department of Planning and Community Development
- Department of Transport
- Department of Human Services
- VicRoads
- VicTrack
- Moreland City Council
- Whittlesea City Council
- Banyule City Council
- Yarra City Council
- Melbourne Water
- Australian Housing and Urban Research Institute
- La Trobe University
- NMIT
- RMIT University
- Municipal Association of Victoria

RECOMMENDATION

THAT Council endorse the proposed engagement plan for the Darebin Integrated Housing Strategy detailed in this report.

COUNCIL RESOLUTION

MOVED: Cr. G. Greco
SECONDED: Cr. T. Laurence

THAT Council:

- (1) Endorse the proposed engagement plan for the Darebin Integrated Housing Strategy detailed in this report.

- (2) Officers provide a further report at the proposed Councillor workshop on:
- a) How the relevant advisory committees of Council will be actively engaged in the consultation process eg. Aboriginal, Women's Disability, Aged Advisory Committees etc.
 - b) An articulated strategy to directly engage Darebin's CALD community.
 - c) Strategy to involve local trader associations.

CARRIED

REPORT

INTRODUCTION AND BACKGROUND

Darebin City Council received a grant of \$75,000 from the Department of Planning and Community Development (DPCD) to investigate housing capacity and growth requirements. \$40,000.00 of the funding is being used to support the development of the Housing Capacity Assessments 2010 study led by DPCD and the remaining balance of \$35,000 was used to undertake this project. Typically a study of this magnitude would cost in excess of \$300,000, however the delivery of this project in house enables what is considered a better outcome to be delivered at a lower cost. The grant has been used to prepare the Darebin Integrated Housing Study (DIHS) in a cost effective manner.

The project aims to:

- Identify current and future housing needs of Darebin,
- Explore Darebin's housing capacity,
- Recognise associated constraints in the current and future housing provision,
- Examine pragmatic solutions to address the constraints, and
- Provide strategic directions to the stakeholders to efficiently manage current and future housing demand.

Extensive research has been undertaken to identify the changing demography, housing demands, appropriate housing locations and Darebin's overall housing capacity. Consultation and engagement with the community is an integral part of the development of the project and the next phase is to present the findings to the broader Darebin community.

Completed works

The following key pieces of work have been completed and will guide and inform the project:

- Housing Policy Gaps and Analysis.
- Housing Capacity and Locations.
- Housing Issues and Constraints.
- Urban Renewal Areas.
- Housing Projections.

The research and investigation undertaken to prepare the reports will inform and guide the community engagement phase. Effectively the research undertaken attempts to answer the following questions;

- What is the issue?
- Where are the gaps?
- How should the problem be addressed?
- What needs to be done?

It is proposed to have these reports peer reviewed by the Australian Housing and Urban Research Institute of Australia (AHURI) to ensure a greater level of clarity, accuracy, consistency and comprehensiveness with current housing trends and issues.

Works in Progress

In May 2011, Darebin City Council commissioned Charter Keck Cramer (CKC) to undertake a market feasibility analysis for different housing types in Darebin. In light of current policy directions, population projections, the changing demography, housing affordability and homelessness issues, CKC have the task of identifying suitable dwelling types in suitable locations across the municipality. This also took into consideration factors such as project financial viability and market trends. The outcomes of this study will be used to supplement the housing strategy and will be used to inform the community during the engagement phase. The key objective of this sub-project is to ensure there is a level of consistency between government policy directions and market realities.

The project is anticipated to be finalised by November 2011.

Stakeholder Consultations

The one-on-one stakeholder consultations undertaken have been used as a means of providing background information on housing and development issues. The purpose of this is to ensure key issues and concerns relating to housing are captured in the background research early in the project development stage. This approach ensures that the information captured can be meaningfully incorporated into the project and used to inform the community engagement phase.

The table of key housing issues is contained in **Appendix A** attached to this report.

ISSUES AND DISCUSSION

Community involvement, ownership and support are pivotal to the success of the DIHS, however the scale of the project means that Council will need to identify and undertake more cost effective approaches for the community consultation process.

The project will, at varying degrees, affect every person, household and business in Darebin. To highlight the scope of the project's effect, it is estimated that Darebin is home to approximately 57,662 households in 2011 according to the i.d population forecasts and approximately 10,509 businesses were registered in Darebin in 2009 according to Economy i.d. What these figures highlight is that the more 'traditional' and 'personalised' approaches previously used for community engagement, such as sending out individual letters and information packages is not a feasible approach to take for the project.

A more cost effective approach with far reaching capabilities will need to be adopted in order to effectively reach the wider Darebin community. Often it is difficult to engage the community in such broad strategic issues and get them interested prior to a development being on their doorstep. The following engagement/consultation plan seeks to overcome this challenge.

Councillor Workshop

Before Council officers can commence community engagement, a Councillor workshop facilitated by a specialist is proposed. The purpose of the workshop is to:

- Provide Council with relevant background research and information on current housing and population issues in Darebin.
- Inform Council on the issues and constraints inhibiting housing growth, in particular affordable, social and public housing in Darebin.
- Provide Council with pragmatic solutions to address housing related issues affecting Darebin.
- Gain Councillor input and support to the planned consultation plan.

The workshop will not only be used as an information session, but will also have an equal focus on the formulation of draft key housing principles, vision statements, housing scenarios and proposed pragmatic solutions. The outcomes of this workshop will guide and inform the community engagement phase.

The Councillor workshop will also be used as an opportunity for Councillors to highlight key concerns or issues that should be addressed during the community engagement phase.

It is proposed that upon the endorsement of this Council report and the proposed engagement plan, a facilitated Councillor workshop will be held approximately 2 weeks from the date of this report.

Proposed Consultation Plan

It is proposed to split the community engagement phase into two separate stages. Stage One will involve the formal notification of the strategy's preparation and will provide members of the community the opportunity to guide the strategy's development, whilst Stage Two will give members of the community the opportunity to comment on the draft strategy. These stages will be discussed in further detail below.

The success of the entire engagement phase will be dependant on the type of messages Council conveys to the community. It will be critical to communicate the issues and findings of the project in a meaningful way that relates to the general community:

- *How this affects them in the short, medium and long term?*
- *What are the implications of the study on current and future generations?*
- *What are the benefits of the study?*

These are some of the key messages intended to underpin the entire engagement phase with a significant emphasis on 'cause and effect', that is, the implications of inaction, the benefits of positively contributing to the project, thinking outside of the square, and considering the potential benefit of the project for future generations.

Stage One

The focus of Stage One is generating awareness of the project, presenting key research findings to the community and giving the community an opportunity to be meaningfully involved in shaping and steering the project. Employing the International Association of Public Participation's '*Spectrum of Public Participation*', the following principles will be applied throughout the whole process. The principle obtained from Spectrum of Public Participation is contained in **Appendix A** attached to this report.

Methods of Notification

The following methods are proposed to be used to inform the community of Stage One:

- Advertisements in all the local newspapers (Northcote and Preston Leader)
- Darebin News
- E-bulletins
- Council's website
- Preparation of prospectus based material to be distributed and advertised in all Council buildings.

The abovementioned methods are considered to be the most viable options for notifying the community. Project officer contact details shall be detailed on all forms of communication and provide members of the community the opportunity to make contact should the need arise.

The key messages contained in the abovementioned methods of notification will detail to stakeholders and the community:

- How to be involved in the project.
- The importance of being involved in the process.
- Where relevant project material, such as background reports and data can be obtained.
- The duration of Stage One.
- When the workshops will be held.
- Project officer contact details.

Government and non-governmental stakeholders who have been engaged during the information finding process will be notified via email of Stage One.

Proposed format of community and stakeholder engagement and participation

A series of stakeholder workshops facilitated by a specialist with the assistance of Strategic Planning Unit staff are proposed to be held over a period of two weeks. In planning for a potential scenario where the workshops may attract a high number of attendees from across the municipality, it is suggested that a workshop is held for each ward. It is advisable that Ward Councillors use these workshops as an opportunity to also participate and engage in communicating the key issues and opportunities to the community. The workshops are anticipated to run for two hours and are proposed to be held after hours to provide members of the community the opportunity to attend.

A separate two hour workshop also facilitated by a specialist will be held for stakeholders who have been consulted as part of the information gathering process. This will include

internal departments, government agencies, peak bodies, utility providers and educational institutions.

It is acknowledged that not all members of the community will be able to attend the workshops, whether it is a time or mobility issue or general dislike of public forums. In order to involve as many stakeholders in the process as possible, a consultant specialising in interactive website design and development has been engaged to prepare and launch the Darebin Integrated Housing Strategy website.

One of the key requirements will be to ensure that messages are communicated in a meaningful way rather than an invitation to get involved in a housing strategy. The housing strategy will switch off attention, and not have a lot of meaning for the typical resident. The key messages need to be highlighted through questions that have impact, such as '*where is Darebin going to house 30,000 residents over the next 20 years?*'

Project Website

The internet has become pivotal in how we communicate with one another on a day-to-day basis and how we obtain our information. In order to engage with the wider Darebin community who cannot be reached or choose not to be engaged via the more traditional forms of consultation (ie. workshops, reading the newspaper, writing letters or emails), the launch of an interactive website for the project will hopefully address the gap.

The website will essentially work as a digital presence for the project that aligns with, and supports, the 'off-line' engagement methods. This resource will not only be a channel for feedback, but will also present information in a more compelling way in order to raise interest and encourage participation in the development of the strategy.

The website will be operating throughout the entire duration of the engagement phase and maintain its role as a vehicle for continuous community engagement and interaction. The website will be updated accordingly to project status and timelines.

The features of the project website used for engagement is contained in **Appendix A** attached to this report.

Reaching out to the Culturally and Linguistically Diverse (CALD) Community

Darebin has one of the most diverse communities anywhere in Australia and is made up of people from a range of backgrounds, cultures, languages, religions, ages, socio-economic status, sexual orientation, levels of ability, interests and expectations. While this adds to the richness of the community, it can create challenges for effectively communicating key issues such as housing, particularly for those who are linguistically diverse.

In recognition of this issue, Strategic Planning Unit staff have been working closely, and will continue to work closely, with Community Development Unit staff to effectively engage with the CALD community. A broad approach will be taken to effectively communicate the strategy's preparation to the CALD community and it is proposed to utilise the bi-monthly Housing Advisory Committee hosted by Community Development as the catalyst for communication.

The Housing Advisory Committee (list contained in **Appendix A** attached to this report) currently consist of 49 members, 40 of which are external to Darebin. The members are from a variety of different agencies and organisations ranging from other Councils, State Government and not-for-profit organisations. These members generally have direct exposure to a variety of people and will not only be effective but pivotal in engaging with the CALD community for the housing strategy.

Darebin is also a member of the Housing and Local Government Network (HALGN) and the Diverse and Affordable Housing Advisory Group (DAHAG) who meet on a bi-monthly basis to discuss key housing issues affecting Victoria. Similar to the Housing Advisory Committee, these networks consist of members from various government and not-for-profit agencies who specialise in housing. As these housing networks are a Victorian Local Governance Association (VLGA) initiative, there is capacity to reach a much larger audience. Council will be able to utilise the resources provided by these networks to convey the housing project to the wider community, specifically targeting the CALD communities.

Engagement Period and Reporting

The engagement period should run for a period of one month. During this time, the community will be given the opportunity to be involved in the project's development, using the abovementioned methods. The workshop will serve as one of the many platforms for the community to be directly involved in the process and equal weighting must be given to those who choose to contribute electronically, in person or via telephone conversations.

A 'grace' period of two weeks will be provided at the end of Stage One as it is anticipated that Council may receive late submissions. Once all submissions are received, Council officers will prepare a Council report updating Councillors on the status and final outcomes of Stage One.

The Council report will summarise the outcome of Stage One and provide recommendations for the adoption of key housing principles, vision statements and preferred housing scenarios based on the outcomes of community consultation. These outcomes will be used to prepare the draft Integrated Housing Strategy.

Stage Two

The focus of Stage Two of the engagement phase is to provide stakeholders, Darebin community and those who have been involved in the project the opportunity to give feedback and make comments on the draft strategy. Project officers will be spending a significant amount of time workshopping key issues and concerns arising from the draft strategy with individuals, stakeholders and interest groups.

A more personalised approach (such as organising one-on-one meetings, meeting members and groups on-site etc.) will be adopted. This approach will allow individuals who may have issues voicing concerns in large forums and workshops, the opportunity to express their issues in a more intimate manner with Project officers.

Methods of Notification

The same method of notification used in Stage One will also be applied in Stage Two. It is crucial that the message reach as many people as possible for this will be an opportunity to be part of the strategy's development before it is finalised.

The following means of communication are proposed to be used to inform the Darebin community of Stage Two:

- Advertisements in all the local newspapers (Northcote and Preston Leader)
- Darebin News
- E-bulletins
- Council's website
- Preparation of prospectus based material to be distributed and advertised in all Council buildings.

The key messages contained in the abovementioned methods of notification will detail to stakeholders and the community;

- The draft strategy has been prepared.
- Where to view or obtain a copy of the draft strategy.
- How to make a submission or comment on the draft strategy.
- The duration of Stage Two (closing dates for submissions).
- Officer contact details.
- What happens next?

Hosting workshops and forums is considered inappropriate for the purpose of Stage Two for these avenues of community engagement can be dominated by interest groups or individuals, stifling some members of the community from positively contributing or expressing their views towards the project.

In the absence of forums and workshops, it will be encouraged that contribution to the project is initially made via letters, emails and telephone calls or via the interactive project website. It is acknowledged that face-to-face contact will generally prevail as the more effective method for communicating and workshoping key concerns, therefore project officers will be encouraging concerned members of the community to come in and discuss the issues in person. If members of the community are mobility limited, project officers will endeavour to travel to the individual's place of residence within Council business hours.

Engagement Period and Reporting

A period of two months is considered appropriate for the community, stakeholders and anyone who has been involved in the project to make submissions or comments to the project. A period of two weeks from the closing date for submissions should be provided for late submissions.

Feedback from neighbouring Councils and State Government reveal that upon the conclusion of the community and stakeholder engagement phase, Council should allow for additional time (also known as a 'cooling period') to meet and workshop issues with members of the community who express concern over the draft strategy. In consideration of this, it will be recommended that project officers allocate additional time to meet and workshop issues with members of the community who express concern or dissatisfaction with the strategy before reporting back to Council the final outcomes of Stage Two.

The reason for taking this approach is many stakeholder issues are raised in isolation and during this important consultation phase it is proposed to ensure that active participants in the consultation phase are made aware of the broader context. This will ensure submitters are given the chance to understand the broader context and given the opportunity to raise issues that have stronger relevance and meaning.

Upon the finalisation of Stage Two, a report will be presented to Council detailing the outcomes of consultation and how the draft strategy was amended to incorporate the views of the community. The final draft strategy will be presented to Council and a recommendation will be made for Council to adopt the final draft strategy.

The report will include an overview of all submissions (how many, methods used, support or opposition to the project amongst others) and how these were considered for incorporation into the final draft strategy. The main objective of the report is for Council to endorse the draft strategy based on the outcomes of Stage Two in order for project officers to proceed with finalising the Darebin Integrated Housing Strategy.

A table outlining the engagement period's timeline is contained in **Appendix A** attached to this report.

POLICY IMPLICATIONS

Environmental Sustainability

The proposed methods of consultation with the community are considered to be a more ecologically sustainable approach than the traditional methods of notification. As detailed in the report, there were 57,662 households living in Darebin in 2011 and 10,509 businesses registered in 2009. If Council was to proceed with a more traditional approach of notifying the community by individually mailing every household and business it may potentially equate to 68,171 letters and information packages. A further 68,171 letters and information packages will be required for Stage Two, bringing the total figure to 136,342. This method is considered unsustainable and a considerable amount of paper will be wasted in the process

Social Inclusion and Diversity

The methods of consultation proposed in the report have taken into account the diverse nature of Darebin's socio-economic profile by employing a 'hybrid' approach to notifying, consulting and engaging with the community. Using more traditional means such as advertisements in the newspaper and distribution of prospectus material to Council buildings combined with a more technologically savvy approach such as the launch of an interactive website will ensure as many people in the community are made aware of the project as possible.

The proposal for Council officers to meet and workshop issues with concerned members of the community on a one-on-one basis, either at Council offices or at the residents home during business hours will mean voices and opinions that are otherwise drowned out in large forums are meaningfully captured. This approach will also mean members of the community who are mobility limited may also be engaged.

The proposed Consultation plan fosters a socially inclusive approach to community engagement given Darebin's diverse socio-economic and cultural community.

Other

Nil.

FINANCIAL AND RESOURCE IMPLICATIONS

The project has been undertaken using the grant provided by DPCD of \$75,000. This grant has been used to undertake the project and will also be used to fund the community and stakeholder engagement phase.

Council has allocated an additional \$60,000 for the 2011/2012 budget. Some of this money may be used to supplement the engagement phase.

The entire engagement phase (Stages One and Two) is expected to span for a minimum of 5 months and will require full-time management from a member of the strategic planning team. Due to the scale of the project, assistance will be required from additional 1 – 2 members of the strategic planning team. This will create additional workload and may impact on other projects – current and emerging.

CONCLUSION

Darebin is projected to grow by an additional 30,400 people from 2011 to 2031 setting a projected minimum requirement of an additional 13,602 dwellings over the next 20 years, or approximately 680 dwellings per annum, comprising a mixture of one, two, three and four or more bedroom dwellings. Based on the 2008 Housing Development Data, from 2004 to 2009 there was an annual net addition of 599 dwellings. If current trends continue, there will be an estimated average shortfall of 81 dwellings per annum.

As large as this requirement may be, it does not account for the 4,150 affordable dwellings immediately required to satisfy households in Darebin that are living under severe housing stress or the estimated 564 homeless people sleeping rough and in need of immediate emergency accommodation in Darebin on any given night.

The development of the housing project comes at a time when government intervention is essential given the critical housing related issues that are affecting the current community and the anticipated effects on future communities. The amount of work and research undertaken for the project so far is meaningless unless there is community support and involvement in the project.

Community engagement and involvement in the project is absolutely critical for the successful completion of the project, however Council faces the challenge of effectively communicating the issues and involving as many people in the project as possible. The proposed engagement plan outlined in this report attempts to tackle the abovementioned issues in a more feasible and practical way, given the scope of the project's effect.

The quality of community engagement should be prioritised over the quantity of it.

FUTURE ACTIONS

A facilitated Councillor workshop will be held approximately two weeks from the date the recommendations contained in this report is endorsed.

RELATED DOCUMENTS

- Climate Change and Peak Oil Adaptation Plan
- Consultation Draft New Residential Zones for Victoria, 2009 (DPCD)
- Council Minutes 19 April 2010, Darebin Integrated Housing Strategy, minute no.152
- Council Minutes 6 June 2011, Interim Local Policy for Low Change Areas in Reservoir and Kingsbury, minute no.174
- Council Plan 2009 – 2013
- Darebin City Council Climate Change Action Plan (2007 – 2009)
- Darebin City Council, Responding to Housing Stress - A Local Action Plan (2010 – 2013)
- Darebin Community Climate Change Action Plan
- Darebin Health and Wellbeing Plan 2009 - 2013 (2009)
- Darebin Municipal Strategic Statement (2006)
- Darebin Planning Scheme
- Going Places – Darebin Transport Strategy 2007 – 2027
- Housing Capacity Assessments 2010 (DPCD, current).
- Housing Growth Requirements Capacity Assessments Pilot Project Methodology Report, 2009 (SGS Economics and Planning)
- Integrated Transport Act (2010)
- Local Action on Affordable Housing, 2010 (SGS Economics and Planning)
- Melbourne 2030 (including Housing Implementation Plan)
- Melbourne@ 5 million: Melbourne 2030 Audit (DPCD)
- Northern Regional Housing Statement 2006 (DPCD, Department of Sustainability and Environment and Local Governments within Northern Region)
- Northland Structure Plan: Background and Issues Report, April 2010
- Northland Structure Plan: Vision Scenarios Paper, February 2011
- Planning and Environment Act (1987)
- 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
- Reservoir Major Activity Centre; Vision Scenarios Discussion Paper, November 2010
- Residential Dwelling Stock and Residential Development Activity: 2004-2007, 2009 (Spatial Economics)
- State Planning Policy Framework
- Urban Renewal Strategy for High Street and Plenty Road (2011)
- Victorian Integrated Housing Strategy (2010)

8.3 FINANCIAL REPORT – 4 MONTHS ENDED 31 OCTOBER 2011**MINUTE NO. 364****AUTHOR: Financial Accountant****REVIEWED BY: Director Corporate and Business Services****SUMMARY:**

A comprehensive financial review has been undertaken for the four months ended 31 October 2011 to assess the financial performance of Council year-to-date. The outcome of the review indicates that Council has achieved a year-to-date operating surplus of \$61.5 million, which is \$3.2 million ahead of budget and capital works expenditure of \$6.0 million, which is \$4.5 million behind the budget. All material variations have been explained in the report.

CONSULTATION:

Managers and Coordinators.

COUNCIL RESOLUTION

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

THAT the contents of the “Financial Report for the four months ended 31 October 2011” included as **Appendix A** to this report be received and the year-to-date actual and budget operating and capital results be noted.

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

Under the Local Government Act 1989, at least every four months the Chief Executive Officer is required to present to the Council a statement comparing the budgeted with the actual revenues and expenses for the financial year to date. In complying with the Act, the attached report (**Appendix A**) compares the actual and budgeted operating revenues and expenses and the actual and budgeted capital revenues and expenses for the four months ended 31 October 2011. It also compares the actual and budgeted movements in the Balance Sheet and Cash Flow Statement for that period.

ISSUES AND DISCUSSION

Operating Performance

The Operating Performance for the four months ended 31 October 2011 is an operating surplus before capital revenue and other items of \$60.8 million, which is \$3.1 million ahead of budget. The main items contributing to this favorable variance are contributions, operating grants, employee benefits, material and services and depreciation partly offset by unfavorable variances in rates and statutory fees and fines. After capital and other items, the operating surplus is \$61.5 million, which is \$3.2 million ahead of budget.

Capital Performance

The Capital Performance for the four months ended 31 October 2011 shows that a total of \$6.0 million has been expended on the capital works program, which is \$4.0 million behind the budget. The variance is due mainly to timing differences on building and open space works projects and purchase of plant and equipment.

Financial Position

The Financial Position as at 31 October 2011 shows a cash balance of \$35.8 million which is \$10.0 million ahead of budget. The variance is due mainly to the higher opening cash position compared with budget and timing differences in receipts from customers, payments to suppliers and employees and purchase of property, infrastructure, plant and equipment. The net current asset position is \$83.4 million which is \$16.5 million more than budget. The variance is due mainly to the higher cash position, higher receivables compared with budget. The net asset position is \$989.2 million, which is \$6.4 million ahead of budget.

POLICY IMPLICATIONS

Environmental Sustainability

Nil.

Social Inclusion and Diversity

Nil.

Other

Nil.

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

CONCLUSION

The Financial Report for the four months ended 31 October 2011 shows that Council's year-to-date operating result is a surplus of \$61.5 million and \$6.0 million has been expended on capital works.

FUTURE ACTIONS

A further financial report will be presented to Council for the five months ending 30 November 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

Nil.

8.4 AUDIT COMMITTEE MEMBERSHIP – REINSTATEMENT OF TWO EXTERNAL MEMBERS**MINUTE NO. 365****AUTHOR: Director Corporate and Business Services****REVIEWED BY: Chief Executive****SUMMARY:**

The Audit Committee is an Advisory Committee appointed by the Council pursuant to section 139 of the Local Government Act 1989 to assist Council in fulfilling its requirements relating to internal control mechanisms and external reporting requirements. The Committee comprises two Councillors and three external members.

At its meeting on 1 February 2010, Council approved the appointment of Mr David Ashmore and the re-appointment Mr Albert Zago as members of the Audit Committee for a two year period (expiring end of December 2011) with the option of a further two year appointment by mutual consent, in accordance with the Audit Committee Charter. Mr David Ashmore is currently the Chairperson and Mr Albert Zago is currently the Deputy Chair.

CONSULTATION:

Nil.

COUNCIL RESOLUTION**MOVED: Cr. G. Greco**
SECONDED: Cr. V. Fontana**THAT:**

- (1) Council exercise the option available and agree to a further two year appointment for Mr Ashmore and Mr Zago, the term to expire at the end of the 2013 calendar year; and
- (2) Council Officers write to Mr Ashmore and Mr Zago advising them of Council's decision.

CARRIED

REPORT**INTRODUCTION AND BACKGROUND**

At its meeting on 1 February 2010, Council approved the appointment of Mr David Ashmore and the re-appointment Mr Albert Zago as members of the Audit Committee for a two year period (expiring December 2011) with the option of a further two year appointment by mutual consent, in accordance with the Audit Committee Charter. Mr David Ashmore is currently the Audit Committee Chairperson and Mr Albert Zago is currently the Deputy Chair.

ISSUES AND DISCUSSION

The Audit Committee plays an important role in assisting Council with its oversight of financial management, risk management, internal controls and external reporting. It forms a key part of Council's governance framework. The external members on the Audit Committee have shown a high level of expertise and commitment to fulfil their role and have an excellent attendance record.

POLICY IMPLICATIONS**Environmental Sustainability**

In providing its oversight role, the Audit Committee considers a range of areas and oversees the program of work undertaken by Council's internal auditors. An internal audit review looking at Council's response to climate change and measurement of carbon emissions was undertaken in the 2009 year.

Social Inclusion and Diversity

In providing its oversight role, the Audit Committee considers a range of areas and oversees the program of work undertaken by Council's internal auditors. An internal audit review of Council's approach to Social Inclusion is planned for the 2012 year.

Other

The Audit Committee plays an important role in supporting Council, in its promise in the Council Plan 2009-2013, of being a *'democratic and accountable local government'*.

FINANCIAL AND RESOURCE IMPLICATIONS

In accordance with a Council Resolution on 7 November 2011, external Audit Committee members will be paid \$5,000 per annum with the Chairperson receiving an additional payment of \$1,500 per annum.

FUTURE ACTIONS

The Director Corporate and Business Services to advise Mr David Ashmore and Mr Albert Zago in writing of Council's decision.

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 Minutes of 1 February 2010
- Council Minutes of 7 November 2011

8.5 FEDERAL AND STATE GAMBLING REFORMS**MINUTE NO. 366****AUTHOR: Manager Community Planning, Partnerships and Performance****REVIEWED BY: Group Manager, People and Performance****SUMMARY:**

At its meeting on 17 October 2011, Council resolved:

That Council receive a report in November 2011 regarding:

- 1) *The current Federal proposals to introduce mandatory pre-commitment or a \$1 bet limits for electronic gaming machines*
- 2) *The State Government's announcement of a gamblers support foundation and other State gambling reforms*
- 3) *The proposed expenditure of the differential rates levied on local pokies venues*

This report deals with parts 1) and 2) of the resolution with part 3) addressed in a separate report to this meeting (Report No. 8.6).

CONSULTATION:

Darren Ray, Director of Social Services, Victorian Local Governance Association
David Curry, Australian Leisure and Hospitality Group
Paul Brandt, Pokiewatch.org

COUNCIL RESOLUTION

MOVED: Cr. T. McCarthy
SECONDED: Cr. G. Greco

THAT Council:

- (1) Note the current efforts made to minimise the negative impact of gambling on Darebin's community.
- (2) Endorse the proposal to engage with gaming venues to develop a mutually agreed-on set of requirements that would reduce the risks of problem gambling.
- (3) Officers prepare a further report to endorse the agreed-on requirements of gaming venues to reduce the risks of problem gambling and the proposed strategies for compliance.

CARRIED

REPORT

INTRODUCTION AND BACKGROUND

On 26 August 1998 the Federal Government requested the Productivity Commission to conduct an Inquiry into Australia's Gambling Industries. Following the release of the Commission's report and in light of its recommendations, the then Prime Minister of Australia, the Hon John Howard MP, announced on 16 December 1999 the Government's intention to develop a national approach to problem gambling and established in 2004 a Ministerial Council on Gambling which endorsed a framework to be implemented by state and territory governments and which was required to focus on the following:

- Stopping the further expansion of gambling in Australia;
- The impact of problem gambling on families and communities;
- Internet gambling; and
- Consumer protection.

On 23 June 2010, the Australian Government released the second Productivity Commission Report into Gambling and announced its support for key reform directions to minimise the harm caused by problem gambling.

According to the Productivity Commission report 2010, Australian States of NSW and Victoria exceed any other place in the world on their saturation level of electronic gaming machines. The electronic gaming industry attracts annual revenue of \$12 billion a year from punters, with up to \$5 billion of this representing the losses of problem gamblers.

The Productivity Commission Report found that:

- There are between 80,000 and 160,000 Australian adults suffering severe problem gambling. In addition there are between 230,000 and 350,000 people at moderate risk.
- The significant social cost of gambling is estimated to be at least \$4.7 billion.
- Problem gamblers account for around 40 per cent of electronic gaming machine expenditure, showing that a small number of gamblers account for a large percentage of losses.
- The gambling sector is an important industry with gambling expenditure exceeding \$19 billion and the industry estimated to support the employment of more than 145,000 people.

The Commission and independent MP Andrew Wilkie are advocating for a system of pre-commitment as a way to curb problem gambling. The Productivity Commission found that:

- Pre-commitment is the most effective way to target problem gamblers and at-risk gamblers without impacting upon the wider gambling community
- It would empower people to take responsibility for their own spending behaviour, by helping them decide exactly how much they want to spend before they start playing.
- Is a strong, practicable and ultimately cost-effective option to minimise harm caused by gambling.

- It is a new technology that will give people the tools to stick to their limit and help them keep track of their spending.

Pre commitment Scheme

A pre-commitment system involves a facility on Electronic Gaming Machines (Poker Machines) that allows players to pre-set limits on their expenditure or playing time. These limits can be non-binding or binding. A full pre-commitment system would allow binding limits to be set by the player which the player cannot increase. Although default limits for 'safe' modes of play that apply to all players can be set, full pre-commitment technologies require player identification in order to be binding.

The Productivity Commission's Report recommended a phased implementation of full pre-commitment systems on all machines in all jurisdictions by 2016. As a precursor to the full pre-commitment system, it is proposed that a partial (non-binding) pre-commitment system be adopted by 2013. This would allow for the development of standards and player acceptance. Following trials, a full pre-commitment system would be in place by 2016 (with an exemption for smaller venues until 2018). The Commission noted there was no consensus on the best pre-commitment technology so declined to nominate any one particular type of pre-commitment system.

ISSUES AND DISCUSSION

At the Federal level

On 30 September 2010 the Senate referred the recommendations of the Productivity Commission to the Joint Select Committee on Gambling Reform for inquiry and report.

The committee focused its inquiry on the design and implementation of a best practice full pre-commitment scheme that is uniform across all States and Territories and machines in line with the recommendations and findings of the Productivity Commission.

The Joint Select Committee received 119 submissions and tabled its report in Parliament in May 2011.

The Report of the Joint Select Committee on Gambling Reform (JSCOGR) made 43 recommendations which proposed a number of actions to be taken to minimise the harm of problem gambling.

The JSCOGR advocated that:

Mandatory pre-commitment scheme which requires players to pre-set limits before they play— will reduce the harms of problem gambling by encouraging all players to make rational and conscious decisions about their gambling. It will intervene to stop individuals and their families from reaching desperate circumstances. Pre-commitment is a management tool for all. For those not at risk it will assist them make sensible choices while not diminishing their enjoyment. As outlined in chapter four, which explains the need for a broad population based approach, pre-commitment will hinder the progression of EGM players from no risk to at risk. For those at risk or with a gambling problem, pre-commitment is a tool for long-term change and learning new, healthier gambling behaviours

In its submission to the JSCOG the Australian Liquor and Hospitality Group (ALH), which represents 286 licensed venues and over 450 retail liquor outlets across Australia, stated that it supports the adoption of an appropriately designed voluntary pre-commitment model as a way of minimising the level of problem gambling associated with gaming machines. However the gaming industry opposes a mandatory pre-commitment system which it claims is costly, imposes a cumbersome bureaucratic process on all gamblers including casuals, could reduce their revenue by 40%, constitutes a breach to the privacy Act, and will not achieve its purpose of helping problem gamblers.

However, the proposed mandatory pre-commitment applies to "high impact" poker machines which constitute the majority of machines being used in Australia and offer a potentially massive, but volatile, jackpot. This is evidenced in Recommendation number 12 of the JSCOG which states:

*The committee recommends that a mandatory pre-commitment scheme apply to all players of **high intensity** electronic gaming machines by 2014*

According to experts, this type of machines used in Australia cultivates a strong addiction. In the United States and Britain these machines are only found in casinos, where they are out of harm's way for most people. The Joint Select Committee on Gambling Reform recommendation number 36 states:

The committee recommends that low intensity machines, configured to reliably limit player losses to an average loss of around \$120 per hour, do not need to be part of the mandatory pre-commitment system. Specifically the committee recommends these machines feature a \$1 maximum bet limit, a \$500 maximum prize and a \$20 maximum load up. The use of these machines should be monitored by the national regulatory authority to identify any unintended consequences and the extent to which they contribute to reducing problem gambling prevalence rates.

The gaming industry argues that the majority of the Poker machines used are high intensity and the cost of configuring the machines to low intensity may be too costly and will reduce their revenue which means some clubs may not survive.

Federal MP Andrew Wilkie has reached an agreement with the Prime Minister to introduce mandatory pre-commitment systems on every poker machine in Australia commencing in 2014.

The agreement stated that by budget 2012 the Federal Parliament should have passed legislation to intervene in any state that would not cooperate with the proposed gambling reforms.

(<http://www.theage.com.au/business/even-americans-shun-our-addictive-pokies-20110929-1kzfo.html>)

At the State level

On 23 June 2011 the Minister for Gaming the Hon Michael O'Brien MP launched new legislation – the *Victorian Responsible Gambling Foundation Bill 2011* – which establishes a new organisation with a mandate to reduce the prevalence of problem gambling and the severity of gambling-related harm. It will also have a role to foster responsible gambling in Victoria.

The Foundation will receive \$150 million over the next four years, is based on the VicHealth model and will be empowered to make decisions over funding of research, treatment and communications that were previously decided by the Minister for Gaming.

In a media release Minister O'Brien stated that; The structure of the Foundation recognises the legitimate concerns of Victorians about the perceived conflict of interest between government as a regulator of gambling activities, a beneficiary of gambling taxation revenue and a body responsible for delivering problem gambling programs and services.

The Foundation will have a board of between seven and eleven members, three of whom will be elected Members of Parliament. The Foundation is expected to be established and fully operational by mid-2012.

(<http://assistant.treasurer.gov.au/DisplayDocs.aspx?doc=pressreleases/2010/138.htm&pageID=003&min=njsa&Year=&DocType=0>)

The Victorian Government has made a commitment to implement voluntary pre-commitment scheme rather than mandatory and ban Automated Teller Machines (ATMs) in gaming venues from 1 July 2012 in comparison to the proposed \$250 daily ATM withdrawal limit proposed by the Australian Government.

Local Government Sector views on Pre-commitment scheme

The Victorian Local Governance Association (VLGA) has taken a leadership role on researching and advising local government sector on gambling policies and impacts on local communities. The VLGA established a Local Government Working Group on Gambling (LGGWG) and has made several contributions to State and Federal governments on gambling reforms advocating for intervention and harm minimisation measures to alleviate the negative impacts of gambling on local communities.

The VLGA and Inter-church Gambling Taskforce developed a Submission to the Inquiry into Gambling Reform – Pre Commitment Scheme on 21 January 2011.

The VLGA submission endorsed the Productivity Commission's examination of the available research that underpins and justifies the implementation of effective pre-commitment systems on electronic gaming machines (EGMs) and outlines a list of suggestions to be considered to maximise the success and effectiveness of the scheme. The LGGWG is advocating for a mandatory system of pre-commitment to be applied to all machines in Victoria's gaming venues.

Darebin Council's response

Darebin is ranked the sixth highest municipality in Victoria in terms of net annual EGM losses. Average expenditure by adult per machine in Darebin is \$834 compared to the metropolitan average of \$687. In 2009/2010 over \$87 million was expended by EGM gamblers in Darebin, down by approximately \$5.6 million from the previous year.

Darebin has played a lead role in advocating for action to address the negative impacts on gambling on the local community arising from the proliferation of EGMs in areas of low socio-economic status.

In 2002 Council adopted an *Electronic Gaming Machine Strategy* followed in 2004 by a *Charter of Responsible Poker Machine Gambling* and in 2005 Council published a research Report on *Pokie-Free Places and Activities* and a *Community Outings, Guide to Community Groups*. In August 2010 Council renewed its commitment to addressing problem gambling through a revamped Darebin *Electronic Gaming Machine Policy and Strategic Action Plan 2010 – 2014*. This new policy and action plan clearly articulate Council's overall goal and long-term commitment to significantly reduce the number of Electronic Gaming Machines in the city and reduce the negative impacts of gaming on the Darebin community.

Council has sent letters to both the State and Federal governments expressing its support for a mandatory pre-commitment scheme to be implemented in Victoria. Furthermore Council has imposed a differential rating scheme on gaming venues and allocated the raised revenue towards activities that offer alternative leisure options to gambling.

Engagement with local gaming venues

Through its *Charter of Responsible Poker Machine Gambling in Darebin*, Council has the opportunity to engage with management of gaming venues to work together to prevent the increase of problem gambling, reduce the current number of problem gamblers and institute a number of measures that could positively make a difference.

Council can through a dialogue with gaming venues develop a set of requirements for gaming venues to meet and which are likely to make an impact on reducing the risks of problem gambling.

Council could then indicate which venues meet those requirements and which do not and publish this information on the Council's website. This proposition would be in addition to the current efforts made by Council as articulated in the *Darebin Electronic Gaming Machine Policy and Strategic Action Plan 2010 – 2014*.

POLICY IMPLICATIONS

Environmental Sustainability

There is no current research on the impacts of gambling on the environment. One can assume that the proliferation of poker machines increases the levels of energy consumption and CO2 emissions.

Social Inclusion and Diversity

There is ample research to show the negative impacts of problem gambling on individuals, their families and communities. In general, problem gambling erodes the community's social capital as evidenced in a recent study by the Department of Justice which found that only 45 per cent of problem gamblers reported that they could get help, if needed, from friends, family or neighbours. And less than 32 per cent of problem gamblers felt they were valued by society in comparison to nearly 70 per cent of all gamblers.

A demographic profile of problem gamblers, relative to the Victorian adult population (based on ABS Census 2006 data and projections) shows that there is a significantly:

- Higher proportion of males and lower proportion of females
- Lower proportion of people 65 years and older
- Higher proportion of people of Indigenous backgrounds

- Lower proportion of professionals, technicians/tradesworkers and clerical/administrative staff and a significantly higher proportion of sales workers, machinery operators/drivers and labourers
- Lower proportion of people with a personal income of under \$31,199 and a significantly higher proportion with an income of \$31,200-\$51,999
- Lower proportion of households with an income of under \$33,799 and a significantly higher proportion of households with an income of \$62,400-\$103,999
- Lower proportion in Eastern Metro and Grampians
- Lower proportion of people who have migrated to Australia in the past 5 years

It is important to note that regardless of the proportional profile comparison between problem gamblers, the impact of gambling on groups that are at risk of exclusion such as newly arrived migrants and refugees, international students, people from low socio-economic backgrounds, Aboriginal, people with mental illness and those experiencing social isolation tends to be more prolonged and profound due the compounding social exclusion circumstances that form part of their experience.

Other

Nil.

FINANCIAL AND RESOURCE IMPLICATIONS

The efforts of Council to provide alternatives to gambling activities are further strengthened through the revenue from the differential rates endorsed by Council on 27 June 2011.

CONCLUSION

The *Darebin Electronic Gaming Machine Policy and Strategic Action Plan 2010-2014* provides a framework to support Council's position in relation to electronic gaming machine (EGM) activity within the municipality and identifies key areas for action. Furthermore Council is empowered under the Planning and Environment Act 1987 and Local Government Act 1989 to influence the expansion of EGMs in its locality.

For example, the Romsey Hotel challenge against VCAT by Macedon Ranges Shire Council on behalf of its community was won in November 2009, with the Supreme Court ruling that VCAT erred in law in granting approval to the Romsey Hotel for the installation of gaming machines without taking into account the evidence of community opposition.

Darebin Council has and will continue to play a pro-active role in safeguarding its community's best interests, health and well being and community safety. Council is also cognisant of the interests of the gaming industry, its contribution to employment and sponsorship of community projects. Therefore Council will exercise its role as planner, advocate and service provider to prevent, intervene and minimise the harmful effects of gambling to the Darebin community while maintaining a dialogue with local clubs and hotels to find preventative and harm minimisation solutions.

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 Governance and Corporate Planning Manager, Mr. Rhys Thomas, discloses that his wife is an Associate Director at Urbis Pty. Ltd. and acts on behalf of a number of hotel and club venues, including on matters relating to electronic gaming machines. Mr. Thomas has played only a procedural role in the inclusion of this report in the Council Agenda and has not contributed to its content.

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

RELATED DOCUMENTS

- Electronic Gaming Machine Strategy 2022
- Charter of Responsible Poker Machine Gambling 2004
- Pokie-Free Places and Activities 2005
- Community Outings, Guide to Community Groups 2005
- Darebin Electronic Gaming Machine Policy and Strategic Action Plan 2010 – 2014.

References

- VLGA and Interchurch Council Submission to Inquiry into Gambling Reform – Pre-Commitment Scheme – January 2011
- Public Opinion on Gambling July 2011, Australian National University
- The Victorian Gambling Study, a longitudinal study of gambling and public health-Wave Two Findings June 2011- Department of Justice
- The Joint Select Committee on Gambling Reform First Report: The design and implementation of a mandatory pre-commitment system for electronic gaming machines, May 2011
- Productivity Commission 1999, *Australia's Gambling Industries*, Report No. 10, AusInfo, Canberra.
- Productivity Commission 2010, *Gambling*, Report no. 50, Canberra.

8.6 PROJECT FUNDING FROM DIFFERENTIAL RATE (GAMING)**MINUTE NO. 367****AUTHOR: Group Manager People and Performance****REVIEWED BY: Chief Executive****SUMMARY:**

In accordance with Council's commitment to reduce the impacts of Electronic Gaming Machines (EGMs) across the municipality and the strategic framework developed by Council (Darebin Electronic Gaming Machine Policy and Strategic Action Plan 2010 – 2014), Council resolved to introduce a differential rate levy to raise money to support programs and projects that will assist in reducing the impact of problem gambling.

At its meeting on 17 October 2011, Council resolved:

"That Council receive a report in November 2011 regarding:

- 1) The current Federal proposals to introduce mandatory pre-commitment or a \$1 bet limit for electronic gaming machines.*
- 2) The State Government's announcement of a gamblers support foundation and other state gambling reforms.*
- 3) The proposed expenditure of the differential rates levied on local pokies venues."*

This report deals with part 3) of the resolution with parts 1) and 2) addressed in a separate report to this meeting (Report No. 8.5).

CONSULTATION:

Chief Executive
Group Manager Community Services
Manager Community Planning Partnerships and Performance

RECOMMENDATION

THAT Council note expenditure from the differential rates levied on local pokies venues as detailed in this report.

MOTION

MOVED: Cr. T. McCarthy
SECONDED: Cr. G. Greco

THAT Council note expenditure from the differential rates levied on local pokies venues as detailed in this report.

WITH LEAVE OF THE CHAIRPERSON, THE MOTION WAS WITHDRAWN

FURTHER MOTION

MOVED: Cr. T. McCarthy
SECONDED: Cr. G. Greco

THAT consideration of the matter be deferred for further information regarding the organisations/services/programs the subject of Part B funding as detailed in the report, and the selection criteria used.

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

COUNCIL RESOLUTION

MOVED: Cr. T. McCarthy
SECONDED: Cr. G. Greco

THAT consideration of the matter be deferred for further information regarding the organisations/services/programs the subject of Part B funding as detailed in the report, and the selection criteria used.

CARRIED

REPORT**INTRODUCTION AND BACKGROUND**

Darebin is ranked the sixth highest municipality in Victoria in terms of net annual EGM losses. Average expenditure by adult per machine in Darebin is \$834 per annum compared to the metropolitan average of \$687 per annum. In 2009/2010 over \$87 million was expended by EGM gamblers in Darebin, down by approximately \$5.6 million from the previous year.

Darebin has played a lead role in advocating for action to address the negative impacts on gambling on the local community arising from the proliferation of EGMs in areas of low socio-economic status.

Previous work in this field includes the Darebin Poverty Inquiry (May 2001), the Darebin Electronic Gaming Machine Strategy (November 2001), the Charter of Responsible Gambling (March 2004) and the Pokie-free Places and Activities for Culturally and Linguistically Diverse Communities in Darebin Project (October 2005).

In August 2010 Council adopted the Darebin Electronic Gaming Machine Policy and Strategic Action Plan 2010 – 2014. This new policy and action plan clearly articulates Council's overall goal and long-term commitment to significantly reduce the number of Electronic Gaming Machines in the city and reduce the negative impacts of gaming on the Darebin community. In particular, the Action Plan supports mechanisms that promote the return of gaming losses back into the local community as a way of off-setting the negative impacts that gambling continues to have on local communities.

On 27 June 2011, Council endorsed a differential rate levy on Electronic Gaming Machine Land, defined as any rateable land on which Electronic Gaming Machines are operated. As outlined in the Council report, the money raised from the differential rate will be used to develop and implement strategies to reduce the impact of problem gambling including:-

- a) Promoting the responsible use of EGMs
- b) Better managing the issue of gambling within the community.

The additional income that will be generated as a result of the differential rate in 2011/2012 is \$160,025. As detailed in the Council report, Council will fund the differential rates to fund the following projects:

- a) Developing and organising programs through the Intercultural Centre targeting at risk groups in the community (\$80,025).
- b) Providing funding to projects related to gambling and community issues utilising community grants, Darebin's emergency relief networks and not for profit organizations (\$80,000).

ISSUES AND DISCUSSION

Research supports evidence that people who feel isolated, lonely, depressed and with nothing to do will steer towards gaming venues.

Programs are required that will enable these people to engage in projects and activities after hours and on weekends so as to reduce the desire to attend gaming venues.

Council currently has a part-time gaming project officer (0.2 EFT). The main role of the project officer has been to implement the Darebin Electronic Gaming Policy and Strategic Action Plan. Key activities have included:-

- Lobbying State Government
- Participating in relevant forums and working groups
- Monitoring impacts of gambling locally
- Working directly with vulnerable communities
- Developing relationships with key stakeholders ie. Gamblers Help North
- Updating the Darebin Community Outings Guide
- Review and monitoring of the policy.

In addition, other Council Officers as part of their substantive functions (eg. Coordinator Equity and Diversity, Social Policy Officer, Research Officer Etc) undertake work related to reducing the impact of problem gambling (approx. 0.4 EFT equivalent)

The allocation of the \$80,025 (Part A of income from differential rate levy on Electronic Gaming) has to date been used to develop and plan appropriate preventative and interventionist programs. The programs shall include expo's on gambling help services and workshops on developing strategies for harm minimisation. Further information on programs will be provided in a separate report.

The allocation of the \$80,000 (Part B of income from differential rate levy on Electronic Gaming) has been used to part fund organisations for projects and work that support Darebin's work in this area.

The tables below identify the allocation of funding from the differential rate levy on Electronic Gaming.

Part A Funding

Description	Cost
Activities and programs coordination, implementation and evaluation	\$35,025
Promotion and Publicity	\$10,000
Material, Equipment and Stationary	\$15,000
Artists Fees	\$20,000
TOTAL	\$80,025

Part B Funding

Organisation/Service/Program	Full Allocation From All Funding Sources	Differential Rate Allocation %	Differential Rate Allocation Amount
Employee Gaming Responsibilities Various staff are assigned tasks associated with the impact of Gaming			\$30,787
Thornbury Women's Neighbourhood House	\$36,254	15%	\$5,438
Preston Neighbourhood House	\$36,254	15%	\$5,438
East Reservoir Neighbourhood House	\$17,197	15%	\$2,579
Span Community House	\$36,254	15%	\$5,438
Alphington Community Centre	\$50,000	15%	\$7,500
Jika Jika Community Centre	\$36,254	15%	\$5,438
Darebin Information Volunteer and Resource Service (DIVRS)	\$127,000	12%	\$15,240
Golden Oldies	\$1,000	15%	\$150
Darebin Domestic Violence Network	\$2,000	40%	\$800
Link Northern Region	\$8,000	15%	\$1,200
		TOTAL	\$80,000

The listed organisations undertake projects that support the aforementioned research including:

- Provide recreational activities such as crafts,
- Strengthening the parenting role,
- Women's Connections Group,
- Gardening Groups,
- Community Development Activities, and
- Social outings etc.

POLICY IMPLICATIONS

Environmental Sustainability

Nil.

Social Inclusion and Diversity

The Darebin Electronic Gaming Machine Policy and Strategic Action Plan is informed by the following Council plans and strategies:

- Darebin Community Health and Wellbeing Plan 2009-2013
- Active and Healthy Ageing Strategy 2010 - 2020
- Darebin Diversity Policy 2001
- Darebin Leisure Services Strategy 2010.

The social and economic cost of problem gambling is of ongoing concern to governments and the community and is a significant public health issue. Culturally and linguistically diverse communities, older adults, Aboriginal and Torres Strait Islander communities, women and socially/economically disadvantaged communities are particularly vulnerable.

Other

The principles underpinning the Darebin Electronic Gaming Policy and Strategic Action Plan statement are drawn directly from the 2009-2013 Darebin Council Plan:

- *We will advocate about issues affecting the Darebin community, backed up by informed and clearly articulated policy positions.*
- *We will build on our close partnerships with community organisations, community agencies, other levels of government and the private sector to improve outcomes for the Darebin community.*
- *We will work with the community to identify their health, wellbeing and safety needs and develop and implement a coordinated response.*
- *We will research and better understand all the different dimensions of disadvantage in our community, and work to remove or minimise the barriers to community participation and access.*
- *We will fund the delivery of our programs and services through an equitable and transparent distribution of municipal rates and charges.*

FINANCIAL AND RESOURCE IMPLICATIONS

Financial considerations in this report are met by the differential rates revenue as endorsed by Council on 27 June 2011.

CONCLUSION

The strategy outlined in the report enables Council to partly achieve its strategic objectives outlined in the Darebin Electronic Gaming Machine Policy and Strategic Action Plan 2010 – 2014 endorsed in August 2010. It will also enable Council to expend the differential rates revenue on specific gaming related initiatives to reduce harms associated with Electronic Gaming Machines across the municipality.

FUTURE ACTIONS

Nil

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 Governance and Corporate Planning Manager, Mr. Rhys Thomas, discloses that his wife is an Associate Director at Urbis Pty. Ltd. and acts on behalf of a number of hotel and club venues, including on matters relating to electronic gaming machines. Mr. Thomas has played only a procedural role in the inclusion of this report in the Council Agenda and has not contributed to its content.

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

RELATED DOCUMENTS

- Darebin Electronic Gaming Machine Policy and Strategic Action Plan 2010-2014
- Pokie-free Places and Activities for Cultural and Linguistically Diverse Communities in Darebin Project (October 2005)
- Darebin Electronic Gaming Machine Strategy (November 2001)
- Council Budget Report (27 June 2011)

Cr. Chiang temporarily left the meeting during discussion of the above item – 8.59pm.

8.7 DAREBIN'S SAME SEX ATTRACTED AND GENDER DIVERSE ADVISORY COMMITTEE**MINUTE NO. 368****AUTHOR: Manager Community Planning Partnerships and Performance****REVIEWED BY: Group Manager People and Performance****SUMMARY:**

Council held a public forum on International Day against Homophobia (IDAHO) on 17 May 2011. Following the forum, a report regarding the outcome and recommendations of this event was submitted to Council on 26 July 2011. Subsequently, at a Council meeting held on 15 August 2011, Council resolved:

- (1) *Note the findings and recommendations from the International Day against Homophobia (IDAHO) forum held on 17 May 2011*
- (2) *Endorse the development of a Sexual Orientation Inclusion Plan to coordinate Council's response to IDAHO forum recommendations*
- (3) *Establish a Sexual Orientation Advisory Committee and advertise for community members to apply and that Council receive a further report with the proposed members and terms of reference*
- (4) *Commence discussions with the Midsumma Festival organisers regarding the potential for Darebin to formally endorse or sponsor the program running at Northcote Town Hall in 2012.*

This report proposes a Terms of Reference for a Same Sex Attracted and Gender Diverse (SSAGD) Advisory Committee to be endorsed by Council in accordance with part (3) of Council's resolution. A further report will be presented to Council to endorse the selected members of the Committee.

The first task for the Committee will be to advise Council on the development of its first SSAGD Inclusion Plan as per part (2) of Council's resolution.

CONSULTATION:

Participants involved in the community forum on International Day against Homophobia (IDAHO).

ALSO Foundation

COUNCIL RESOLUTION

MOVED: Cr. T. McCarthy
SECONDED: Cr. G. Greco

THAT Council:

- (1) Adopt the Terms of Reference for the Darebin Same Sex Attracted and Gender Diverse Advisory Committee attached as **Appendix A** to this report.
- (2) Progress efforts to establish Darebin's Same Sex Attracted and Gender Diverse Advisory Committee through undertaking an Expression of Interest process.

CARRIED

REPORT**INTRODUCTION AND BACKGROUND**

Darebin's SSAGD Advisory Committee aims towards realising and developing equality amongst same sex attracted and gender diverse communities in Darebin. The Committee supports Darebin City Council's commitment to achieving social inclusion, recognising sexual and gender diversity as a significant aspect of community diversity, and to enhancing the capacity of Council to address barriers to equality that face SSAGD communities.

The formation of Darebin's SSAGD Advisory Committee is in response to discussions held at a community engagement forum facilitated by Council on Tuesday 17 May 2011 to celebrate International Day against Homophobia (IDAHO).

The key objectives of the IDAHO forum were to:

- Build Council's organisational competence in working with SSAGD communities through a better understanding of issues and facts
- Support Council's community engagement with local SSAGD groups and communities
- Build Council staff confidence in designing accessible and equitable services, policies and programs that engage SSAGD communities
- Engage Council in a discussion about its role in addressing and reducing homophobia and other forms of gender based discrimination in the community.

ISSUES AND DISCUSSION

Homophobia and heterosexism exist at all levels of society: in the community, amongst service providers and in institutions (such as hospitals, schools etc). The impacts of homophobia and heterosexism are compounded by a person's ethnicity or cultural background, religious affiliation, disability, age and geographic location (rural, metro) resulting in social exclusion.

Research shows¹:

- SSAGD people continue to be subject to much higher than average levels of violence, harassment and discrimination
- Levels of violence against SSAGD people in Australia have remained unchanged over the past 10 years. The mental and physical health and wellbeing of the SSAGD community is poorer than that of the non-SSAGD community, including in areas such as depression, drug use, suicide and risk of homelessness.
- SSAGD people are less likely to access and use mainstream health services, usually because of actual or anticipated bias from service providers and institutions.
- SSAGD people often receive inappropriate or inferior care from service providers who are unaware of their SSAGD clients' particular needs.
- Darebin is home to a significant SSAGD community and has hosted a range of SSAGD events and activities marking key dates in the SSAGD calendar such as the bi-annual Rainbow Families Conference and a community engagement forum (May, 2011). The IDAHO forum highlighted community interest and the need for more work in this area from a Council perspective both as a workforce and within the broader community.
- There is little quality data available on the demographics of the SSAGD community in Australia, including age, ethnicity, socio-economic and family status. This may be due to a number of factors: the invisibility of the community within the general community, reticence within the SSAGD community about disclosing their sexuality (due to fear of repercussions) and difficulty in phrasing questions which are sensitive and appropriate to this community.

Purpose and objectives of Darebin's Same Sex Attracted and Gender Diverse (SSAGD) Advisory Committee

The purpose of Darebin's SSAGD Advisory Committee is to advise Council on issues and barriers to equality affecting people in the City of Darebin who identify as gay, lesbian, bisexual, transgender or intersex. Members of Darebin's SSAGD will also promote and advocate for equality and social inclusion amongst the SSAGD community within the wider context of the Darebin community, and raise awareness about sexual orientation and gender diversity as a facet of social diversity.

The objectives of Darebin's SSAGD Advisory Committee are to:

- Provide Council and other local community-based service providers with an effective channel of communication to reach SSAGD communities
- Promote recognition and enhance understanding about sexual diversity as an aspect of social diversity, and barriers to equality facing SSAGD communities
- Represent and advise Council on the specific requirements and interests of members of SSAGD communities
- Contribute to the development, implementation, monitoring and evaluation of Council policies, projects and services that impact or that may potentially impact SSAGD communities
- Contribute to the planning, development, implementation and evaluation of a Same Sex Attracted and Gender Diversity Plan for Darebin.

POLICY IMPLICATIONS

¹ Gay and Lesbian Health Victoria 2011

Environmental Sustainability

Nil.

Social Inclusion and Diversity

Gender diversity and sexual orientation are aspects of diversity captured in the proposed Social Inclusion Policy and Planning and Audit Tool. Both are recognised as characteristics that place people at risk of exclusion. Cascading from the Social Inclusion Policy will be a number of action plans including the proposed Same Sex Attracted and Gender Diversity (SSAGD) Plan. The SSAGD Advisory Committee will play a role in developing the SSAGD Plan as well as receive reports on Council's performance in relation to the overall social inclusion policy.

Other

Nil.

FINANCIAL AND RESOURCE IMPLICATIONS

The SSAGD Advisory Committee will be coordinated by the Diversity Policy Officer and will not require additional resources beyond the existing budget allocated to the Community Planning, Partnerships and Performance Department.

CONCLUSION

The Local Government Act 1989 empowers local councils to establish committees to assist in the conduct of local governance.

Advisory Committees are formal committees that provide specialist advice to Council on a specific area of Council's functions or responsibilities. They differ from Special Committees in that they do not have formal delegated authority from Council to make decisions or exercise any power, they instead make recommendations to Council for a formal decision.

The proposed establishment of the SSAGD Advisory Committee is a forward step for Darebin Council to engage with a section of the community that has not previously had a formal mechanism to engage with Council to provide advice and channel ideas. The creation of the SSAGD Advisory Committee will enhance Council decisions and social inclusion goals.

FUTURE ACTIONS

- Opening of nominations to SSAGD Advisory Committee – 28 November 2011
- Endorsement of SSAGD members by Council – 6 February 2012
- Launch of the Same Sex Attracted and Gender Diversity Inclusion Plan – 17 May 2012

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

Nil

Cr. Chiang returned to the meeting during discussion of the above item – 9.01pm.

8.8 RECYCLING INITIATIVES**MINUTE NO. 369****AUTHOR: Manager Environment and Natural Resources****REVIEWED BY: Director City Design and Environment****SUMMARY:**

As part of the recent introduction of new recycling service contracts in September 2011, a number of recycling initiatives have been investigated and developed for Council consideration.

In July this year Council were briefed on a proposal to provide the kerbside recycling service to businesses with a fortnightly 240 litre commingled recycling bin collection at a one off charge of \$88 (GST inclusive). To ascertain take up of the proposed service a survey of 200 businesses was completed in October. A high proportion (60%) of businesses surveyed reported that they would be interested in receiving the recycling service for a "once off" bin cost of \$88. The report recommends that the service be implemented for business recycling collections to commence in July 2012.

The report also provides the results of the public place recycling trial in Fairfield Village Shopping Centre and recommends that permanent infrastructure be installed at the centre and that a further trial be implemented at Reservoir Village Shopping Centre early next year.

The report also provides information on recycling promotion and education programs under development.

CONSULTATION:

Chief Executive, Director City Works and Development, Manager City Works, Coordinator Water and Waste Strategy, Manager Economic Development and Employment, Chief Financial Officer, SKM Recycling, Thiess

COUNCIL RESOLUTION

MOVED: Cr. S. Tsitas
SECONDED: Cr. T. Laurence

THAT:

- (1) Council adopt the fortnightly business recycling service model described within this report for a once off service fee of \$88 to be reviewed annually in Council's fees and charges.
- (2) Recognising the success of the public place recycling trial at Fairfield Village shopping centre, that permanent public place recycling infrastructure be installed at this centre and that the public place recycling trial be extended to Reservoir Village Shopping Centre in early 2012.
- (3) Council note the further recycling initiatives included within this report.

CARRIED

REPORT**INTRODUCTION AND BACKGROUND**

Council awarded new seven year recycling contracts in March 2011. The new contracts, which commenced in September 2011, have provided an opportunity to consider extension of fortnightly residential kerbside recycling services to businesses and public places. This is in line with the Darebin Waste Management Strategy 2007-2014.

There are almost 5,000 rateable business properties in Darebin. Business activity is diverse, as is the waste produced from business activity. As such, businesses generally deal directly with private sector collection companies providing for specialised and flexible collection services. Council currently provides businesses a weekly standard residential waste collection service, but generally has little direct involvement in the provision of recycling services. Some businesses do have Council recycling bins because they are attached to a residential property, or are close to residential properties and/or have "inherited" a recycling bin through other means.

There is little Darebin-specific data available on waste generation and recycling rates for this sector, but based on regional averages it is expected that the commercial and industrial sector accounts for over 60,000 tonnes of solid waste generated in Darebin every year. Sustainability Victoria estimates that 60% of this material is recycled annually, though this varies for different sectors.

Public place recycling has not been provided in Darebin except for a small number of park bins due to concerns regarding contamination, collection and cost. A trial has been undertaken at Fairfield Village Shopping Centre to assess the feasibility of providing these services. Additionally a trial with sporting clubs is reported within the discussion below. Other promotion and education initiatives are also included within the report discussion.

ISSUES AND DISCUSSION**Business Recycling**

Darebin's role in providing recycling services to businesses would not be as a specialist waste service provider, but in leveraging existing household kerbside recycling services to benefit businesses, increasing recycling and decreasing waste to landfill.

A number of metropolitan councils provide recycling services to businesses through different models. Many, including Moreland Council, provide recycling services as part of the separate annual waste charge to both residential and business properties. Others provide the service as part of general rates and some, such as Yarra and Moonee Valley Councils have implemented a one off charge to cover initial delivery of the bins. As Darebin does not currently charge an annual waste fee the latter cost model is recommended for Darebin.

Survey of Darebin Businesses – October 2011

200 Darebin businesses responded to surveys undertaken by Metropolis Research regarding recycling. 60% of businesses surveyed reported they would be interested in a Council provided 240 litre recycling bin fortnightly collection for a once off cost of \$88. A further 10% would be interested only if the bin was provided at lower or no cost. The survey specifically excluded businesses in private contained shopping centres including Preston Market, Northland, Northcote Plaza and Northcote Central as centralised private collections operate in these centres. All these centres have been recently contacted to encourage them to increase recycling services offered.

Through the survey, businesses were also asked "In what ways, if any, could Council help your business become more environmentally sustainable?" 29 responses of "Provide recycling projects like this one" were recorded, the next most popular answer recorded was "More communication and information" with 15 responses. There were many other suggestions with 7 or less responses.

This result shows good support for the proposal of the business recycling collection at a one off \$88 cost and it is recommended that Council endorse the new business recycling service.

Estimated annual operating costs to Council are \$20 per 240 litre recycling bin provided to a business (including collection, receipt and bin amortisation costs). Dependent on the weight of recyclable material, collection costs may be less than estimates as business may recycle more paper and cardboard than residents, increasing tonnages. The costs to introduce the service including one off supply, administration and delivery costs of the bin are estimated at \$88 (GST inclusive) per bin.

For each 1,000 businesses taking up the service, annual recycling service costs are estimated to increase by \$20,000. If, as reported in the survey, 60% of Darebin business properties took up the service annual recycling service, annual costs are estimated to increase by \$60,000. It is likely fewer businesses will take up the service in the first instance and an annual service cost increase of up to \$40,000 in the first few years related to the take up of the service is estimated.

The following table shows the likely estimated take up of 2,000 businesses and the maximum cost if all business properties took up the offer.

Estimated Council costs to provide business recycling services

# Businesses participating	Annual cost	One off cost
2,000	\$ 40,000	\$ 160,000
5,000	\$ 100,000	\$ 400,000

Costs quoted are GST exclusive unless stated otherwise.

From the survey, 69% of businesses currently recycling were paying over \$250 per year for their service. For a business only requiring one 240 litre bin of commingled recycling, the cost of Council's collection is significantly cheaper and provides an excellent benefit to businesses.

From the recent survey, 40% of businesses report that they are currently using Council's garbage collection service. If recycling is diverted from landfill, landfill costs will be avoided. For each business receiving Council's garbage collection able to divert the equivalent annual household weight to recycling from Council's garbage collection, \$25 in landfill costs will be avoided.

For some dense retail areas such as High Street, placement of bins will be an issue, as will Monday morning collections, with many businesses not operating on Sunday and wanting to place bins out on Friday or Saturday instead. Alternatives can be explored and in some extreme situations a Council recycling service may not be able to be provided due to access considerations. If this occurs the service cost will be refunded. The service will not be offered to businesses in private contained shopping centres including: Preston Market, Northland, Northcote Plaza and Northcote Central as centralised private waste services operate in these centres.

If Council adopts the introduction of the new business recycling service the following introduction timelines are proposed, dependent on the number taking up the service.

- Businesses would be sent details of the new service in February 2012 and would be required to fill in collection details and make payment of \$88 by March 2012 for bin ordering.
- Forms would be processed and bins would be ordered over a 2 month period.
- Bins would be delivered to businesses in May/June 2012 with information on how to use the service.
- The new service would commence July 2012.

Public Place Recycling

A public place recycling trial commenced in Fairfield Village Shopping Centre in June 2011 and has now been evaluated. Results have been positive with an average of 146kg recycling being collected from the centre weekly, with contamination being higher than desired, but manageable within current volumes, at 15%. Yields increased over the trial period and are expected to increase further during the hotter months. It is anticipated that over 8 tonnes would be diverted from landfill yearly with a permanent service, offsetting some of the additional collection costs. It is recommended that new infrastructure be installed at the centre, as provided for with the \$27,000 allocated in the Darebin 2011-2012 budget for permanent public place recycling infrastructure. A further public place recycling trial is proposed for Reservoir Village Shopping Centre in early 2012. This centre has been chosen for the trial to determine any issues arising from the different demographics in the north of the municipality.

Schools

Through the current recycling service Council collects recycling from over 70% of Darebin schools with an average of 4 bins per school. Recycling services have previously been aligned with school's participation in Wastewise (now known as Resource Smart Schools) programs. The new recycling contracts offer the potential for more targeted recycling services at low cost which may suit some schools.

Further information around school recycling needs and programs is required to determine any changes to recycling services. Schools will be surveyed early in 2012 as to these issues and adjustments made where appropriate.

Sports clubs

Only half of Darebin sporting reserves provided with waste collections have recycling bins provided. Some clubs with recycling bins have not been able to manage contamination problems at games and only have recycling bins for inside their club rooms.

These are issues that will be addressed in a program this year and next as Council have received a grant of \$68,000 to implement public place recycling in Northern Football League Clubs as part of the *Cleaning Up Our Game Project*. This collaborative, regional partnership targets senior clubs and grounds. Councils will introduce recycling bins, enclosures, signage, education/ communication programs alongside monitoring and auditing. This project will be delivered in partnership with Nillumbik and Whittlesea Councils through Sustainability Victoria's Public Place Recycling Fund.

The learnings from this program will be used to develop more comprehensive waste and recycling guidelines and processes for other Darebin sports clubs and grounds.

Recycling Promotion and Education Programs

Recycling promotion and education programs planned for the coming year include:

- Media announcements of new recycling collection materials (hard plastics and pots and pans) in local newspapers and Darebin Community News
- Distribution of the new waste and recycling calendar to all residents in late November (highlighting new recycling materials)
- Promotion and education regarding new business recycling service if report recommendations are taken up
- Providing education to support public place recycling trials and recycling at sport venues as part of the *Cleaning Up Our Game Project*.
- Targeted information and promotion of the service to CALD communities
- Offering community leaders and other interested community members tours of the new SKM recycling facility
- Targeted promotion at Darebin Festival
- Involvement in a metropolitan wide TV advertising campaign facilitated by the Metropolitan Waste Management Group (MWMG) to promote recycling and the correct materials to include in recycling bins
- Development of DVD and education materials for schools dependent on 2012 survey results
- Auditing of recycling and reporting back to the community on results

POLICY IMPLICATIONS

Environmental Sustainability

Environmental impacts are discussed within the report. Council adopted the *City of Darebin Waste Management Strategy 2007-2014* in September 2007. This maps a direction towards sustainable waste management in the Darebin community.

Social Inclusion and Diversity

Communications and promotions will consider CALD groups. There is an emphasis on using clear pictures and diagrams where possible in recycling promotions and education to reduce language barriers.

Other

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

The annual operating cost of introducing the proposed business recycling service is estimated to be in the range of \$40,000 to almost \$100,000, but is more likely to be at the lower end with a 40% take up estimated. This estimate will be revised when actual service take up is known, envisaged in late March 2012. There may be some associated reduction in waste to landfill as according to the survey Council collects garbage from 40% of business properties. This would depend on those businesses taking up the service.

The proposed \$88 per bin payment collected will offset the introduction costs of the new service including administration, bin supply and delivery costs.

Other options considered included an annual charge. From a waste management perspective, ideally Council waste services would be charged as a separate waste charge on the rates notice and would be inclusive of recycling services. Council have not pursued an annual waste charge to date but if consideration of an annual waste charge is likely in the foreseeable future, this needs to be considered in the introduction of the service.

Current services to schools and sporting clubs are within existing budgets. The public place recycling and sporting club trials are included within the current budget. Improvements or extensions to these services may require funding and will be the subject of future Council reports.

CONCLUSION

Extension of the residential kerbside recycling service to business properties is in line with Council's aims to reduce waste and provide support to business. The new recycling contracts ensure that this extension is affordable and achievable. Survey results show that at a one off charge of \$88 the current kerbside collection may suit up to 60% of businesses. It is proposed that the new service be offered to businesses next year to commence collections in July 2012.

The public place recycling and sporting club trials will take continue to take place over the following year and will inform future recycling service provision. Schools will be surveyed about recycling needs in early 2012.

FUTURE ACTIONS

- Distribution of waste and recycling calendar to residents – late November 2012.
- Permanent installation of recycling bin infrastructure in Fairfield Village – December 2012.
- Commencement of public place recycling trial in Reservoir Village – early 2012.

- Subject to Council approval – invitation to businesses to participate in Council recycling service commencing February 2012, with collections to commence July 2012.
- Survey of schools' recycling requirements 1st term 2012.

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

Darebin Waste Management Strategy 2007-2014

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

MINUTE NO. 370

AUTHOR: Council Business Coordinator

REVIEWED BY: Director Corporate and Business Services

SUMMARY:

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

COUNCIL RESOLUTION**MOVED:** Cr. B. Morgan
SECONDED: Cr. V. Fontana

THAT the status report on Reports and 'General Business' items outstanding as at October 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 October 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 October 2011 be received and noted.

FUTURE ACTIONS

The next status report will be submitted to Council at its meeting on 19 December 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.

Cr. Tsitas temporarily left the meeting at the conclusion of the above item (Item 9) – 9.15pm.

10. GENERAL BUSINESS

10.1 WOMEN'S HEALTH

MINUTE NO. 371

MOTION

MOVED: Cr. T. McCarthy
SECONDED: Cr. G. Greco

THAT Council:

- (1) Reaffirms its commitment to work in partnership with the community and other organisations to prevent violence against women.
- (2) Welcomes and notes the *“Building a Respectful Community – Preventing Violence against Women”* report released by Women’s Health in the North.
- (3) Makes copies of the report available at Council’s customer service centres and community facilities.
- (4) Invites representatives from Women’s Health in the North to meet with Council in the new year to discuss partnership opportunities for the Northern Metropolitan Region.
- (5) Receives a report in early 2012 on how Council can ensure the ongoing sustainability of its work in this area, at both a local and regional level.

AMENDMENT

MOVED: Cr. T. Laurence
SECONDED: Cr. V. Fontana

THAT Council:

- (1) Reaffirms its commitment to work in partnership with the community and other organisations to prevent violence against women.
- (2) Welcomes and notes the *“Building a Respectful Community – Preventing Violence against Women”* report released by Women’s Health in the North.
- (3) Makes copies of the report available at Council’s customer service centres and community facilities.
- (4) Invites representatives from Women’s Health in the North to meet with Council in the new year to discuss partnership opportunities for the Darebin Region.

- (5) Receives a report in early 2012 on how Council can ensure the ongoing sustainability of its work in this area, at both a local and regional level.

THE AMENDMENT WAS PUT AND CARRIED AND BECAME THE COUNCIL RESOLUTION AS FOLLOWS

COUNCIL RESOLUTION

MOVED: Cr. T. Laurence
SECONDED: Cr. V. Fontana

THAT Council:

- (1) Reaffirms its commitment to work in partnership with the community and other organisations to prevent violence against women.
- (2) Welcomes and notes the *"Building a Respectful Community – Preventing Violence against Women"* report released by Women's Health in the North.
- (3) Makes copies of the report available at Council's customer service centres and community facilities.
- (4) Invites representatives from Women's Health in the North to meet with Council in the new year to discuss partnership opportunities for the Darebin Region.
- (5) Receives a report in early 2012 on how Council can ensure the ongoing sustainability of its work in this area at both a local and regional level.

CARRIED

Cr. Tsitas returned to the meeting during discussion of the following item (Item 10.2) – 9.23pm.

10.2 PROPOSED HEALTH SERVICES HUB IN RESERVOIR

MINUTE NO. 372

MOTION

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

THAT Officers provide a report to Council by February/March 2012 on the possibilities of:

- (1) Establishing a health services hub in Reservoir upon Council or Crown Land in collaboration with Darebin Community Health and other local health providers.
- (2) Providing a number of health and allied services with the support of state and federal governments.
- (3) Using Council land in Ralph Street, Reservoir for the provision of health services once the current library service is relocated.

- (4) Attracting willing financial partners which will make the project self-funding and financially sustainable in the long run.

A VOTE ON THE MOTION WAS TIED

THE MAYOR, CR. ASMAR, EXERCISED HER CASTING VOTE AGAINST THE MOTION

THE MOTION WAS THEREFORE LOST

**10.3 COMMUNITY CAMPAIGN AGAINST TYPE 2 DIABETES
MINUTE NO. 373**

COUNCIL RESOLUTION

**MOVED: Cr. G. Greco
SECONDED: Cr. T. McCarthy**

THAT Officers:

- (1) Provide a report to Council by February/March 2012 on preventative measures that can be taken by Council to help curb the increase in people with type 2 diabetes in Darebin. The report should explore various options available to Council including:
- a) Planning controls to stop the spread of fast food chain outlets in Darebin.
 - b) Varying the rating strategies applicable to fast food chain outlets.
 - c) Strategies to encourage local fast food outlets to promote healthy eating.
 - d) Community education campaign.
 - e) Extending free exercise in the parks program.
 - f) Developing partnerships with local, state and federal health providers/advocates.

CARRIED

10.4 POSSIBLE HEALTH SERVICES HUB – RALPH STREET RESERVOIR

MINUTE NO. 374

COUNCIL RESOLUTION

MOVED: Cr. T. Laurence
SECONDED: Cr. S. Chiang

THAT Council Officers report to Council at its February 2012 workshop regarding the possibility of establishing a health services hub in Ralph Street Reservoir.

CARRIED**11. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL**

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

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

- 11.1 Building Trade Maintenance Provision of Painting Services (CT201027).
- 11.2 Landscaping and Civil Works for the New Community Centre Lancaster Gate (CT201130).

CARRIED

The meeting was closed to members of the public at 9.52pm.

The Council considered and resolved on Report Items 11.1 (Building Trade Maintenance Provision of Painting Services (CT201027)) and 11.2 (Landscaping and Civil Works for the New Community Centre Lancaster Gate (CT201130)) which had been circulated to Councillors on Thursday 17 November 2011 with the Council Agenda Paper.

RE-OPENING OF MEETING

MOVED: Cr. S. Chiang
SECONDED: Cr. T. McCarthy

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

CARRIED

The meeting was re-opened to members of the public at 9.54pm.

CONFIDENTIAL**11.1 BUILDING TRADE MAINTENANCE PROVISION OF PAINTING SERVICES (CT201027)****MINUTE NO. 375****AUTHOR: Manager Facilities Maintenance****REVIEWED BY: City Works and Development****SUMMARY:**

Following the expiry of the building maintenance painting services contract on 30 June 2010, Council's painting works have been undertaken by way of a competitive quotation process.

On 17 September 2011, a publicly advertised Request for Tender (CT201027) was released resulting in eighteen (18) submissions being received at the closing time and date of 13 October 2011.

It is proposed to establish a panel of suitably qualified painting providers to undertake painting services, when required, across the Darebin Council and municipality. To maintain competitiveness amongst the panel of providers and to continue to obtain value for money, suppliers will still be required to submit a quotation for each painting job based on the scheduled of rates offered in their submission.

The Tender Evaluation Panel (TEP) independently evaluated each tender submission, and has unanimously come up with a list of preferred tenderers.

It is considered that acceptance of the recommended tenderers, based on the set criteria and cost, will be sufficient to deliver Council's scheduled and unscheduled works under this contract. In addition, it ensures there is sufficient operational capacity throughout the life of the contract.

CONSULTATION:

Senior Procurement Officer

Chief Financial Officer

Acting Team Leader Building Trades

Utilities Maintenance Officer

RECOMMENDATION

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

COUNCIL RESOLUTION

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

THAT the following Council Resolution:

That:

- (1) *Council resolves to enter into a schedule of rates contract for the Provision of Building Trade Maintenance Painting Services with the following five suppliers for an initial three (3) year period from 1 December 2011 to 30 November 2014 plus an optional two twelve month extensions bringing the total 5 year cost to \$1,361,250 (inc. GST):*
 - *Spotless Facility Services Pty Ltd*
 - *Quickdry Pty Ltd*
 - *Programmed Maintenance Services Ltd*
 - *A & P Painting Pty Ltd*
 - *Urban Maintenance Systems Pty Ltd.*
- (2) *A 5% contingency of \$68,065 (inc. GST) be provided from within the operating and capital works painting budgets to cover any unforeseen costs or works that may arise.*
- (3) *Council resolves to sign and seal the contracts under the common seal of Darebin City Council.*

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

CARRIED

CONFIDENTIAL**11.2 LANDSCAPING AND CIVIL WORKS FOR THE NEW
COMMUNITY CENTRE LANCASTER GATE (CT 201130)****MINUTE NO. 376****AUTHOR: Senior Project Manager****REVIEWED BY: Director City Works and Development****SUMMARY:**

Request for Tenders were provided to the nine (9) shortlisted tenderers for the Landscape and Civil works for the new Lancaster Gate Community centre in Bundoora. The scope of the contract requires the coordination of suppliers and sub contractors with the capacity and resources to undertake the refurbishment works within a tight timeframe.

This report recommends that the tender submission from the preferred tender be accepted by Council along with an appropriate contingency sum.

CONSULTATION:

Consultation to date has included:

- VicUrban
- Department of Infrastructure, Transport, Regional Development and Local Government (Federal Government) – funding agent.
- A community consultation and stakeholder engagement plan was prepared to guide the engagement of:
 - Residents and the local community (through the Community Reference Committee)
 - Councillors and Council Staff
 - Interested community organisations

RECOMMENDATION

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

COUNCIL RESOLUTION

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

THAT the following Council Resolution:

That Council resolves to:

- (1) *Accept the tender submission of MMAP Constructions Pty Ltd.*
- (2) *Enter into contract for Separable Portions A & B CT200920 Civil and Landscape Works for the new Lancaster Gate Community Centre in Bundoora for the amount of \$1,089,729.48 (including \$GST).*
- (3) *Allocate a contingency amount of \$98,000 (excluding GST), being approximately 10% of the contract sum.*
- (4) *Sign and seal the contracts under the Common Seal of Darebin City Council.*

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

CARRIED

12. CLOSE OF MEETING

The meeting closed at 9.56pm.