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## AGENDA

Council meeting to be held  
at Darebin Civic Centre,  
350 High Street Preston  
on Monday, 5 December 2016  
at 6.00 pm

Public question time will  
commence shortly after 6.00 pm





# **ACKNOWLEDGEMENT OF DAREBIN'S ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITY**

**(Council adopted this Acknowledgment on 1 July 2013 in order  
to confirm the commitment of Council to the process of  
Reconciliation)**

Darebin City Council acknowledges the Wurundjeri people and the Kulin Nations as the traditional landowners and the historical and contemporary custodians of the land on which the City of Darebin and surrounding municipalities are located.

Council recognises, and pays tribute to, the diversity of Darebin's Aboriginal and Torres Strait Islander community, valuing the unique and important role Aboriginal and Torres Strait Islander community members play in progressing reconciliation, respect and the building of mutual understanding across the City, amongst its people, and in the achievement of shared aspirations. Council recognises and pays tribute to, and celebrates, Darebin's long standing Aboriginal and Torres Strait Islander culture and heritage.





**Italian**

Questo è l'ordine del giorno della riunione del Consiglio Comunale di Darebin per la data che compare sulla prima pagina di questo documento. Se desiderate informazioni in lingua italiana sugli argomenti dell'ordine del giorno, siete pregati di chiamare la Linea Telefonica Multilingue del Comune al 8470 8888.

**Greek**

Αυτή είναι η ημερήσια διάταξη για τη συνεδρίαση του Δημοτικού Συμβουλίου Darebin, για την ημερομηνία που φαίνεται στο εξώφυλλο αυτού του εγγράφου. Αν θα θέλατε πληροφορίες στα Ελληνικά σχετικά με τα θέματα σ' αυτή την ημερήσια διάταξη, παρακαλούμε καλέστε την Πολυγλωσσική Τηλεφωνική Γραμμή του Δήμου στον αριθμό 8470 8888.

**Chinese**

這是一份戴瑞濱市議會議程表，其開會日期顯示於此文件之封面。如果您欲索取有關此議程表的中文資料，敬請致電 8470 8888 聯絡市議會的多語種電話專線。

**Arabic**

هذا هو جدول أعمال اجتماع مجلس بلدية داربيبن والذي سيحدد في التاريخ الوارد في الصفحة الأولى من هذه الوثيقة. إذا أردت الحصول على مزيد من المعلومات في اللغة العربية حول المواضيع المذكورة في جدول الأعمال، يرجى الاتصال برقم هاتف البلدية المتعدد اللغات 8470 8888

**Macedonian**

Ова е дневниот ред за состанокот на Општината на Градот Даребин, која ќе биде на датумот покажан на предната корица од овој документ. Ако Вие сакате некои информации на Македонски јазик, за предметите на овој дневен ред, Ве молиме повикајте ја Општинската Повеќејазична Телефонска Линија на 8470 8888.

**Vietnamese**

Đây là nghị trình cho cuộc họp của Hội đồng Thành phố Darebin; ngày họp có ghi ở trang bìà tài liệu này. Muốn biết thêm về chương trình nghị sự bằng Việt ngữ, xin gọi cho Đường dây Điện thoại Đa Ngôn ngữ của Hội đồng Thành phố qua số 8470 8888.

**Bosnian**

Ovo je dnevni red za sastanak Gradske općine Darebin čiji je datum održavanja naznačen na prvoj strani ovog dokumenta. Ako želite više informacija o tačkama ovog dnevnog reda na bosanskom jeziku, molimo nazovite općinsku višjezičnu telefonsku službu na 8470 8888.

**Croatian**

Ovo je dnevni red sastanka u Darebin City Council za dan koji je naveden na prednjem ovitku ovog dokumenta. Ako želite informacije o tačkama ovog dnevnog reda na hrvatskom jeziku, molimo da nazovete Council Multilingual Telephone Line (Višjezičnu telefonsku liniju) na 8470 8888.

**Portuguese**

Esta é a pauta para a reunião da Câmara Municipal de Darebin a ser realizada na data que consta na capa deste documento. Se você deseja informação em Português sobre os itens desta pauta, por favor ligue para a Linha Telefônica Multilíngue da Câmara no 8470 8888.

**Serbian**

Ово је дневни ред за састанак Darebin City Council-а (Градско веће Darebin) који ће се одржати на дан који је наведен на насловној страни овог документа. Ако желите информације на српском о тачкама дневног реда, молимо вас да назовете Council Multilingual Telephone Line (Вишејезичку телефонску линију Већа), на 8470 8888.

**Somali**

Kuwani waa qodobada shirka lagaga wada hadli doono ee Degmada Degaanka Darebin ee taariikhda lagu xusey boga ugu sareeya ee qoraalkan. Haddii aad doonysid wararka ku saabsan qodobadan oo ku qoran Af-Somali, fadlan ka wac Khadka Taleefanka Afafka ee Golaha oo ah 8470 8888.



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# Agenda

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## 1. MEMBERSHIP

Cr Kim Le Cerf (Mayor) (Chairperson)

Cr Steph Amir

Cr Gaetano Greco (Deputy Mayor)

Cr Tim Laurence

Cr Trent McCarthy

Cr Lina Messina

Cr Susanne Newton

Cr Susan Rennie

Cr Julie Williams

## 2. APOLOGIES

## 3. DISCLOSURES OF CONFLICTS OF INTEREST

## 4. CONFIRMATION OF THE MINUTES OF COUNCIL MEETINGS

<b>Recommendation</b>
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**That** the Minutes of the Ordinary Meeting of Council held on 3 October, and Special Council Meetings held on 7 November and 14 November 2016 be confirmed as a correct record of business transacted.

## 5. PUBLIC QUESTION TIME

**PLEASE NOTE:** Questions from the public must be submitted prior to the commencement of Council meetings.

- Questions can be submitted online up to 4.00 pm on the day of the meeting:
  - At [darebin.vic.gov.au/publicquestiontime](http://darebin.vic.gov.au/publicquestiontime); or
  - By email to [PQT@darebin.vic.gov.au](mailto:PQT@darebin.vic.gov.au)
  - By mail to PO Box 91, Preston 3072
- Questions can also be submitted in person:
  - At the counter of the Preston Customer Service, 274 Gower Street, Preston until 5.00 pm on the day of the meeting
  - At the Council Chamber from 5.45 pm to 6.00 pm on the day of the meeting (including from residents who seek to directly ask their question from the gallery)

No questions will be accepted after 6.00 pm on the night of the Council meeting. This includes questions from residents who seek to directly ask their questions from the gallery, which must first be submitted to officers for review prior to the meeting.

Questions that:

- Relate to items that are listed on the Agenda; or
- Are of an operational nature; or
- Relate to personnel matters, contractual matters or legal advice; or
- Are aimed at embarrassing a councillor or a member of council staff or is political in nature

will not be responded to.

Further, in accordance with section 54(5) of the Darebin Governance Local Law, a member of the gallery cannot ask more than two (2) questions.

The Mayor, in the first instance, will read questions and provide a response to those submitted online before taking questions from members in the gallery. If a question cannot be answered at the meeting, a written response will be prepared and forwarded to the person raising the question. Any question responded to verbally at the meeting, will not be responded to in writing.

Residents do not need to attend the meeting for a question to be answered.

A period of up to 30 minutes will be set aside to enable the Chairperson to read out the questions submitted by the public in accordance with the above guidelines and to provide responses.

## 6. CONSIDERATION OF REPORTS

### 6.1 FINANCIAL REPORT – 3 MONTHS ENDED 30 SEPTEMBER 2016

**Author:** Financial Accountant

**Reviewed By:** Director Corporate Services

#### Report Background

Under the *Local Government Act 1989*, at least every three months the Chief Executive Officer is required to present to the Council a statement comparing the budgeted with the actual revenues and expenses for the financial year to date.

#### Previous Resolution

Nil

#### Briefing Date

Briefing 28 November 2016

#### Council Plan Goal/Endorsed Strategy

Open and Accountable Democracy

#### Summary

A comprehensive 1st quarter financial review has been undertaken for the three months ended 30 September 2016 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 \$91.33 million, which is \$3.32 million ahead of budget and capital works expenditure of \$6.13 million, which is \$7.46 million behind the budget.

All material variations have been explained in the report.

#### Recommendation

**That** Council receives the contents of the “Financial Report for the three months ended 30 September 2016” included as **Appendix A** to this report and notes the year-to-date actual and budget operating and capital results.

**Introduction**

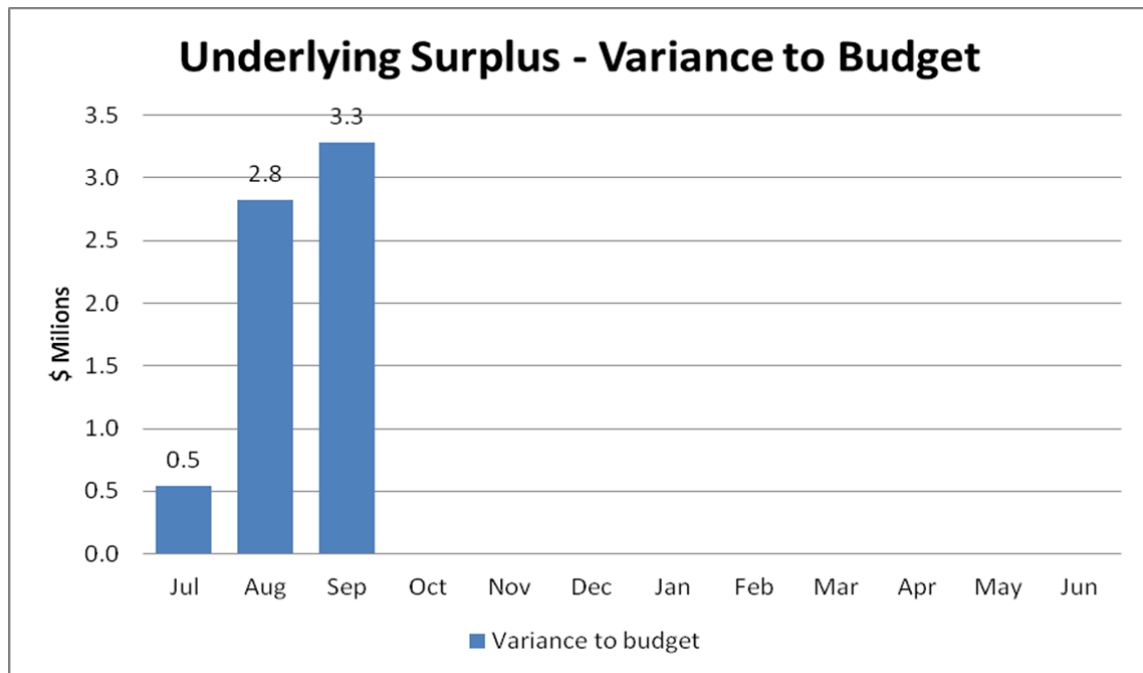
In compliance with the *Local Government Act 1989*, the attached report (**Appendix A**) compares the actual and budgeted operating revenues and expenses and the actual and budgeted capital revenues and expenses for the three months ended 30 September 2016. It also compares the actual and budgeted movements in the Balance Sheet and Cash Flow Statement for that period.

**Issues and Discussion**

**Operating Performance**

For the 3 months ended 30 September 2016 Council has recorded an operating surplus of \$91.33 million, which is \$3.32 million ahead of the year to date budget. The main items contributing to this favourable variance are employee costs, materials and services and other expenses.

The year to date adjusted underlying surplus is \$89.46 million, which is \$3.20 million ahead of budget. The underlying result is the net surplus for the year adjusted for capital grants and contributions and timing differences on grants received and spent.



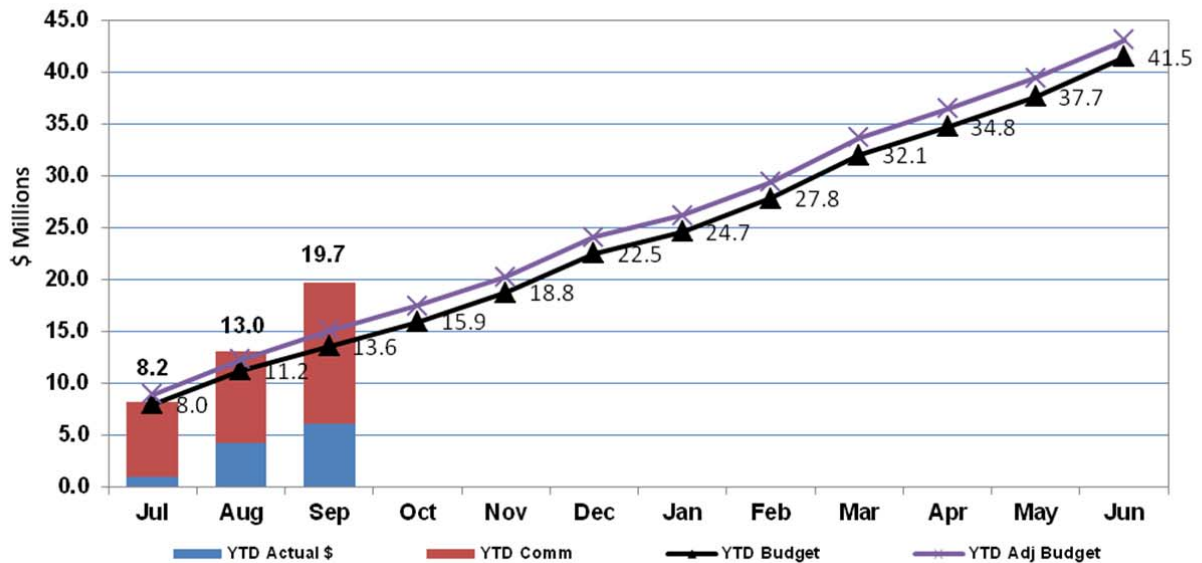
**Capital Performance**

For the 3 months ended 30 September 2016, Council has expended \$6.13 million on the capital works program, which is \$7.46 million behind the year to date budget. The variance is due mainly to delays in buildings works, roads and parks, open space and streetscapes.

As at 30 September 2016 a further \$6.66 million has been committed by way of issued purchase orders. Commitments are not reflected in the reported capital expenditure and may indicate that many projects are well advanced.

	YTD Budget	YTD Adj Budget	YTD Actual
% of budget expended	33%	35%	15%
% of budget expended and committed			33%

**Capital Works Projects - Expenditure**



**Project Variances over \$50,000**

Overall, the 2016/17 program is on track with no major risks or issues identified. At this early stage of the financial year, there are no confirmed projects that have been identified as not being delivered as budgeted or providing savings. Any changes to this situation will be monitored and communicated to the Council in future reports should it be required.

It should be noted that the progress of the Multi-Sports Stadium project is awaiting State Government approval on the nominated footprint for the new facility.

**Financial Position**

The Financial Position as at 30 September 2016 shows a cash and investment balance of \$62.03 million which is \$21.84 million ahead of budget. The variance is due mainly to timing differences in receipt of rates, other income, payments to employees and suppliers, delay in payments for capital works and a higher opening cash and investment position compared with budget.

The cash and investment balance of \$62.03 million was sufficient to meet restricted cash and intended allocation obligations of \$33.10 million at the end of September. Restricted cash is the amount of cash holdings Council requires to meet external restrictions such as trust funds, statutory reserves and cash for intended allocations such as cash held to fund future capital works.

The net current asset position is \$135.84 million which is \$33.31 million more than budget. The net asset position of \$1.36 billion is \$11.84 million less than budget.

**Options for Consideration**

Nil

**Financial and Resource Implications**

Nil

**Risk Management**

The Financial Report for the 3 months ended 30 September 2016, will be presented to Council's audit committee for review at its next meeting in December 2016.

**Policy Implications****Economic Development**

There are no Economic Development considerations relating to this report.

**Environmental Sustainability**

There are no Environmental Sustainability considerations relating to this report.

**Human Rights, Equity and Inclusion**

Nil

**Other**

Nil

**Future Actions**

A further financial report including full year forecasts will be presented to Council for the six months ending 31 December 2016.

**Consultation and Advocacy**

Managers and Coordinators

**Related Documents**

Nil

**Disclosure of Interest**

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.

# FINANCIAL REPORT

Three months ended  
30 September 2016



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# Financial Report

## 3 months ended 30 September 2016

### 1 EXECUTIVE SUMMARY

#### 1.1 Operating performance

	YTD Budget \$'000	YTD Actual \$'000	YTD Var \$'000	Adopted Budget \$'000
<b>Operating</b>				
Revenue	129,228	128,628	(600)	<b>164,326</b>
Expenditure	(41,219)	(37,301)	3,918	<b>(153,902)</b>
<b>Surplus (deficit)</b>	<b>88,009</b>	<b>91,327</b>	<b>3,318</b>	<b>10,424</b>
<b>Capital &amp; other</b>				
Revenue / grants	(870)	(213)	657	<b>(1,115)</b>
Developer contributions	(875)	(1,652)	(777)	<b>(3,500)</b>
<b>Adjusted underlying surplus</b>	<b>86,264</b>	<b>89,462</b>	<b>3,198</b>	<b>5,809</b>

For the 3 months ended 30 September 2016 Council has recorded an operating surplus of \$91.33 million, which is \$3.32 million ahead of the year to date budget. After eliminating capital and other items, the adjusted underlying surplus is \$89.46 million, which is \$3.20 million ahead of budget.

The main items contributing to this favourable variance are employee costs, materials and services and other expenses.

#### 1.2 Capital performance

	YTD Budget \$'000	YTD Actual \$'000	YTD Var \$'000	Adopted Budget \$'000	Adjusted Budget \$'000
Property	3,756	2,313	1,443	<b>10,525</b>	10,523
Plant & equipment	1,487	1,108	379	<b>6,017</b>	6,618
Infrastructure	8,349	2,711	5,638	<b>24,980</b>	25,989
<b>Total capital works</b>	<b>13,592</b>	<b>6,132</b>	<b>7,460</b>	<b>41,522</b>	43,130

For the 3 months ended 30 September 2016, Council has expended \$6.13 million on the capital works program, which is \$7.46 million behind the year to date budget. The variance is due mainly to delays in buildings works, roads and parks, open space and streetscapes. As at 30 September 2016 a further \$7.30 million has been committed by way of issued purchase orders. Commitments are not reflected in the reported capital expenditure and may indicate that many projects are well advanced.

#### 1.3 Financial position

	YTD Budget \$'000	YTD Actual \$'000	YTD Var \$'000	Adopted Budget \$'000	Forecast \$'000
Cash and investments	40,190	62,030	21,840	<b>46,925</b>	46,037
Net current assets	102,523	135,835	33,312	<b>21,967</b>	21,454
Net assets and total equity	<b>1,370,862</b>	<b>1,359,025</b>	<b>(11,837)</b>	<b>1,296,100</b>	1,282,854

The Financial Position as at 30 September 2016 shows a cash and investment balance of \$62.03 million which is \$21.84 million ahead of budget. The variance is due mainly to timing differences in receipt of rates, other income, payments to employees and suppliers, delay in payments for capital works and a higher opening cash and investment position compared with budget.

The cash and investment balance of \$62.03 million was sufficient to meet restricted cash and intended allocation obligations of \$33.10 million at the end of September. Restricted cash is the

# Financial Report

## 3 months ended 30 September 2016

amount of cash holdings Council requires to meet external restrictions such as trust funds, statutory reserves and cash for intended allocations such as cash held to fund future capital works.

The net current asset position is \$135.84 million which is \$33.31 million more than budget. The net asset position of \$1.36 billion is \$11.84 million less than budget.

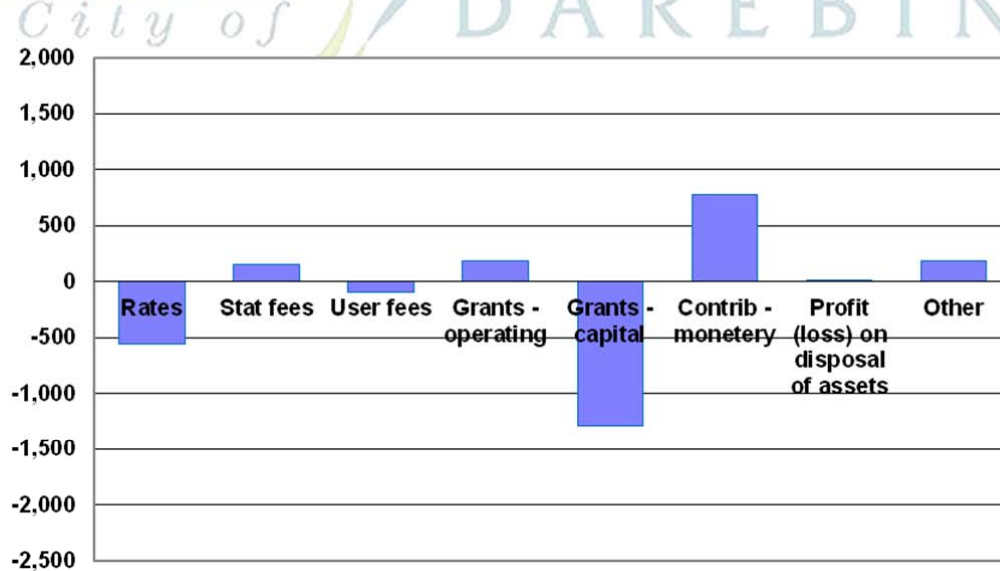
## 2. FINANCIAL ANALYSIS

### 2.1 Operating performance

#### 2.1.1 Operating income

	YTD Budget \$'000	YTD Actual \$'000	YTD Bud Var \$'000	Adopted Budget \$'000
<b>Income</b>				
Rates and charges	116,785	116,231	(554)	118,788
Statutory fees and fines	1,478	1,632	154	7,308
User fees	3,029	2,940	(89)	12,400
Grants - operating	4,436	4,624	188	15,292
Grants - capital	1,497	213	(1,284)	2,123
Contributions - monetary	875	1,652	777	3,500
Net gain (loss) on disposal of assets	(62)	(43)	19	(20)
Other income	1,190	1,379	189	4,935
<b>Total income</b>	<b>129,228</b>	<b>128,628</b>	<b>(600)</b>	<b>164,326</b>

Income YTD variances



Financial Report  
3 months ended 30 September 2016

**Major Operating Income Variances**

	Var	YTD Fav Budget \$'000	YTD Unfav Budget \$'000
<b>Rates and charges</b>			<b>554</b>
Special charge – Solar \$saver	T		970
Supplementary rates	T	357	
Rebates & other adjustments	T	80	
<b>Statutory fees &amp; fines</b>		<b>154</b>	
Civic compliance	T	163	
<b>User fees</b>			<b>89</b>
Leisure contracts	T		75
Reservoir Leisure Centre	T		73
Civic compliance	T	41	
Valuation services	T	64	
<b>Grants - operating</b>		<b>188</b>	
Access & support	T	229	
Civic compliance	T	313	
Family & community programs	T	83	
Darebin Libraries	T		442
<b>Grants - capital</b>			<b>1,284</b>
DISC stormwater harvesting	P		650
SRV facility funding	T		220
Roads to recovery	T		127
Slope remediation	T		500
Outdoor multipurpose courts	P	197	
<b>Contributions - monetary</b>		<b>777</b>	
Public open space	T	777	
<b>Net gain / (loss) on sale of pip&amp;e</b>		<b>19</b>	
Proceeds on sale of plant	T	87	
<b>Other</b>		<b>189</b>	
Interest on investments, loans & rates	T	132	
WorkCover salary recoup	T	146	
Asset strategy			40

Note: Var T = Timing P = Permanent CF = Carried forward prior year  
Fav – Favourable against budget, Unfav – Unfavourable against budget  
\* VGC – Council received 50% of the 2015/16 allocation (\$2.48M) in previous year.

**2.1.2 Operating expenses**

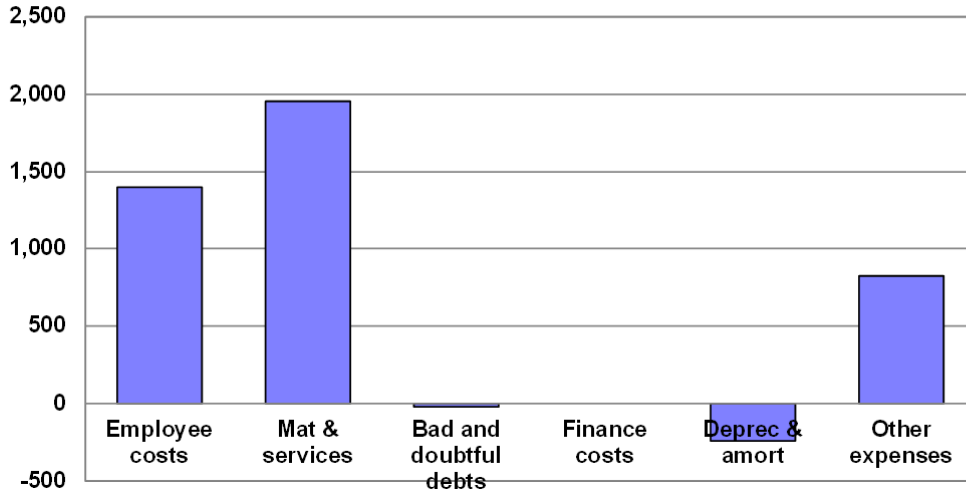
Expense type	YTD Budget \$'000	YTD Actual \$'000	YTD Bud Var \$'000	Adopted Budget \$'000
<b>Expenses</b>				
Employee costs	21,089	19,688	1,401	<b>82,482</b>
Materials and services	10,861	8,906	1,955	<b>41,544</b>
Bad and doubtful debts	234	255	(21)	<b>951</b>
Depreciation and amortisation	5,208	5,448	(240)	<b>20,832</b>
Finance costs	0	0	0	<b>0</b>
Other expenses	3,827	3,004	823	<b>8,093</b>
<b>Total expenses</b>	<b>41,219</b>	<b>37,301</b>	<b>3,918</b>	<b>153,902</b>

# Financial Report

## 3 months ended 30 September 2016

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### *Expenses YTD variances*



Financial Report  
3 months ended 30 September 2016

**Major Operating Expense Variances**

	Var	YTD Fav Budget \$'000	YTD Unfav Budget \$'000
<b>Employee costs</b>		<b>1,401</b>	
Access & support	T	209	
Civic compliance	T	57	
Community participation & development	T	77	
Culture, leisure & works	T	89	
Customer service	T	69	
Darebin Libraries	T	93	
Environmental operations	T	129	
Environmental strategy	T	61	
Human resources	T	146	
Infrastructure maintenance & support	T	57	
Park & vegetation	T	106	
Statutory planning	T	72	
Corporate initiatives	P		109
Major projects & activity centres	T		109
WorkCover salary	T		90
Public realm	T		71
<b>Materials and services</b>		<b>1,955</b>	
Access & support	T	99	
Arboriculture	T	81	
Asset strategy	T	51	
Community facilities	T	55	
Community wellbeing	T	67	
Corporate initiatives	P	138	
Darebin Arts & Entertainment Centre	T	98	
Economic development & employment	T	68	
Environmental operations	T	144	
Desktop support	T	75	
Operation projects from capital works	CF,T	553	
Special charge – Solar \$aver	T	507	
Strategic planning	T	135	
Utilities	T	79	
IT infrastructure	T		67
Leisure contracts	T		64
<b>Bad &amp; doubtful debts</b>			<b>21</b>
Civic compliance	T		23
<b>Depreciation and amortisation</b>			<b>240</b>
Infrastructure	T		139
Intangible assets	T		25
Property	T		50
Plant and equipment	T		27
<b>Other</b>		<b>823</b>	
Community wellbeing	T	347	
Community grants	T	67	
Creative culture	T	55	
Public realm	T	246	
Insurance	T		145

Note: Var T = Timing P = Permanent CF = Carried forward prior year,  
Fav – Favourable against budget, Unfav – Unfavourable against budget

# Financial Report

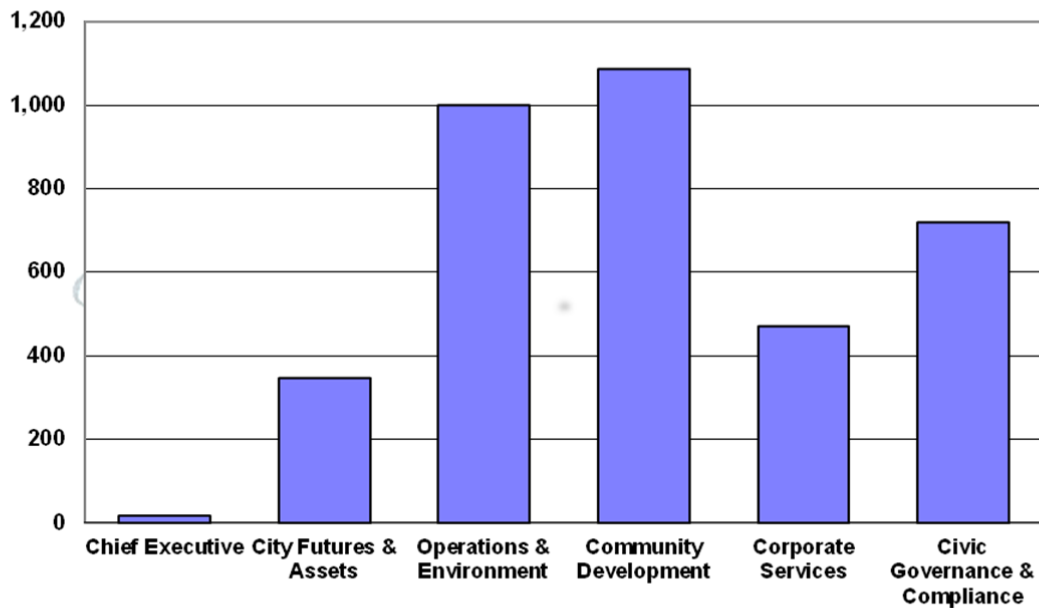
## 3 months ended 30 September 2016

### 2.1.3 Department analysis

	YTD Budget Net cost \$'000	YTD Actual Net cost \$'000	YTD Bud Var Net cost \$'000	Adopted Budget Net cost \$'000
<b>Department</b>				
Chief Executive	225	206	19	860
City Futures & Assets	4,199	3,853	346	15,363
Operations & Environment	6,484	5,484	1,000	32,556
Community Development	7,017	5,932	1,085	27,253
Corporate Services	3,804	3,335	469	11,824
Civic Governance & Compl.	1,607	888	719	4,429
	23,336	19,698	3,638	92,285
Other non-attributable <sup>1</sup>	(111,345)	(111,025)	(320)	(102,709)
<b>Net (surplus) deficit</b>	<b>(88,009)</b>	<b>(91,327)</b>	<b>3,318</b>	<b>(10,424)</b>

1. Other non-attributable includes rate revenue, grants commission, capital revenue, major maintenance, depreciation, insurance and other significant items.

### Department net cost YTD variances



Financial Report  
3 months ended 30 September 2016

2.2 Capital performance

	YTD Budget \$'000	YTD Actual \$'000	YTD Bud Var \$'000	Adopted Budget \$'000	Adjusted Budget \$'000
<b>Capital Projects</b>					
<b>Property</b>					
Land Improvements	0	0	0	95	95
Buildings	1,042	139	903	5,879	5,877
Building Improvements	198	7	191	517	517
Lease Improvements	2,050	1,866	184	2,050	2,050
<b>Total Property</b>	<b>3,290</b>	<b>2,012</b>	<b>1,278</b>	<b>8,541</b>	<b>8,539</b>
<b>Plant &amp; Equip.</b>					
Plant, machinery & eq.	599	739	(140)	2,958	3,298
Fixtures, fit & furn.	32	0	32	155	155
Computers & telecom.	373	126	247	1,692	1,929
Library books	364	233	131	751	751
<b>Total Plant &amp; Equip.</b>	<b>1,368</b>	<b>1,098</b>	<b>270</b>	<b>5,556</b>	<b>6,133</b>
<b>Infrastructure</b>					
Roads	1,000	290	710	6,520	6,503
Transport / road safety	52	91	(39)	2,060	2,060
Bridges	168	0	168	220	220
Footpaths & cycleways	836	660	176	3,226	3,226
Drains	345	63	282	1,978	2,054
Recreation, leis facil.	142	10	132	464	464
Parks, open space & str.	5,066	1,136	3,930	7,275	7,937
<b>Total Infrastructure</b>	<b>7,609</b>	<b>2,250</b>	<b>5,359</b>	<b>21,743</b>	<b>22,464</b>
<b>Total capital works</b>	<b>12,267</b>	<b>5,360</b>	<b>6,907</b>	<b>35,840</b>	<b>37,136</b>
<b>Operational Projects</b>					
<b>Property</b>					
Land Improvements	30	22	8	170	170
Buildings	207	55	152	1,418	1,418
Building Improvements	229	224	5	396	396
<b>Total Property</b>	<b>466</b>	<b>301</b>	<b>165</b>	<b>1,984</b>	<b>1,984</b>
<b>Plant &amp; Equip.</b>					
Plant, machinery & eq.	0	0	0	75	99
Fixtures, fit & furn.	0	0	0	35	35
Computers & telecom.	119	10	109	351	351
<b>Total Plant &amp; Equip.</b>	<b>119</b>	<b>10</b>	<b>109</b>	<b>461</b>	<b>485</b>
<b>Infrastructure</b>					
Roads	92	73	19	494	494
Transport / road safety	6	2	4	372	410
Bridges	13	0	13	75	75
Footpaths & cycleways	167	97	70	831	831
Drains	70	8	62	245	375
Recreation, leis facil.	0	0	0	60	60
Parks, open space & str.	392	281	111	1,160	1,280
<b>Total Infrastructure</b>	<b>740</b>	<b>461</b>	<b>279</b>	<b>3,237</b>	<b>3,525</b>
<b>Total operation projects</b>	<b>1,325</b>	<b>772</b>	<b>553</b>	<b>5,682</b>	<b>5,994</b>

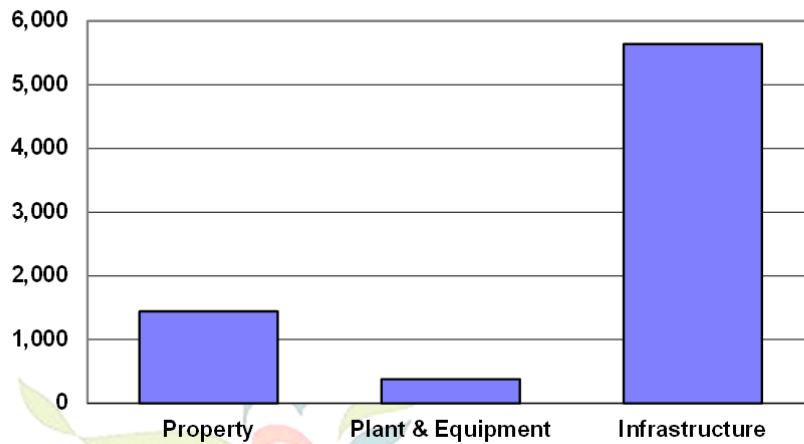
# Financial Report

## 3 months ended 30 September 2016

**Represented by:**

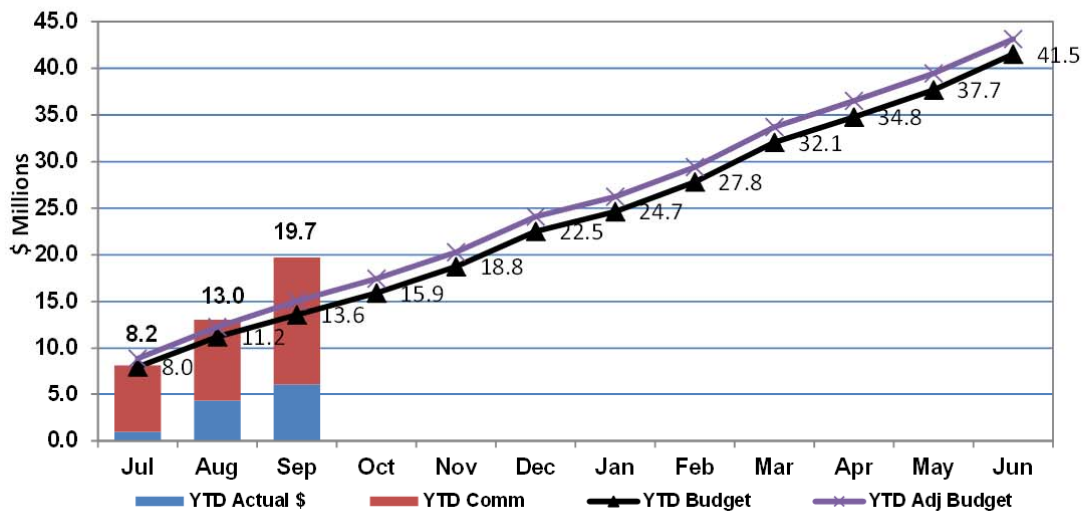
Asset renewal	7,359	3,215	4,144	<b>21,494</b>	22,271
New assets	2,813	1,229	1,584	<b>8,218</b>	8,515
Asset expansion	200	87	113	<b>585</b>	606
Asset upgrade	1,897	829	1,068	<b>5,543</b>	5,743
<b>Capital expenditure</b>	<b>12,267</b>	<b>5,360</b>	<b>6,907</b>	<b>35,840</b>	<b>37,136</b>
Operational projects	1,325	772	553	<b>5,682</b>	5,994
<b>Total capital works</b>	<b>13,592</b>	<b>6,132</b>	<b>7,460</b>	<b>41,522</b>	<b>43,130</b>

**Capital works YTD variances by asset class**



**Capital works YTD & Committed expenditure cumulative**

**Capital Works Projects - Expenditure**





Financial Report  
3 months ended 30 September 2016

**Major Capital Works Variances**

	Var	YTD Ahead of Budget \$'000	YTD Behind Budget \$'000
<b>Property</b>			1,278
<b>Buildings</b>			903
East Preston neighbourhood house	T,CF		196
Multi-sports stadium	T,CF		182
NARC masterplan	T,CF		48
NARC redevelopment	T		125
Neighbourhood houses	T		201
<b>Building improvements</b>			191
Disability access	P,CF		191
<b>Leasehold improvements</b>			184
Regional animal welfare facility	T		184
<b>Plant &amp; Equipment</b>			270
<b>Plant, machinery &amp; equipment</b>		140	
Mobile garbage bin replacements	T	41	
Plant replacement	P,CF,E	114	
<b>Computer equipment</b>			247
Intranet CMS replacement	T		165
IT infrastructure	T		89
GPS tracking equipment	T	51	
<b>Library books</b>			131
Library product purchases	T		131
<b>Infrastructure</b>			5,359
<b>Roads</b>			710
Right of way repairs	T		66
Road rehab – Northernhay St	P,CF,E		417
Slope remediation	P,CF		136
<b>Bridges</b>			168
Merri Ck pedestrian bridge	T,E		150
<b>Footpath &amp; cycle ways</b>			176
Disability access improvements	T		160
Shared path – parks renewal	T		64
Footpath renewal	T	85	
<b>Drains</b>			282
DISC stormwater harvesting	T,E		105
Drainage improvement works	T		140
<b>Recreation, leisure &amp; comm fac.</b>			132
Bundoora Park farm works	T		85
<b>Parks, open space &amp; streetscape</b>			3,930
All Nation Park	P,CF		57
Batman Park – master plan	T,CF		327
Big parks master plan	P,CF		478
City wide beautification **	T,CF		169
Darebin Parklands - entry	T		99
Edwardes Lake Park masterplan	T		60
Fairfield Village streetscape	T		169
Former Preston Girls HS	T		179
Irrigation upgrades	T		67
John Cain Res sportsfield lighting	T		74
Junction urban master plan **	P,CF		932
Playground upgrades	P,CF		408
Pocket parks renewal	T		250
Retail activity centre	T		491
Reservoir streetscape	P,CF		164

# Financial Report

## 3 months ended 30 September 2016

	Var	YTD Ahead of Budget \$'000	YTD Behind Budget \$'000
Robinson / Capp reserves	P,CF		149
Thornbury streetscape	T		80
Gateway beautification	T	150	
Green streets	P,CF	75	

Note: Var T = Timing P = Permanent CF = Carried forward prior/next year E = Externally funded  
 IF = Infrastructure Funded project  
 Note – \*\* City wide beautification works (\$2.0M) have been split into 11 individual projects

### Major Operational Works Variances

	Var	YTD Ahead of Budget \$'000	YTD Behind Budget \$'000
<b>Property</b>			<b>165</b>
<b>Buildings</b>			<b>152</b>
NARC masterplan	T,CF		100
Office accomodation	T		52
<b>Plant &amp; Equipment</b>			<b>109</b>
<b>Computers &amp; telecomms</b>			<b>109</b>
Business systems enhancements	T		109
<b>Infrastructure</b>			<b>279</b>
<b>Footpath &amp; cycle ways</b>			<b>70</b>
Footpath renewal	T		
<b>Drains</b>			<b>62</b>
TW Blake water sensitive	T		70
<b>Parks, open space &amp; streetscape</b>			<b>111</b>
Edwardes Lake park	T		60
Former Ruthven PS	T		50
Thornbury streetscape	T		80
Green streets implementation	T	58	

Note: Var T = Timing P = Permanent CF = Carried forward prior/next year E = Externally funded  
 IF = Infrastructure Funded project

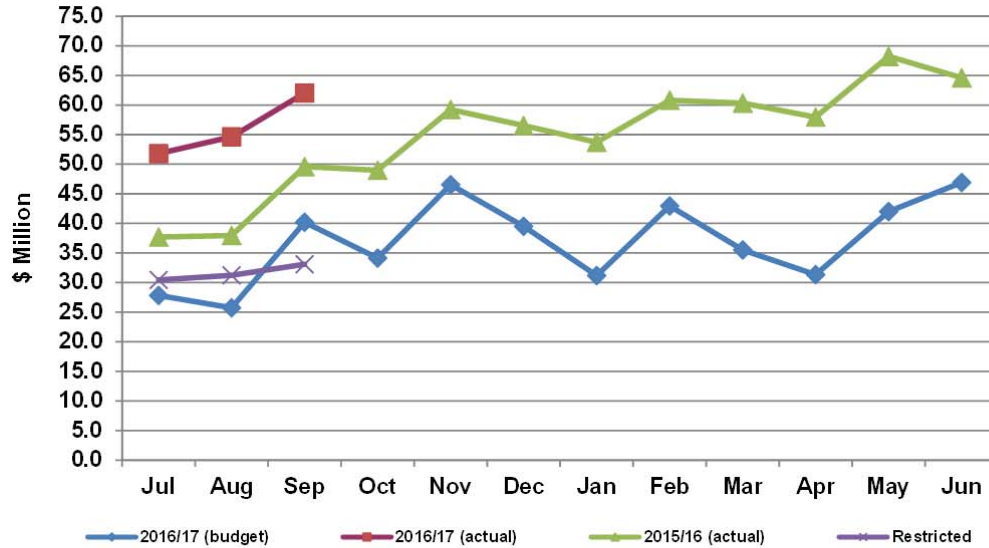
# Financial Report

## 3 months ended 30 September 2016

### 2.3 Financial position

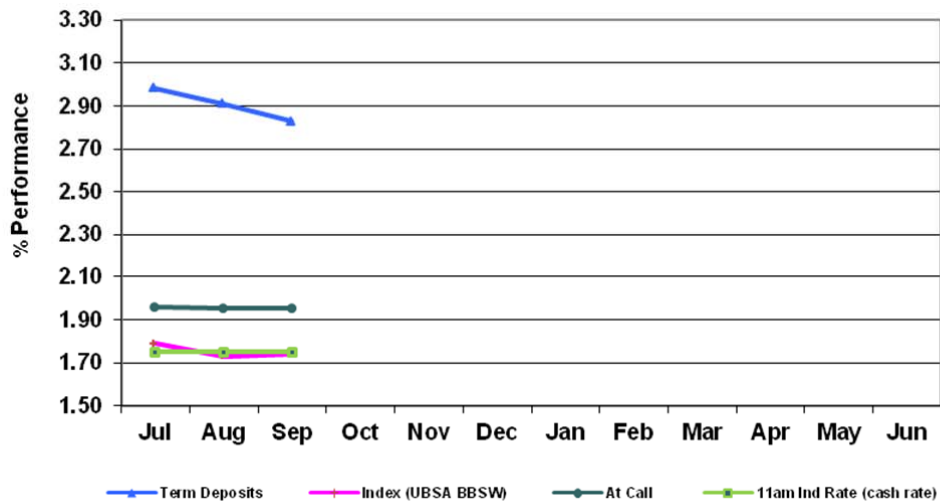
	YTD Budget \$'000	YTD Actual \$'000	YTD Bud Var \$'000	Adopted Budget \$'000
Cash and investments	40,190	62,030	21,840	46,925
Net current assets	102,523	135,835	33,312	21,967
Net assets and total equity	1,370,862	1,359,025	(11,837)	1,296,100

#### Actual & Budget cash & investments balance by month



Note: Cash and investments include term deposits with a maturity date exceeding 90 days which are classified as other financial assets in the Balance Sheet (\$22.19M).

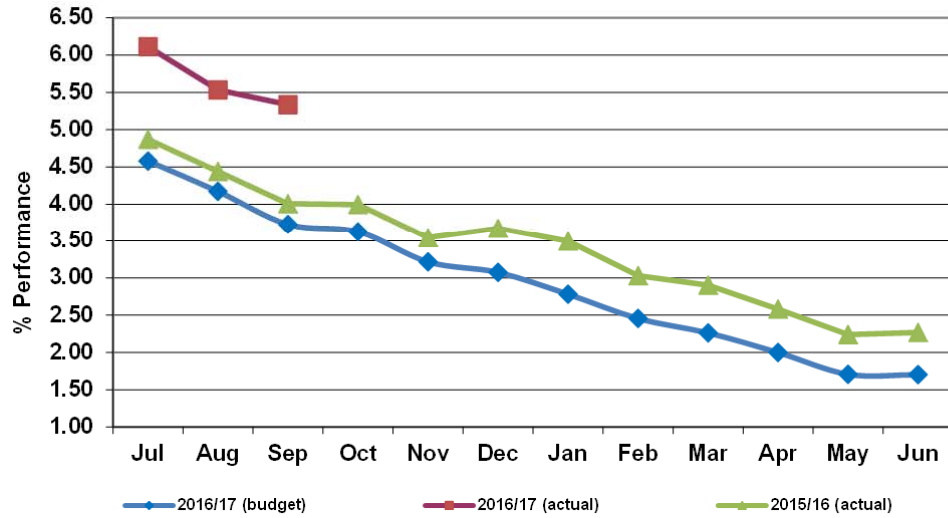
#### Cash & Investment Weighted Average Interest Rate v Benchmark



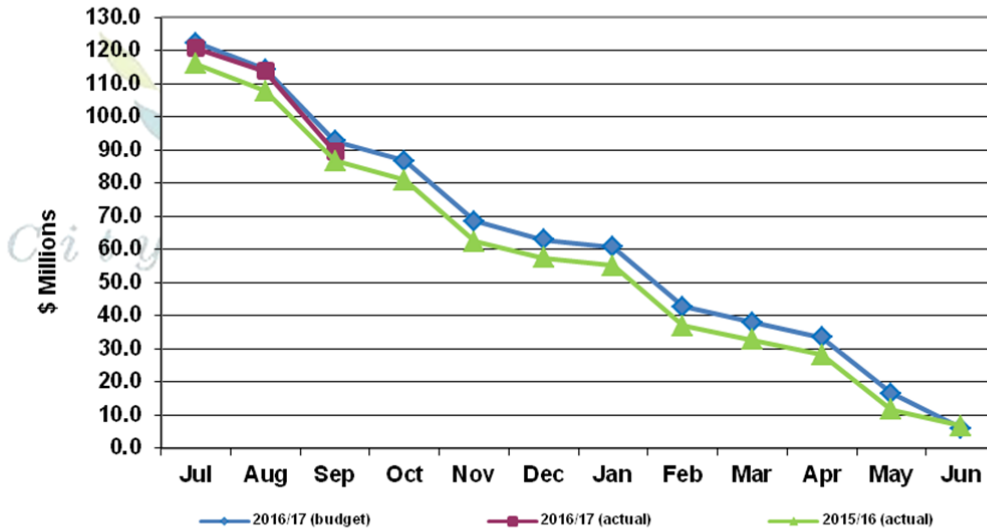
# Financial Report

## 3 months ended 30 September 2016

**Actual & Budget working capital ratio by month**  
(Current assets / Current liabilities)



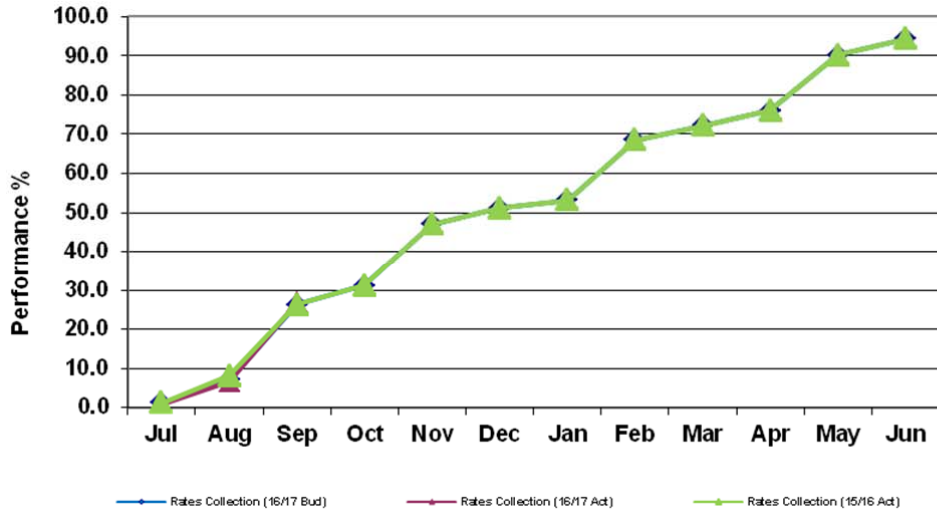
**Actual & Budget rates outstanding balances by month**



# Financial Report

## 3 months ended 30 September 2016

### Actual & Budget % of rates received by month



### Major Balance Sheet YTD variances

	Var	YTD Fav Budget \$'000	YTD Unfav Budget \$'000
<b>Current assets</b>		<b>27,032</b>	
Cash and investments	CF,P *	21,840	
Rate receivables	T	3,145	
Other receivables	T	2,021	
Inventories	P		28
Other assets	P	54	
<b>Current liabilities</b>		<b>6,280</b>	
Trade creditors	T	7,596	
Other payables	P	7,243	
Trust funds and deposits	P		6,624
Employee provisions	P		1,935
<b>Non-current assets</b>			<b>44,850</b>
Property, Infra. plant & equipment	P		44,887
Intangible assets	P		25
Investment property	P	62	
<b>Non-current liabilities</b>			<b>299</b>
Employee provisions	P		299
<b>Equity</b>			<b>11,837</b>
Accumulated surplus	P	8,402	
Asset revaluation reserve	P		27,002
Other reserves	P	6,763	

\*Note: Cash and investments include term deposits with a maturity date exceeding 90 days which are classified as other financial assets in the Balance Sheet (\$2.0M).

Note: Var T = Timing P = Permanent CF = Carried forward prior year  
Fav – Favourable against budget, Unfav – Unfavourable against budget

## APPENDIX A

Comprehensive Income Statement  
Balance Sheet  
Statement of Cash Flows  
Statement of Capital Works



**Financial Report**  
**3 months ended 30 September 2016**

**DAREBIN CITY COUNCIL**  
**Comprehensive Income Statement**

For the 3 months ended 30 September, 2016

	YTD Budget	YTD Actual	YTD Variance	Annual Budget
	\$'000	\$'000	\$'000	\$'000
<b>Income</b>				
Rates and charges	116,785	116,231	(554)	<b>118,788</b>
Statutory fees and fines	1,478	1,632	154	<b>7,308</b>
User fees	3,029	2,940	(89)	<b>12,400</b>
Grants - operating	4,436	4,624	188	<b>15,292</b>
Grants - capital	1,497	213	(1,284)	<b>2,123</b>
Contributions - monetary	875	1,652	777	<b>3,500</b>
Net gain (loss) on disposal of property, infrastructure, plant and equipment	(62)	(43)	19	(20)
Other income	1,190	1,379	189	<b>4,935</b>
<b>Total income</b>	<b>129,228</b>	<b>128,628</b>	<b>(600)</b>	<b>164,326</b>
<b>Expenses</b>				
Employee costs	21,089	19,688	1,401	<b>82,482</b>
Materials and services	10,861	8,906	1,955	<b>41,544</b>
Bad and doubtful debts	234	255	(21)	<b>951</b>
Depreciation and amortisation	5,208	5,448	(240)	<b>20,832</b>
Borrowing costs	0	0	0	<b>0</b>
Other expenses	3,827	3,004	823	<b>8,093</b>
<b>Total expenses</b>	<b>41,219</b>	<b>37,301</b>	<b>3,918</b>	<b>153,902</b>
<b>Surplus for the year</b>	<b>88,009</b>	<b>91,327</b>	<b>3,318</b>	<b>10,424</b>
<b>Less</b>				
Grants - capital (non-recurrent)	(870)	(213)	657	<b>(1,115)</b>
Contributions - monetary	(875)	(1,652)	(777)	<b>(3,500)</b>
<b>Adjusted underlying surplus/ (deficit)</b>	<b>86,264</b>	<b>89,462</b>	<b>3,198</b>	<b>5,809</b>

**Financial Report**  
**3 months ended 30 September 2016**

**DAREBIN CITY COUNCIL**

**Balance Sheet**

As at 30 September 2016

	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000
<b>Current assets</b>				
Cash and cash equivalents	36,087	39,833	3,746	<b>42,822</b>
Trade and other receivables	97,979	103,145	5,166	<b>16,156</b>
Other financial assets	4,103	22,197	18,094	<b>4,103</b>
Inventories	94	66	(28)	<b>94</b>
Other assets	1,867	1,921	54	<b>1,469</b>
Total current assets	140,130	167,162	27,032	<b>64,644</b>
<b>Non-current assets</b>				
Trade and other receivables	114	114	0	<b>114</b>
Property, infrastructure, plant & equipment	1,265,845	1,220,958	(44,887)	<b>1,270,809</b>
Investment property	2,806	2,868	62	<b>2,806</b>
Intangible assets	744	719	(25)	<b>1,574</b>
Other financial assets	236	236	0	<b>236</b>
Total non-current assets	1,269,745	1,224,895	(44,850)	<b>1,275,539</b>
<b>Total assets</b>	<b>1,409,875</b>	<b>1,392,057</b>	<b>(17,818)</b>	<b>1,340,183</b>
<b>Current liabilities</b>				
Trade and other payables	19,789	4,950	14,839	<b>19,511</b>
Trust funds and deposits	997	7,621	(6,624)	<b>4,135</b>
Interest bearing loans and borrowings	0	0	0	<b>0</b>
Provisions	16,821	18,756	(1,935)	<b>19,031</b>
Total current liabilities	37,607	31,327	6,280	<b>42,677</b>
<b>Non-current liabilities</b>				
Interest bearing loans and borrowings	0	0	0	<b>0</b>
Provisions	1,406	1,705	(299)	<b>1,406</b>
Total non-current liabilities	1,406	1,705	(299)	<b>1,406</b>
<b>Total liabilities</b>	<b>39,013</b>	<b>33,032</b>	<b>5,981</b>	<b>44,083</b>
<b>Net assets</b>	<b>1,370,862</b>	<b>1,359,025</b>	<b>(11,837)</b>	<b>1,296,100</b>
<b>Equity</b>				
Accumulated surplus	589,447	597,849	8,402	<b>509,891</b>
Asset revaluation reserve	769,159	742,157	(27,002)	<b>774,265</b>
Other reserves	12,256	19,019	6,763	<b>11,944</b>
<b>Total equity</b>	<b>1,370,862</b>	<b>1,359,025</b>	<b>(11,837)</b>	<b>1,296,100</b>



**Financial Report**  
**3 months ended 30 September 2016**

**DAREBIN CITY COUNCIL**

**Statement of Cash Flow**

For the 3 months ended 30 September, 2016

	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000
	Inflows (Outflows)	Inflows (Outflows)		Inflows (Outflows)
<b>Cash flows from operating activities</b>				
Rates	31,075	25,156	(5,919)	117,796
Statutory fees and fines	1,479	1,418	(61)	5,883
User fees & charges (inclusive of GST)	3,269	3,497	228	14,207
Government receipts	7,013	4,837	(2,176)	20,915
Contributions - Monetary	258	1,652	1,394	1,588
Other income	481	1,036	555	1,734
Employee costs	(22,270)	(20,755)	1,515	(81,315)
Materials and services (inclusive of GST)	(17,639)	(14,900)	2,739	(58,194)
Net FSPL refund / payment	3,468	2,067	(1,401)	0
	7,134	4,009	(3,125)	22,613
Interest	247	404	157	1,612
Trust funds and deposits	0	115	115	0
Net GST refund / payment	2,829	1,555	(1,274)	6,990
Net cash provided by operating activities	10,210	6,083	(4,126)	31,216
<b>Cash flows from investing activities</b>				
Proceeds from sale of property, plant & equipment	57	142	85	455
Payment for property, infrastr, plant & equipment	(16,113)	(8,799)	7,314	(30,784)
Repayment of loans and advances	0	0	0	0
Proceeds from sale of other financial assets	0	0	0	0
Net cash used in investing activities	(16,056)	(8,658)	7,399	(30,329)
<b>Cash flows from financing activities</b>				
Finance costs	0	0	0	0
Proceeds of interest bearing loans and borrowings	0	0	0	0
Repayment of interest bearing loans and borrowings	0	0	0	0
Net cash used in financing activities	0	0	0	0
<b>Net increase / (decrease) in cash &amp; cash equivalents</b>	(5,847)	(2,575)	3,273	887
Cash & cash equivalents at the beginning of the year	46,037	64,605	18,568	46,037
<b>Cash &amp; cash equivalents at the end of the year</b>	40,190	62,030	21,841	46,924

Note: Cash and cash equivalents at the beginning of the year includes term deposits with a maturity date exceeding 90 days which are classified as other financial assets in the Balance Sheet (\$19.16M).

**Financial Report**  
**3 months ended 30 September 2016**

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**DAREBIN CITY COUNCIL**

**Statement of Cash Flow**

For the 3 months ended 30 September, 2016

**Reconciliation of cash flows from operating activities to surplus**

	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000
Surplus for the year	88,009	91,327	3,318	<b>10,424</b>
Items not involving cash or non operating in nature				
Depreciation and amortisation	5,208	5,448	240	<b>20,832</b>
Interest expense	0	0	0	<b>0</b>
Bad & doubtful debts	234	255	21	<b>951</b>
Net (gain) / loss on sale of assets	62	43	(19)	<b>20</b>
	<u>93,513</u>	<u>97,073</u>	<u>3,560</u>	<u><b>32,227</b></u>
Change in operating assets and liabilities				
Decrease / (Increase) in rate debtors	(86,410)	(91,075)	(4,666)	<b>(741)</b>
Decrease / (Increase) in other operating assets	1,439	216	(1,222)	<b>(2,011)</b>
(Decrease) / Increase in Trade creditors	1,639	(1,358)	(2,997)	<b>2,136</b>
(Decrease) / Increase in other operating liabilities	29	1,201	1,172	<b>(1,219)</b>
(Decrease) / Increase in provisions	0	26	26	<b>825</b>
	<u>(83,303)</u>	<u>(90,990)</u>	<u>(7,687)</u>	<u><b>(1,010)</b></u>
Net cash provided by operating activities	<u>10,210</u>	<u>6,083</u>	<u>(4,127)</u>	<u><b>31,217</b></u>



# Financial Report

## 3 months ended 30 September 2016

### DAREBIN CITY COUNCIL

#### Statement of Capital Works

For the 3 months ended 30 September, 2016

	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000	Adjusted Budget \$'000	YTD Adj Budget \$'000	YTD Commit \$'000
<b>Capital works</b>							
<b>Property</b>							
Land Improvements	0	0	0	95	95	50	3
Buildings	1,042	139	903	5,879	5,877	1,056	1,458
Building improvements	198	7	191	517	517	254	2
Leasehold improvements	2,050	1,866	184	2,050	2,050	2,050	0
<b>Total property</b>	<b>3,290</b>	<b>2,012</b>	<b>1,278</b>	<b>8,541</b>	<b>8,539</b>	<b>3,410</b>	<b>1,463</b>
<b>Plant &amp; equipment</b>							
Plant, machinery & equipment	599	739	(140)	2,958	3,298	939	550
Fixtures, fittings & furniture	32	0	32	155	155	32	8
Computers & telecommunications	373	126	247	1,692	1,929	415	305
Library books	364	233	131	751	751	364	352
<b>Total plant &amp; equipment</b>	<b>1,368</b>	<b>1,098</b>	<b>270</b>	<b>5,556</b>	<b>6,133</b>	<b>1,750</b>	<b>1,215</b>
<b>Infrastructure</b>							
Roads	1,000	290	710	6,520	6,503	968	860
Transport & road safety	52	91	(39)	2,060	2,060	52	596
Bridges	168	0	168	220	220	168	0
Footpaths & cycleways	836	660	176	3,226	3,226	632	260
Drainage	345	63	282	1,978	2,054	421	155
Recreation, leisure & community facilities	142	10	132	464	464	142	10
Parks, open space & streetscapes	5,066	1,136	3,930	7,275	7,937	5,851	2,099
<b>Total infrastructure</b>	<b>7,609</b>	<b>2,250</b>	<b>5,359</b>	<b>21,743</b>	<b>22,464</b>	<b>8,234</b>	<b>3,980</b>
<b>Total capital works</b>	<b>12,267</b>	<b>5,360</b>	<b>6,907</b>	<b>35,840</b>	<b>37,136</b>	<b>13,394</b>	<b>6,658</b>

# Financial Report

## 3 months ended 30 September 2016

### DAREBIN CITY COUNCIL

#### Statement of Capital Works

For the 3 months ended 30 September, 2016

	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000	Adjusted Budget \$'000	YTD Adj Budget \$'000	YTD Commit \$'000
<b>Operational works</b>							
<b>Property</b>							
Land Improvements	30	22	8	170	170	30	87
Buildings	207	55	152	1,418	1,418	207	83
Building improvements	229	224	5	396	396	229	204
<b>Total property</b>	<b>466</b>	<b>301</b>	<b>165</b>	<b>1,984</b>	<b>1,984</b>	<b>466</b>	<b>374</b>
<b>Plant &amp; equipment</b>							
Plant, machinery & equipment	0	0	0	75	99	9	11
Fixtures, fittings & furniture	0	0	0	35	35	0	0
Computers & telecommunications	119	10	109	351	351	270	7
<b>Total plant &amp; equipment</b>	<b>119</b>	<b>10</b>	<b>109</b>	<b>461</b>	<b>485</b>	<b>279</b>	<b>18</b>
<b>Infrastructure</b>							
Roads	92	73	19	494	494	107	33
Transport & road safety	6	2	4	372	410	6	96
Bridges	13	0	13	75	75	13	1
Footpaths & cycleways	167	97	70	831	831	371	2
Drainage	70	8	62	245	375	98	41
Recreation, leisure & community facilities	0	0	0	60	60	0	0
Parks, open space & streetscapes	392	281	111	1,160	1,276	754	74
<b>Total infrastructure</b>	<b>740</b>	<b>461</b>	<b>279</b>	<b>3,237</b>	<b>3,521</b>	<b>1,349</b>	<b>247</b>
<b>Total operational works</b>	<b>1,325</b>	<b>772</b>	<b>553</b>	<b>5,682</b>	<b>5,990</b>	<b>2,094</b>	<b>639</b>
<b>Represented by:</b>							
Asset renewal	7,359	3,215	4,144	21,494	22,271	8,033	3,993
New assets	2,813	1,229	1,584	8,218	8,515	3,071	1,527
Asset expansion	200	87	113	585	606	219	109
Asset upgrade	1,897	829	1,068	5,543	5,743	2,072	1,030
<b>Capital expenditure</b>	<b>12,267</b>	<b>5,360</b>	<b>6,907</b>	<b>35,840</b>	<b>37,136</b>	<b>13,394</b>	<b>6,658</b>
Operational works	1,325	772	553	5,682	5,990	2,094	639
<b>Total capital works</b>	<b>13,592</b>	<b>6,132</b>	<b>7,460</b>	<b>41,522</b>	<b>43,126</b>	<b>15,488</b>	<b>7,297</b>

**6.2 EXTERNAL COMMUNICATION ACTIVITY UPDATE****Author: Manager Advocacy and Communication****Reviewed By: Director Corporate Services****Report Background**

Officer report as per Council Report planner.

**Previous Council Resolution**

None.

**Previous Briefing(s)**

This matter has not previously been to a Councillor briefing.

**Council Plan Goal/Endorsed Strategy**

Goal: Open and Accountable Democracy

Strategy: Communication and Stakeholder Engagement Strategy (2014)

**Summary**

This report provides an overview of Darebin Council's external communication and media activity between January 2016 and October 2016.

Community Survey results for 2015/2016 show that residents are satisfied with Council's communication about its programs and services, with a rating of 6.97 which is categorised as 'good'. The result is consistent with the long-term average for this metric over the last eight years.

The 2015/2016 survey report also noted that there was no variation in satisfaction with Council's performance communicating its programs and services across the eight precincts comprising the City of Darebin, a positive result as our aim is to provide information consistently and evenly across the municipality.

In 2014/2015, a reputation measure was introduced to the Community Survey to track community sentiment about the organisation as a whole, and to help determine the impact of communication on residents' perceptions of Council. The results for 2015/2016 were little changed from the previous year and the overall results reaffirm the general theme that there is a relatively 'good' level of satisfaction with the performance of Council, and that positive perceptions strongly outweigh negative ones.

**Recommendation**

**That** Council notes the overview of media and external communication activity and outcomes in this report.

## Introduction

External communication is undertaken every day across Council by officers at all levels who make and take phone calls, issue correspondence, meet with residents, businesses and stakeholders and provide services directly to residents. The scope of this report does not include every aspect of Council communication, but focuses on mainstream and mass communication managed or undertaken centrally at a corporate level. It does not include Customer Service interactions or direct communication by departments, such as letters issued by the Planning Department, for example.

The channels managed centrally include:

- Media relations
- Darebin Community News
- Leader advertising
- Council's corporate social media
- Council's corporate website
- Publication approvals (departmental promotional and information collateral)
- Strategic communication planning (with departments)

## Issues and Discussion

### 1. Communication outputs

Every year Council issues a large amount of communication material and responds to communication queries through media and social media channels. Average outputs per year through centrally managed channels are:

- 300 media queries answered
- 240 media releases/pitches to media, resulting in average of 1000+ media items about Darebin
- 450,000+ unique visitors to the Darebin website
- 1200 social media posts
- Respond to 500+ customer service queries and comments in social media
- 360,000 newsletters delivered (6 editions x 60,000 households)
- 8 e-newsletters delivered to specific distribution lists
- 48 weekly Leader advertisements delivered – 25 program based, 25 Mayoral Messages
- 20+ significant communication plans delivered, 120+ internal client consultations conducted to support strategic communication outcomes
- 100 speeches edited for Mayoral/Councillor events
- 500 publication brand approvals for brochures, flyers, promotional collateral
- 12 customer service on-hold phone messages delivered (in partnership with Decibels Youth Recording Studio).

## 2. Community communication preferences

Council's Household Survey includes data about how our community prefers to receive information from Council, which helps to guide decisions about communication channels and priorities. Print media and information remains a prominent preference, consistent with other Melbourne councils. The Darebin Household Survey results are also consistent with annual local government research conducted state-wide.

The most recent survey in 2014 identified the following preferences:

▪ Information in letter box	48.9%
▪ Local newspaper stories	45.2%
▪ Darebin Community News	41.6%
▪ Local newspaper ads	27.5%
▪ Website	24.6%
▪ Library	18.8%
▪ Social media	10.2%
▪ Telephoning Council	6.8%
▪ Attend community events	6.1%
▪ Visiting Council	4.6%
▪ Public meetings	4.7%
▪ Attend Council meetings	1.7%

A research project to explore current CALD community communication preferences is due to be complete by end 2016.

## 3. Media Relations

Between January and October 2016, 801 items about Council ran in the media. There were 105 proactive media releases/pitches issued over the eight months between February and end September 2016. There was little proactive or reactive media in January due to Leader closures and a slow-down in Council activity, and media activity ceased for Caretaker at the end of September. Please refer to **Appendix A** for a list of proactive media topics for the eight month period.

Council responded to around 90 reactive media queries between February and October 2016.

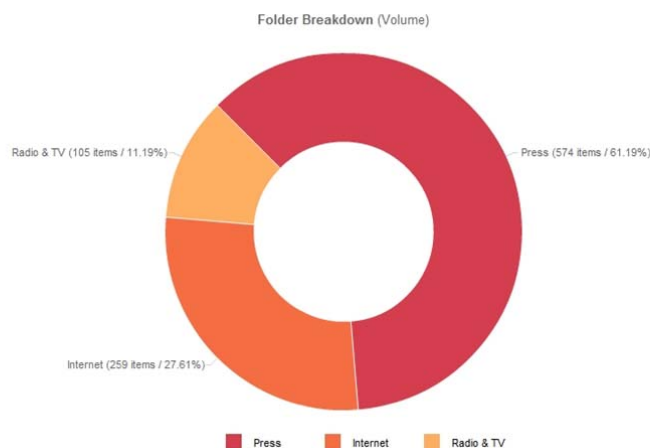
The average ratio of positive/neutral to negative coverage over this period was 84% positive/neutral and 16% negative. The KPI set in the Communication and Stakeholder Engagement Strategy (2014) is to maintain a positive/neutral balance of 80% and above.

A positive peak was reached in February with 96.1% positive/neutral and we hit a low of 68% in September. The low in September was driven by coverage of a former mayor being charged by the Local Government Inspectorate. April's positive balance also dipped to 71% and the negative coverage in that month was driven by a former councillor's comments about the Local Government Minister on Facebook and comments about Aboriginal genocide in the Chamber.

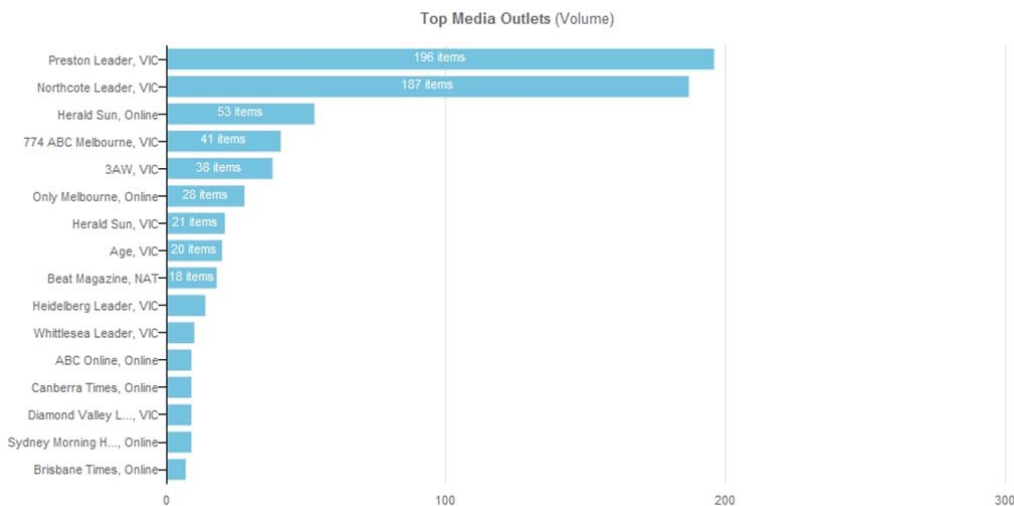
In the ten month period from January-October 2016, negative coverage arose from the following issues or circumstances:

- Councillor expenses
- Genocide monument
- Pop-up parks (reaction to JUMP trial initiated by Citizen’s Jury)
- Save Darebin Pets (agitating for more Council support)
- Councillor Facebook comments about Local Government Minister
- Councillor comments in chamber about Aboriginal genocide
- Councillor conduct panels
- Councillor defamation case
- Northcote speed zones (consultation concerns)
- Councillor cab charges
- Federal election coverage – councillor letter of support for Federal candidate
- Batman Park renaming project (conservative reaction, this project also generated positive/neutral coverage)
- Councillor campaign flyer to residents
- Resident seeking to form a Darebin ratepayer’s association
- Former Mayor charged by Local Government Inspectorate
- McLeod basketball hoop impoundment (reaction to resident debating fairness of local law)
- ROW policy
- Preston Market car parking (misinformation about Council’s role).

**Figure 1: Spread of media coverage across print, broadcast and online – January to October 2016**





**Figure 2: Volume of media coverage per media outlet in top outlets – January to October 2016**

Please refer to the attached ISentia media monitoring report (**Appendix B**) for a list of, and links to, all media clips (print, broadcast and online) for the period from January to October 2016. Note that the number of clips differs to the number reported above due to syndicated coverage.

#### 4. Darebin Community News and e-newsletters

##### Darebin Community News

Between January and October 2016, four editions of *Darebin Community News* (DCN) were distributed to all households in Darebin. The August/September and October/November editions were not published in this period due to Caretaker provisions. The newsletter will resume in December/January 2016/2017.

Residents are regularly surveyed to evaluate *Darebin Community News* and to ensure it is meeting resident needs and interests. The most recent survey results between January and October 2016 include the following findings:

- 74.6% of respondents reported they read all of DCN
- 87% of respondents rated the importance of information in DCN as good or very good
- 90% of respondents rated the quality of information as good or very good
- 83.7% of respondents rated the way that DCN reflects Darebin's diverse communities as good or very good
- 86.1% of respondents rated the design and look of DCN as good or very good
- 82.9% of respondents said DCN was mostly useful or very useful for telling them about the important issues in the City
- 72.9% of respondents said DCN was mostly useful or very useful for encouraging them to participate in Council projects, consultations or events
- 79.6% of respondents said DCN was mostly useful or very useful for informing them about facilities, programs and services provided by Council
- 85.1% of respondents rated their overall satisfaction with DCN as satisfied or highly satisfied.

The top five topics respondents said they would like to see included in DCN were:

- Events and festivals (86.7%)
- City improvements (74.2%)
- Facilities (74.2%)
- Arts and Culture (72.7%)
- How Council is addressing important issues (68.8%)

The top five actions respondents reported taking as a result of reading DCN were:

- Go to the Darebin website (64.6%)
- Attend an event (61.4%)
- Use a featured Council service or facility (31.5%)
- Visit Council's Facebook/Twitter page (15%)
- Contact Council about an article (14.2%)

### **E-newsletters**

MailChimp is now the preferred Council platform to create digital newsletters and manage subscriber databases. Six newsletters were migrated from other platforms/applications to Mailchimp during this period. The current subscriber number for the general newsletters below is 8,961.

- What's On - Arts and Culture (Distributed fortnightly)
- What's On - Darebin Arts and Entertainment Centre (Distributed monthly)
- What's On - Darebin Intercultural Centre (Distributed monthly)
- What's On for Families (Distributed monthly)
- What's On - Northcote Town Hall (Distributed monthly)
- Disability Access Update (Distributed fortnightly)

Council's Business Development e-newsletter has 3,405 subscribers and the Darebin Libraries What's On e-newsletter has approximately 20,000 subscribers.

The average open rate for Council e-newsletters is 33.47% which is above the industry average open rate of 23%.

## **5. Leader Advertising**

Council advertises in local Leader newspapers every week, focusing on service and program news and a message from the Mayor every second week.

The program and service advertising is driven by communication plans for projects and the need to inform the public about general Council business and activities. The Mayor's message picks up key communication themes for Council and content is determined in collaboration with the Mayor.

Between January and October 2016 a wide range of topics were covered in the Mayor's message, reflecting current Council news and events and in particular encouraging participation in consultation and engagement activities.

## 6. Social Media

Darebin commenced rolling out a new social media strategy in October 2015 which has resulted in excellent growth in engagement. Growth in Facebook followers between 1 October 2016 and end September 2016 (social media went into hiatus for Caretaker in October with very few posts/tweets) was 170% and growth in engagement was 837%. Twitter followers grew by 24.6% (this platform is slowing in general across the population) and engagement grew by 6.3%. Instagram was up 292% and LinkedIn was up 42%.

The top five topics for Facebook engagement were: works notices and updates, transport, competitions, community notices re donating and events.

A list of social media campaigns rolled out between January and October 2016 is included at **Appendix C**.

In a comparison table with 20 metro councils tracked monthly, at end October 2016 Darebin sat in 7<sup>th</sup> place for Facebook likes with well over 6000 likes (we held 6<sup>th</sup> place all year until Caretaker period when social media activity was curtailed) and 10<sup>th</sup> place for Twitter followers with over 4000 followers. Growth in our corporate social media channels is continually trending upwards and positive sentiment remains high – well over 85% for both Facebook and Twitter.

Council is making a concerted effort to produce more in-house video content, which helps to boost social media traffic and engagement levels. A simple video about a 'sticky note art wars' competition for young people in libraries, for example, achieved over 1000 views within a week of being published. Other very popular videos this year included Homemade Food and Wine Festival Workshops and the Shimmy Bike Routes promo.

## 7. Website Communication

The Darebin corporate website receives around 50,000 visits per month. The site has recorded significant growth in traffic from mobile and tablet devices in the last two years since the website was relaunched in October 2014. The relaunched website focused on a responsive website design (which displays easily on any device) with 22% traffic prior to launch, reaching 33% traffic by October 2016. The main online feedback point for customer enquiries is the Contact Us Feedback Form and usage of the form increased significantly over the last two years, with a 35% increase in submissions from customers between 2014 and 2016.

Improvements to the Community Calendar have resulted in a greater number of public events publicised on our website and greater exposure of Council's key events and community run events, including public event submissions. Event submissions have grown by 47% since 2013-14 with a steady year-on-year increase since the launch of the new website in October 2014 (258 submissions in 2014 v 544 submissions in 2016).

New sessions on the website have increased by 6% since 2014 indicating the website is more widely used by the community, and pages per session have been reduced from 3.34 pages to 2.3 pages during the same period, saving valuable time for customers traversing the site. User testing conducted in October 2015 found that users were able to complete a range of common scenarios quickly and easily, and the dominant user preference was mobile.

In the 2015/2016 Community Survey results, those people who reported using the website to contact Council rated it as excellent, however it should be noted that while a great result this was a very small sample.

## 8. Communication Plans

All significant Council projects require a communication plan. Between January and October 2016, strategic communication plans were developed with Council departments to guide communication for the following projects:

- Kindergarten Waiting List Review
- Community Support Program
- Reservoir Streetscape Works
- Play in the Park Program
- Darebin Business Gala Lunch
- Plastic Free July
- International Women's Day in Darebin
- Council Plan Consultation
- Batman Park Renaming
- Multi sports stadium
- JUMP High Street works
- Darebin Tourism Strategy
- Toy Library Plus
- Thornbury Early Years Centre Events
- Decibels Records 2016 Program
- Twilight Kindergarten Sessions
- Car Share Initiative
- New Council
- Sylvester Hive Community Garden Launch
- Walker Street Bridge Works
- Fairfield Village Consultation
- Edwardes Lake Park Consultation
- Northland Customer Service Centre Closure

## 9. Brand Management

While not a form of direct communication, brand management contributes to resident and customer perceptions of Council and has an impact on the way information from Council is received.

A refreshed brand and new brand guidelines were introduced in 2014 and have progressively been applied to Council's collateral, resulting in a more professional, contemporary and credible look and feel.

To support brand compliance and quality control, a new template-based publication management system (dhub) has been introduced which enables high quality collateral to be produced without the need for external design services. A report to the Executive Management Team in August 2016 outlined avoidance/savings of around \$200K in design expenses across the organisation since the dhub system was introduced.

## 10. Community satisfaction

Community Survey results for 2015/2016 show that residents are satisfied with Council's communication about its programs and services, with a rating of 6.97 which is categorised as 'good'. The result is consistent with the long-term average for this metric over the last eight years.

The survey report also noted the following: "There was no statistically significant variation in satisfaction with Council's performance communicating its programs and services observed cross the eight precincts comprising the City of Darebin. This is a very positive result as the aim of service delivery is to ensure a consistent level of service delivery to residents across the municipality, regardless of where within Darebin they reside."

In 2014/2015, a reputation measure was introduced to the Community Survey to track community sentiment about the organisation as a whole, and to help determine the impact of communication on residents' perceptions of Council. There were no statistically significant changes in the 2015/16 results compared to 2014/15, with residents:

- Strongly agreeing that Council provides important services
- Solidly agreeing that Council is trustworthy and reliable, progressive and up-to-date and has a sound direction for the future
- Mildly agreeing that Council offers value for rates, and
- Mildly agreeing that Council is bureaucratic and ineffective.

The overall results reaffirm the general theme that there is a relatively 'good' level of satisfaction with the performance of Council and positive perceptions strongly outweigh negative ones.

In the third quarter Community Survey for 2015/2016, specific questions were asked about ease of access to Council information. 89.8% of respondents said that it was 'easy' to find required information about Council services and facilities, and there was no significant variation in response from non-English speaking respondents.

The Community Survey tracks advocacy as a key performance indicator and a new question was introduced in the March 2015 quarter of the survey to gauge community awareness of Council advocacy activity by asking 'Can you please list any Council advocacy campaigns you are aware of?' This question was included to ascertain the community's knowledge and understanding of advocacy activity and to further understand what drives satisfaction levels for this metric.

The type of advocacy campaigns mentioned has varied in every quarter and many activities mentioned are not formal advocacy, but rather general communication about programs and services. This provides one viewpoint of the communication messages that have achieved a high degree of cut-through and remained memorable for residents. For 2015/2016, 158 items were recalled by residents, including the following:

- Culture and diversity
- Family violence campaigns
- Refugees
- Solar \$aver campaign
- Youth engagement
- Bike paths and promoting cycling
- Environment and sustainability initiatives

- LGBTIQ issues and initiatives
- Public transport
- Multi sports stadium
- Advocacy and consultation for grade separation
- Art campaigns
- Park developments, maintenance and beautification
- Recycling initiatives
- Animal welfare
- Disability awareness
- Festivals and events
- Traffic consultation
- Inclusion and activities for multicultural residents
- Northcote Aquatic centre upgrade
- Broadway upgrade in Reservoir
- Darebin Music Feast
- Health and fitness campaigns, e.g. yoga in the park
- Preston Market
- Preston Junction Master Plan
- Shop Local campaign
- Streetscape improvements
- Stolen Generation marker and garden
- How Council funding is used
- St Georges Rd median strip tree retention

The campaigns or communication most commonly identified by residents related to diversity and culture, refugees, family violence, Solar Savers and youth engagement and support – all signature issues for Darebin.

### **Options for Consideration**

There are no options for consideration.

### **Financial and Resource Implications**

The Advocacy and Communication Department's operational budget covers salaries, DCN production and distribution, and website and dhub licences. Advertising spend is costed to individual departments as part of their project budgets, the Mayor's message is part of the Chief Executive Office budget. External design costs when required are also covered by departmental project budgets.

### **Risk Management**

There are no factors in this report which impact on risk management.

**Policy Implications**

There are no policy implications arising from this report.

**Economic Development**

There are no factors in this report which impact upon economic development.

**Environmental Sustainability**

There are no factors in this report which impact upon environmental sustainability.

**Human Rights, Equity and Inclusion**

There are no factors in this report which impact on human rights, equity and inclusion.

**Other**

There are no other factors which impact on this report.

**Future Actions**

- Develop 2017/2018 Annual Communication Plan outlining priority thematic areas
- When developed, support new Council Plan communication with key messages for each goal
- Continue implementing actions in the Communication and Stakeholder Engagement Strategy

**Consultation and Advocacy**

The following staff were consulted to compile the information in this report:

- Advocacy and Communication Department team members

**Related Documents**

- Communication and Stakeholder Engagement Strategy (2014)
- Proactive media relations topics (media releases and phone pitches) between January and end September 2016 (refer attachment) – **Appendix A**
- ISentia media monitoring report (refer attachment – links are provided with the document to access further information) – **Appendix B**
- Social media campaigns between January and October 2016 (refer attachment) – **Appendix C**

**Appendix 1.**

**Proactive media relations topics (media releases and phone pitches) between January and end September 2016:**

**Vibrant City and Innovative Economy**

- \$200 Discover Darebin photo competition
- Active Spaces (REIV and CiVic), Interview with the Mayor (774 ABC radio)
- Call for entries for Council's PitchIT competition
- Pitch IT \$10,000 start-up competition final pitch
- Pitch IT \$10,000 start-up competition winner will be announced
- Darebin Business Awards
- Darebin Community Business Awards Nominations
- Darebin inaugural Tourism Strategy
- La Trobe National Employment Cluster Seminar
- Promotion of Darebin Business Leaders Lunch
- Women in business lunch

**Healthy and Connected Community**

- A special day out for kids (Education Week)
- Batman name change
- Blue Light discos
- Citizenship ceremony
- Census form help via Spectrum Migrant Resource Centre
- Community Grants
- Community Safety Project – NPAG (CiVic Magazine)
- Community support Fund
- Council launches new publication on International Women's Day to encourage female participation in sport
- Council to buy Ruthven and Lakeside school sites
- Cramer Street closure for Eid-El-Fitr morning prayer
- Darebin celebrates Australian Citizenship Day
- Darebin Libraries Activity Program
- Darebin Libraries App Launch
- Darebin Libraries Youth Photography Competition
- Darebin nominations for Australia Day awards
- Father's Day movie night
- Free driving course for older drivers
- IDAHOT Day
- Immunisation sessions
- International Women's Day
- Koori Mail – Batman Park community consultation
- Movie Day at Intercultural Centre
- Multilingual customer service (SBS radio, Arabic language program)
- NAIDOC Week activities
- NDIS information session
- New netball courts for Darebin
- Northland Community Safety and Crime Prevention Project (CiVic Magazine)
- Preston Girls' School site will open for public use
- Promotion of Elder Abuse Awareness Day event at Preston Market
- Rainbow flag raising
- Red Cross blood donations staff award
- Reservoir Library sticky note art challenge for school holidays
- Spiritual Healing Trail (ABC Radio and ABC online)



- 
- The Museum of Me initiative
  - Toy Library in the park
  - Village Games
  - What's on Darebin Libraries
  - Wiser Driver driving course at SPAN Neighbourhood house
  - World Refugee Week

### **Sustainable and Resilient Neighbourhoods**

- 25th Anniversary of the Friends of Merri Creek and the Merri Creek Management Committee
- Animal Welfare Precinct (turning of the SOD together with Moreland and Whittlesea)
- Bundoora Park (What's on)
- Clean-up Australia Day
- Compost awareness week
- Controlled ecological burn
- Darebin Solar Saver (Business Excellence magazine)
- Darebin Solar Saver (Victorian Chamber of Commerce Business Excellence magazine)
- Energy efficient street lights a success
- Environmental Sustainability Leaders course
- Level Crossing removals in Darebin will unite communities
- PTV trialling bikes on buses
- Plastic Free July
- Register for Ride2Work

### **Thriving and Creative Culture**

- Aboriginal Comedy All Stars
- Announcement of winner of Mayor's Writing Award
- Backyard Harvest Festival
- Bundoora Homestead art and time exhibition
- Bundoora Homestead artist in residence
- Bundoora Homestead history project
- Circus Oz
- Conviction Play – a play about colonial times at Northcote Town Hall
- Council's street art project. Interview with artist Kirrily Anderson on ABC News online
- Darebin Arts Announces New Shows
- Darebin Community and Kite Festival
- Decibel Records youth artist search
- Darebin Music Feast
- Double Blind promotion (Smart Arts program on RRR)
- Homecooked Comics
- Mayor's Writing Award
- New arts hub in Preston – Mister Morris
- Northcote Town Hall Fringe Festival
- Picasso and His Dog
- Superhero Training Academy (Darebin Arts)
- Tactile Exhibition at Darebin Arts and Entertainment Centre
- True North Open Air Cinema
- True North promotion (ABC Radio)
- Which Way Home play

### **Excellent Service**

- Temporary closure of Fairfield Library

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**Open and Accountable Democracy**

- Council Budget
- Council Plan consultation
- Council will not be applying for a variation to the rate cap in 2016/17
- Proposed budget consultation
- Ruthven/Lakeside Public Meeting
- Six candidates confirmed for election Q&A with residents
- Victorian Government Level Crossing announcement

**ITEM 6.2 APPENDIX B**  
**MEDIA MONITORING**  
**REPORT JAN TO OCT 2016**

**5 DECEMBER 2016**

Due to the large volume of pages associated with this Item, the Appendices have not been printed in this agenda.

All documents associated with the Item are available on Council's Website or may be obtained upon request.

Copies will also be available for viewing at the Council Meeting on Monday 5 December 2016.

**Appendix 3:** Social media campaigns between January and October 2016:**January**

DarebinXmas winners  
True North – Reservoiria  
Australia Day Awards  
The Fairy Show (Loudmouth)  
Bright Sparks notice

**February**

True North - People's Tours of Reservoir  
Kindergarten Enrolments  
NDIS Community & Online Forum  
Pet Adoptions  
International Women's Day  
Darebin Community Support Program Applications  
Unknown Photography – Competition By Darebin Libraries

**March**

Darebin Kite Festival  
#DarebinKites competition  
#DarebinPetExpo competition  
Kindergarten enrolments (continued)  
Live Music shows at Darebin Arts Centre  
NDIS Community & Online Forum (continued)

**April**

Women In Business (event)  
NDIS forum – video, outcomes  
Darebin Homemade Food & Wine Festival Promo  
Children's Day Event

**May**

Just Eat It, a Food Waste Story (event – Environment team)  
Be Bright At night  
Darebin Business Award for Community Contribution  
Darebin Homemade Food & Wine Festival (including Facebook live video)  
Budget Proposal consultations  
Children's Day event (continued)

**June**

Darebin PitchIT  
Darebin Business Leaders Lunch  
Active Spaces videos  
Batman Candidate Forum  
Climate Forum  
Just Eat It (continued)  
Tourism Survey (continued)  
Mad Monday Golf (continued)

**July**

#DiscoverDarebin Competition  
Plastic Free July  
PitchIT Winners  
Batman Rename Consultations

**August**

#DiscoverDarebin competition (for Council Report images)  
Batman Rename Consultations (continued)  
Great Western Shimmy (via video)  
Council Plan Consultations

**September**

Works Notice – JUMP  
Sticky Note Art Wars  
Ride2Work Day  
Music Feast  
Circus Oz

**October (limited activity due to Caretaker)**

Darebin Music Feast  
ExploreDarebin  
Fairfield Village consultation  
Australia Day Awards Nominations

**6.3 UPCOMING LANDFILL REGIONAL WASTE CONTRACT – CT201117****Author: Manager City Works and Contracts****Reviewed By: Acting Director Operations and Environment****Report Background**

This report considers the extension of Council's landfill services agreements as the current term finishes 1 April 2017 and Council is required to provide notice by 31 December 2016 if it wishes to extend the contract.

**Previous Council Resolution**

At its meeting on 21 March 2011 and 8 December 2014 Council resolved that the reports and Council resolutions remain confidential.

**Previous Briefing(s)**

This matter was presented to Council at the Council briefing on 28 November, 2016.

**Council Plan Goal/Endorsed Strategy**

Council adopted the Waste and Litter Strategy 2015 – 2025 in July 2015. The Council plan goal for Sustainable and Resilient Neighbourhoods is to lead and work with our community and partners to achieve a rapid transition to an environmentally sustainable city.

**Executive Summary**

Council is currently party to a regional landfill contract managed by the Metropolitan Waste and Resource Recovery Group (MWRRG) and through this uses the Hanson Landfill in Wollert with an option to use the Melbourne Regional Landfill (MRL) if the Hanson landfill is not accessible. The current term of the agreement finishes 1 April 2017 and Council can extend for a period of up to 2 by 2 years to 31 March 2021.

The contract is providing good value to Council and provides excellent environmental outcomes. The agreement with MRL provides an alternative disposal site if required. It is recommended that the agreements be extended for the full four year term at an estimated total cost of \$13,310,000 (GST inc) over the four years. The Stage Government land fill levy currently accounts for 60% of these landfill costs.

**Recommendation****That Council:**

- (1) Resolve to extend the contractual arrangement for Contract CT201117 for the supply of landfill services with Hanson Landfill Services Pty Ltd, at the adjusted rates as set out in the agreement for an estimated expenditure of \$13,310,000 (incl. GST) for a two by two year term beginning 1 April 2017.

- (2) Resolve to extend the contractual arrangement for Contract CT201117 for the supply of landfill services with Cleanaway Solid Waste Pty Ltd, trading as Landfill Operations Pty Ltd for the Melbourne Regional Landfill (MRL), at the adjusted rates as set out in the agreement for a two by two year term beginning 1 April 2017.
- (3) Note that the MRL contract is used as a fall back service should any issues arise with the Hanson Landfill Services site.
- (4) Authorise the Chief Executive to sign and execute the required extension agreement for the provision of landfill services for the Hanson Landfill Services Pty Ltd landfill contract.
- (5) Authorise the Chief Executive to sign and execute the required extension agreement for the provision of landfill services with Cleanaway Solid Waste Pty Ltd, trading as Landfill Operations Pty Ltd for the Melbourne Regional Landfill contract.

### **Introduction**

Darebin Council resolved to enter into regional landfill contracts in 2011 and subsequently extended the contracts in 2014. In the 2015/2016 financial year Darebin disposed of 26,865 tonnes of kerbside household waste to Hanson landfill at a cost of \$3.17 million (GST inc). (Collection is a separate cost and undertaken by council staff.) The Melbourne Regional Landfill contract is only used as a replacement landfill if a closure occurs at the Hanson landfill. This has not happened during the current contract term.

The Metropolitan Waste and Resource Recovery Group MWRRG (formerly Metropolitan Waste Management Group) established these landfill contracts in 2011 with Hanson and Boral through the collaboration of ten participating Councils. Since the 2015 extension site ownership has changed from Boral Recycling Pty Ltd to Cleanaway Solid Waste Pty Ltd, trading as Landfill Operations Pty Ltd for the Melbourne Regional Landfill (MRL) and this is reflected in current contracts.

MWRRG have extended these contracts for a further 4 years to 31 March 2021. Council may either extend its participation in the contracts or opt out and must provide notice prior to 31 December 2016 of its intent. Council's current agreements expire on 31 March 2017 and there are opportunities to extend for 2 x 2 year periods to 31 March 2021.

Section 50AD of the Environment Protection Act establishes the MWRRG functions which include entering into contracts to develop waste management facilities for metropolitan Councils and manage such contracts. Section 50AR provides that if a metropolitan Council enters into a contract with MWRRG, the Council is exempt from the requirements of Section 186 of the Local Government Act. Darebin Council participates in these contracts by advising MWRRG, the Principal of the contract in writing and by executing deeds with the companies who operate the landfills.

### **Issues and Discussion**

Over the life of the contract it has delivered a secure landfill service with excellent environmental operations at competitive prices for the community. The joint buying power of the councils provides better value than Darebin purchasing these services separately. The Hanson site is close to Darebin (17km) providing reasonable haulage times and costs. Council remains a party to the contract with MRL as a standby to the Hanson landfill site and has not used this supplier under the current contract but requires this option in case the Hanson landfill is closed or inaccessible for any reason.

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**Contract Performance**

The contracts are administered by the MWRRG under the direction of a user group made up of members of Participating Councils. Performance reviews have been conducted on a regular basis and there have been no issues that would be seen as an impediment to extending the contract for a further term. There have been no reported workplace accidents over the term and specified insurance policies are in place.

**Reducing waste to landfill**

Since major reductions to waste landfilled per capita through introduction of recycling and green waste systems – landfill rates in Darebin have been stable over the last decade with a slight downwards trend. Whilst there is ongoing education around waste minimisation, the next significant reduction in landfilled waste is expected to be achieved by diverting food waste from landfill. It is estimated that 38% of Darebin's waste to landfill is food waste. Trials have been undertaken by 3 metropolitan councils to include food (meat and dairy excluded) in green waste collections processed by the regional organics contractor, Veolia. Early reports are that this has been successful, but has not resulted in a significant change in landfill tonnage. A report on the trials is currently being prepared for the Council user group and this will be considered in the waste strategy implementation.

**Landfill levy**

The cost of landfill includes the State Government landfill levy which is calculated by tonnage and is currently 60% of landfill costs. Council pay this levy to the landfill contractor and the landfill contractor provide the funds to the State Government. In the 2015/2016 financial year Darebin paid \$1,626,000 in landfill levies (GST exclusive). Council have long advocated that the State Government should be returning more benefit to the Darebin community through the Sustainability Fund which receives monies from the levy after funding environmental agencies including the EPA, Sustainability Victoria and MWRRG. Whilst small grants have been provided to Darebin over the years it was reported in May 2016 that over \$400 million was unspent. Over \$175 million in landfill levies are collected state-wide yearly.

**Options for Consideration**

Under the terms of the agreement Council has the following options at the end of the current term:

- Elect to exercise a two year extension at the adjusted rates as set out on the agreement, or
- Elect to exercise a two by two year extension at the adjusted rates as set out on the agreement, or
- Elect to no longer be a party to the agreement.

The current contract offers a secure landfill service with excellent environmental operations at competitive prices and it is recommended that Council exercise the two by two year option which will extend the contract to 31 March 2021.

**Financial and Resource Implications**

In the 2015/2016 financial year Darebin disposed of 26,865 tonnes of kerbside household waste to Hanson landfill at a cost of \$3.17 million (GST inc).



The following estimates of the cost of the 2 by 2 year extensions have been developed using an estimated annual landfill tonnage of 27,000 tonnes. The landfill rates include the landfill gate fee paid to the contractor and the Metropolitan Landfill Levy, which is currently 60% of the cost per tonne.

The landfill gate fee is adjusted on the contract anniversary in line with cpi and industry indexes. A conservative estimate of 3% increase per year has been used. The State Government metropolitan landfill levy is set for each financial year by the Victorian treasurer (through fee units) and an estimated rise of 3% per annum has been used to calculate the contract sums.

As Council is able to accept a two year extension or two by two year extension – the first extension expenditure and second extension expenditure are set out in separate tables.

**Table 1 – Contract expenditure (GST inc) April 2017 – March 2019 (extension 1)**

<b>1: 2 Years Extension (April 2017 – March 2019)</b>	<b>1 April '17 - 30 June '17</b>	<b>1 July '17- 30 June '18</b>	<b>1 July '17- 31 March '19</b>
\$ per tonne – Gate fee inc levy	\$114.32	\$116.83	\$120.34
Estimated Waste Tonnage	6750	27000	20250
Running Total Expenditure	\$771,680	\$3,154,437	\$2,436,885

**Total expected expenditure 1 April 2017 – 31 March 2019 \$6,363,002 GST inc.**

**Table 2 – Contract expenditure (GST inc) April 2019 – March 2021 (extension 2)**

<b>2 : 2 Years Extension(April 2019 – March 2021)</b>	<b>1 April '19 - 30 June '19</b>	<b>1 July '19- 30 June '20</b>	<b>1 July '20- 31 March '21</b>
\$ per tonne – Gate fee inc levy	\$123.95	\$127.66	\$131.49
Estimated Waste Tonnage	6750	27000	20250
Running Total Expenditure	\$836,649	\$3,446,685	\$2,662,754

**Total expected expenditure for four years: 1 April 2017 – 31 March 2021 \$13,309,090 GST inc.**

No other legislated or other claims or charges are anticipated however should they arise in the interim they will be determined in accordance with the contract. The expected future increases have been forecast into existing budgets.

These rates provide good value as compared to the publically listed gate fee for the Hanson landfill which is currently \$175 per tonne.

### **Risk Management**

A contract with a second landfill is maintained to ensure continuity of service if for any instance the Hanson landfill is closed or inaccessible.

As the Principal, MWRRG ensure accreditation, insurances and occupational health and safety information are in line with contract requirements. The user group of Councils are provided all relevant information in regard to risk issues.

**Policy Implications****Economic Development**

Not applicable

**Environmental Sustainability**

Council is committed to the reduction of waste to landfill and has developed the Waste and Litter Strategy 2015 -2025 to achieve these reductions.

Hanson's Wollert Landfill is performing well environmentally and achieving best practice operating as a renewable energy landfill with leachate recirculated back into the waste. This has resulted in a significant volume of methane gas being generated and then recycled as an alternative source of energy. 1.4 million cubic metres of methane is estimated to be captured at the landfill each month. This represents approximately 85 percent of the total methane gas generated at Wollert and this is used to produce 55 million kilowatt hours of electricity each year, or enough energy to power 10,000 homes. The site is currently installing solar panels.

There is also a focus on water protection and stringent asbestos handling procedures. It is one of few landfill sites in Melbourne accredited to ISO 14001 Environmental Standards.

As the landfill is only 17km away from Darebin, the greenhouse emissions involved in transport to the landfill are minimised compared to the alternative MRL landfill which is 38km away.

**Human Rights, Equity and Inclusion**

The household waste collection services are available to all residential properties. The service provides a benefit to all residents, industry, traders and visitors to the municipality and ensure that Darebin is a clean city.

**Other**

The provisions of Section 50AR of the Environment Protection Act enable Council to engage in a procurement activity with the Metropolitan Waste and Resource Recovery Group with exemptions from the requirements of Sections 186 and 193 of the Local Government Act 1989. The tender process has followed best practice purchasing and probity procedures.

**Future Actions**

- A letter will be sent to MWRRG informing them of the Council resolution
- Contract extensions will be finalised with the contracted landfills through direct deeds.
- MWRRG will commence a process of engagement with councils to determine the structure of the contract to replace the existing landfill contract post 2021
- Continued advocacy regarding landfill levy funds providing further benefit to councils and communities.

**Consultation and Advocacy**

Discussions regarding the contracts were undertaken with the MWRRG and council user group

**Related Documents**

A list of relevant documents – legislation, policies, reference papers, previous Council reports or Briefing papers

- Waste and Litter Strategy 2015 -2025
- Council Minutes – 21 March 2011 and 8 December 2014

**Disclosure of Interest**

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.

**6.4 DAREBIN CREEK MANAGEMENT COMMITTEE  
MEMORANDUM OF UNDERSTANDING RENEWAL****Author: Coordinator Public Spaces and Strategies****Reviewed By: Director City Futures and Assets****Report Background**

One of the actions of the Darebin Open Space Strategy is for Council to continue participating in and contributing financially each year to the Darebin Creek Management Committee (DCMC). This funding is used by DCMC to manage and maintain Darebin Parklands, pay the salary of the Darebin Creek Coordinator and support the conservation and education initiatives undertaken by DCMC in relation to the Darebin Creek Linear Park. At present there is a formal agreement in place that expired 30 June 2016.

The existing Memorandum of Understanding (MOU) has been active since November 2013 and has directed the way that DCMC spends funding and how DCMC reports back to Council on activities and funding and is required to be compliant with Council's procurement policies. This agreement was a successful way to manage the relationship between DCMC and Council.

The renewed MOU has been developed in consultation with Banyule and Whittlesea City Councils as they are key financial contributors to DCMC. A copy of the draft MOU is provided with this report as **Appendix A**.

**Previous Council Resolution**

On 6 November 2013 Council resolved that:

*"Council authorise the Chief Executive (or his delegate) to finalise negotiations and execute Memorandum of Understandings for Darebin Creek Management Committee and Merri Creek Management Committee."*

**Previous Briefing(s)**

Councillor Briefing – 28 November 2016

**Council Plan Goal/Endorsed Strategy**

Darebin Open Space Strategy

**Summary**

A new Memorandum of Understanding is required to be put in place between Council and Darebin Creek Management Committee to direct how Council's funds are spent and to set future reporting requirements for DCMC. In return for funding, Darebin Creek Management Committee provides education programs to the Darebin Community, maintains Darebin Parkland's 33 hectares of parkland and manages the leachate system to mitigate runoff from the historic tip.

**Recommendation****That Council:**

- 1) Adopt a Memorandum of Understanding between Darebin Creek Management Committee and Darebin City Council attached as **Appendix A**, agreeing to an additional 3 years financial support for the Darebin Creek Management Committee.
- 2) Authorise the Chief Executive Officer to execute the memorandum of Understanding for the period from the date of signing to 30 June 2019.
- 3) Note a report will be submitted annually to Council showing the financial spend of Darebin Creek Management Committee under the Memorandum of Understanding.

**Introduction**

The Darebin Creek Management Committee (DCMC) is an incorporated body established to ensure the preservation, restoration, environmental protection and ecologically sensitive development and maintenance of the Darebin Creek Linear Park. Darebin Creek runs through four municipalities (Whittlesea, Darebin, Banyule and Yarra) before joining the Yarra River. Darebin Parklands is a 33 hectare parcel of land straddling Alphington and Ivanhoe and owned jointly by Darebin and Banyule City Councils.

The committee holds bi-monthly meetings attended by 11 members, two from each of the four Councils, one from Latrobe University, one from Friends of Darebin Creek and one from Darebin Parklands Association. The Executive Committee, as elected from the members of this group, is responsible for convening meetings and completing reporting requirements. Funding for the committee comes from member body contributions, grants and membership fees. Darebin City Council has a long standing history of providing financial support for DCMC. Currently, DCMC employs five staff to deliver its objectives.

**Issues and Discussion****Support for DCMC**

In the 2015/2016 financial year Darebin provided the Darebin Creek Management Committee \$52,392 in operational funding to support the role of the Darebin Creek Co-Ordinator (employed by DCMC) and \$162,702 in operational and capital funding for the day-to-day management of the physical aspects of Darebin Parklands. This funding has historically increased by 2.5% each year.

**Objective of the MOU**

Darebin City Council and Darebin Creek Management Committee are jointly committed to managing, protecting, promoting and ensuring the long term viability of Darebin Parklands and the Darebin Creek. The MOU formalises the relationship between DCMC and Council and provide a framework to ensure key performance indicators (KPIs) are met.

The MOU formalised the exchange of services between Darebin Council and DCMC. It maintains a clear and transparent reporting framework on how funding is to be spent and benefits Council receives.

**Terms of agreement**

The MOU will apply for a term of 3 years after which time the scope, objectives, terms of agreement and level of compensation will be reviewed. Funding for DCMC will increase each financial year by 2.5% in line with the previously agreed MOU.

**Roles and Responsibilities**

Council and DCMC will work actively to support the partnership to ensure the long term viability and ongoing operation of Darebin Parklands as an educational natural parkland area providing space for recreation, habitat for native flora and fauna, management of environmental waste and protection for the Darebin Creek.

The Darebin Creek Management Committee will:

- Manage and maintain the grounds, natural and exotic vegetation, lawns and paths within Darebin Parklands
- Manage and implement the fire safety plan for the areas within Darebin Parklands
- Advocate for capital works funding as required to manage and maintain the public amenities present in Darebin Parklands
- Actively seek appropriate grant funding for Darebin Creek and Parklands as it becomes available
- Employ a Head Ranger to oversee the management and undertake the day-to-day operations of Darebin Parklands
- Employ a Darebin Creek Coordinator to undertake strategic management within the Darebin Creek Catchment
- Manage and operate the Darebin Parklands leachate system
- Provide accurate, regular reports on KPIs, finances and activities as part of the Darebin Creek Management Committee meeting cycle

Darebin Council will:

- Provide a representative to advocate for Darebin Creek Management Committee and Darebin Parklands.
- In collaboration with representatives from Banyule Council and the Chair of Darebin Creek Management Committee, provide staff support and oversight of Darebin Creek Co-Ordinator and Darebin Parklands Head Ranger.
- Hold two positions on Darebin Creek Management Committee and attend all meetings
- In financial year 2016-2017, provide \$56,420 in operational funding to support the role of Darebin Creek Co-Ordinator. The individual in this role will be responsible for overseeing strategic management within the Darebin Creek Catchment. This funding will increase each financial year by 2.5% until the termination of this MOU. In financial year 2016-2017, provide \$175,212 in operational and capital funding for the day-to-day management of the physical aspects of Darebin Parklands. This funding will increase each financial year by 2.5% until the termination of this MOU.
- Actively seek ongoing grant funding to further support Darebin Creek Management Committee and Darebin Parklands.
- A representative from Darebin City Council Staff will maintain membership on a subcommittee whose goal is to oversee, manage and support DCMC staff.

**Key Performance Indicators**

Key performance indicators for the management of Darebin Parklands fall into four main categories: Park Management, Strategic Management, Community Development and Finance.

As part of ongoing management improvements, Council and DCMC will further refine these KPIs through the course of the execution of this MOU to include quantifiable targets as part of each KPI.

**Park Management**

KPIs cover the day to day operational management of Darebin Parklands to ensure the environmental protection and safety and enjoyment of visitors. Topics to be covered when reporting are:

- Horticulture
- Leachate Management
- Fire Hazard Management
- Public Safety
- Customer Satisfaction
- Increasing Visitation
- OHandS
- Systematic implementation of the Darebin Parklands Masterplan.

**Strategic Management**

KPIs of the Darebin Creek Corridor covers preservation, regeneration and promotion of the ecosystems of the creek. Topics to be covered when reporting are:

- Development of long term strategic corridor and catchment plan(s)
- Systematic implementation of long term strategic plans
- Liaising and engaging with member Councils within the catchment Liaising and engaging with Government Authorities (Melbourne Water, EPA, Parks Victoria, etc.)

**Community Development**

KPIs cover interaction and education of members of the community about key environmental issues relevant to the Darebin Parklands and the Darebin Creek corridor. Topics to be covered when reporting are:

- Environmental education
- Engagement with community groups (DPA, Friends Groups, etc.).
- Community development programs (junior ranges, events, etc.)

**Finance**

KPIs cover the management of an accurate and transparent reporting of allocation and distribution of funds by Darebin Creek Management Committee. Topics to be covered when reporting are:

- Prudent management of budgets
- Generation of funds from other sources
- Clear understanding of how Darebin Council's funds are being managed and spent.

**Reporting**

At the end of each financial year, Council will be presented with a report documenting how Council's funding has been spent in the preceding financial year. This report will include an account summary, balance sheet and discussion of accomplishments made possible with Council's funding.

**Options for Consideration**

**Option 1:** Adopt the Memorandum of Understanding between Darebin Creek Management Committee and Darebin City Council.

This agreement guarantees funding in exchange for maintenance and management of Darebin Parklands, the leachate filtration system and education programs for the Darebin community surrounding conservation and the Darebin Creek ecosystem.

**Option 2:** Cease funding Darebin Creek Management Committee.

This option will mean that Council's Parks Maintenance Team or a suitably qualified contractor will need to maintain Darebin Parklands:

**Financial and Resource Implications**

- Entering into this agreement guarantees that Council will provide \$56,420 in operational funding to support the role of Darebin Creek Co-Ordinator and \$175,212 in operational and capital funding for the day-to-day management of the physical aspects of Darebin Parklands including a 2.5% annual increase for 3 financial years.
- Should this agreement be terminated, Council will need to accept maintenance of Darebin Parklands, a 33 hectare parcel of mixed use parkland. Indicative costs for Council to undertake the maintenance of Darebin Parklands would be in the order of \$300,000 per annum

**Risk Management**

Not entering into a Memorandum of Understanding agreement with Darebin Creek Management Committee poses several risks in that Council would have to assume maintenance and management of Darebin Parklands and the leachate system. This would place strain on the existing Council resources and require a team with a specialised skill set in management of creek environs.

This Memorandum of Understanding also governs maintenance and management of the leachate system that manages the contaminated run off from the historic tip under Darebin Parklands. This system cleans leachate runoff and prevents pollution of the Darebin Creek. Council does not currently employ anyone with the skillset to manage this system.

**Policy Implications****Economic Development**

Darebin Parklands and the educational programs offered by Darebin Creek Management Committee is a regional draw for visitation to Darebin.

**Environmental Sustainability**

Darebin Creek Management Committee preserves, protects, enhances and advocates for the long term health and sustainability of the Darebin Creek and Darebin Parklands. The



relationship forged between Darebin City Council and DCMC is positive and mutually beneficial.

In addition to providing for and supporting native flora and fauna, DCMC manages the environmental waste present at Darebin Parklands due to the site's historic use as a tip through a system of natural filtration wetlands.

Darebin Parklands and DCMC provide an invaluable resource for community participation, education and recreation. Management of the creek and parklands by DCMC helps to free up Council resources for maintenance works elsewhere in the City.

### **Human Rights, Equity and Inclusion**

Darebin Parklands is a public open space that invites users from all backgrounds. One of the key and highlighted experiences within the Parklands is an Aboriginal Spiritual Healing Trail, a self-guided walking track encouraging participants to learn about and understand traditional connections to Land.

### **Other**

Development of an MOU will ensure compliance with Council's Procurement Policy.

### **Future Actions**

- Present a draft of the MOU to Council
- Negotiate the final MOU with DCMC
- Provide DCMC funding for 2016/2017.

### **Consultation and Advocacy**

- Manager Leisure and Community Facilities
- Coordinator Procurement
- Coordinator Bushland
- Coordinator Waste and Water
- Coordinator Open Space Planning - Banyule City Council

### **Related Documents**

- Memorandum of Understanding - Darebin Creek Management Committee and Darebin City Council – **Appendix A**
- Darebin Open Space Strategy
- Council Minutes – 6 November 2013

### **Disclosure of Interest**

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.

## Memorandum of Understanding

This document represents an agreement between

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### Darebin Creek Management Committee

and

### Darebin City Council

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#### Scope

This document outlines the key principles and agreements between Darebin City Council and Darebin Creek Management Committee for purpose of undertaking coordination and management objectives within the Darebin Creek Catchment including Darebin Parklands.

#### Objectives

The partner agencies will ensure the key performance indicators (KPIs) outlined in this document are met. Darebin City Council and Darebin Creek Management Committee are jointly committed to managing, protecting, promoting and ensuring the long term viability of Darebin Parklands and the Darebin Creek. This initiative seeks to provide a formalised framework to achieve these aims.

#### Terms of agreement

This agreement will apply for a term of 3 years at which time the scope, objectives, terms of agreement and level of compensation will be reviewed. This agreement will take effect 1 July 2016 and terminate 30 June 2019.

#### Resource contribution

The organisations involved will work actively to support the partnership and share resources and/or facilities to ensure the long term preservation of the Darebin Creek Corridor and Darebin Parklands as educational and natural parkland areas providing space for recreation, habitat for native flora and fauna, management of environmental waste and environmental protection. Roles and responsibilities for each organisation are outlined below.

Darebin Creek Management Committee will

- Manage and maintain the grounds, natural and exotic vegetation, lawns and paths within Darebin Parklands
- Manage and implement the fire safety plan for the areas within Darebin Parklands
- Advocate for capital works funding as required to manage and maintain the public amenities present in Darebin Parklands
- Actively seek appropriate grant funding for Darebin Creek and Parklands as it becomes available
- Employ a Head Ranger to oversee the management and undertake the day-to-day operations of Darebin Parklands
- Employ a Darebin Creek Coordinator to undertake strategic management within the Darebin Creek Catchment

- Manage and operate the Darebin Parklands leachate system
- Provide accurate, regular reports on KPIs, finances and activities as part of the Darebin Creek Management Committee meeting cycle

#### Darebin City Council will

- Provide a representative to advocate for Darebin Creek Management Committee and Darebin Parklands.
- In collaboration with representatives from Banyule Council and the Chair of Darebin Creek Management Committee, provide staff support and oversight of Darebin Creek Co-Ordinator and Darebin Parklands Head Ranger.
- Hold two positions on Darebin Creek Management Committee and attend all meetings
- In financial year 2016-2017, provide \$56,420 in operational funding to support the role of Darebin Creek Co-Ordinator. The individual in this role will be responsible for overseeing strategic management within the Darebin Creek Catchment. This funding will increase each financial year by 2.5% until the termination of this MOU.  
In financial year 2016-2017, provide \$175,212 in operational and capital funding for the day-to-day management of the physical aspects of Darebin Parklands. This funding will increase each financial year by 2.5% until the termination of this MOU.
- Actively seek ongoing grant funding to further support Darebin Creek Management Committee and Darebin Parklands.
- A representative from Darebin City Council Staff will maintain membership on a subcommittee whose goal is to oversee, manage and support DCMC staff.

## Key Performance Indicators

Key performance indicators fall into four main categories: Park Management, Strategic Management, Community Development and Finance.

**Park Management** KPIs cover the day to day operational management of Darebin Parklands to ensure the environmental protection and safety and enjoyment of visitors. Topics to be covered when reporting are:

- Horticulture
- Leachate Management
- Fire Hazard Management
- Public Safety
- Customer Satisfaction
- Increasing Visitation
- OH&S
- Systematic implementation of the Darebin Parklands Masterplan.

**Strategic Management** KPIs of the Darebin Creek Corridor covers preservation, regeneration and promotion of the ecosystems of the creek. Topics to be covered when reporting are:

- Development of long term strategic corridor and catchment plan(s)
- Systematic implementation of long term strategic plans
- Liaising and engaging with member Councils within the catchment Liaising and engaging with Government Authorities (Melbourne Water, EPA, Parks Victoria, etc)

**Community Development** KPIs cover interaction and education of members of the community about key environmental issues relevant to the Darebin Parklands and the Darebin Creek corridor. Topics to be covered when reporting are:

- Environmental education
- Engagement with community groups (DPA, Friends Groups, etc).
- Community development programs (junior ranges, events, etc)

**Finance** KPIs cover the management of an accurate and transparent reporting of allocation and distribution of funds by Darebin Creek Management Committee. Topics to be covered when reporting are:

- Prudent management of budgets
- Generation of funds from other sources
- Clear understanding of how Darebin Council's funds are being managed and spent.

## Commitment

Darebin City Council and Darebin Creek Management Committee agree to work collaboratively to jointly manage, protect, promote and ensure the long term viability of Darebin Parklands and the Darebin Creek. This Memorandum of Understanding will be in effect and operate according to the principles outlined in this agreement for 3 years' time.

\_\_\_\_\_  
**Darebin Creek Management Committee**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
**Darebin City Council**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**6.5 APPLICATION FOR APPROVAL OF DEVELOPMENT PLAN  
POD/3/2015 – 198 BEAVERS ROAD, NORTHCOTE****Author: Manager Planning and Building****Reviewed By: Director City Futures and Assets****Report Background**

On 7 May 2015, the Minister for Planning approved Amendment C122 to the Darebin Planning Scheme. The Amendment rezoned land at 198 Beavers Road from Industrial 3 Zone to the Residential Growth Zone, and included the site within an Environmental Audit Overlay and Development Plan Overlay (DPO). This process included a 2 month exhibition period and consideration of submissions by an independent planning panel. The Residential Growth Zone in this instance provides for a discretionary height of 4 storeys.

**Previous Council Resolution**

This matter was reported to the Council Meeting of 19 September 2016, however the item lapsed and a decision was not made at that meeting.

**Previous Briefing(s)**

This matter has not previously been to a Councillor briefing.

**Council Plan Goal/Endorsed Strategy**

Council Plan Goal 1: Vibrant City and Innovative Economy

**1.3 Well-designed housing development**

Encourage well-designed, well-located, higher-density housing development that is accessible, inclusive, safe, affordable and consistent with Council's Housing and Affordable Housing Strategies.

**Summary**

This report seeks the adoption by Council of a development plan as required by schedule 12 to Clause 43.04 to the Darebin Planning Scheme. The development plan provides the guiding design principles and requirements for the future consideration of planning applications and ensures development outcomes are coordinated where there are multiple property ownerships. Development plans are relatively high level documents and are not required to include the level of detail typically expected in a planning application.

This development plan application proposes the following:

- Up to 120 dwellings with three (3) or more bedrooms.
- One vehicle access point to beavers road to the east of the site,
- Three storey development to the north of the site and four storey development in the middle, and to the east, west and south of the site.
- A maximum building height of 13.5m
- Car parking provided in accordance with clause 52.06.

**Recommendation**

**That** development plan POD/1/2015 be adopted subject to the following alterations / requirements:

The approved documentation is to comprise plans: LSK01, SK1.4, SK1.5, SK1.6, SK1.7, SK1.8, SK1.9, SK1.10, SK1.11, SK1.12, SK1.13 All Rev A modified as follows:

- (1) Provision of a minimum 3 m wide paved Disability Discrimination Act 1992 compliant public pedestrian and bike access (public access) through the site from Beaconsfield Parade / Leinster Grove to Beavers Road. This is to be achieved by a Section 173 Agreement that will be required prior to the completion of the development. The public access is to be appropriately illuminated. Development adjacent to the public access is to be designed and orientated to maximise passive surveillance of the public pedestrian access. The public access is to incorporate clear sight lines / minimise hiding places where possible. Surface treatments, vehicle access / circulation and signage to ensure appropriate safety for any areas of shared pedestrian and bike / vehicle access along internal roads. The access is to be to the satisfaction of Council.
- (2) Building envelopes set back a minimum 3m from the east boundary of 200 Beavers Road except where the development plan for 200 Beavers Road approved 17 December 2016 under POD/1/2015 allows buildings on the common boundary at the same level. Where balconies or living areas are orientated towards the apartment envelope for 200 Beavers Road approved under POD/1/2015 these shall be setback 4.5m from the east boundary of 200 Beaver Road.
- (3) The building envelope setback 2m from the east boundary increased to 3m at level 1, 2 and 3 and setback 5m at level 4 with no other reductions in setbacks.
- (4) The building envelope setback a minimum 5m from Beavers Road at level 4.
- (5) The building envelope setback a minimum 5m from the golf course to the west at level 4.
- (6) Passive surveillance provided to the west over the Northcote Golf Course (SK1.10).
- (7) Building envelopes at level 2 to 4 to match section B on SK1.8.
- (8) The development plan to show any proposed super lots (maximum of 5) and staging.
- (9) Include the following notations:
  - a) Buildings fronting Beavers Road to be designed to minimise noise and other impacts associated with surrounding non – residential uses and that an acoustic, odour and emissions assessment accompany any permit application as appropriate.
  - b) Minimal balconies or living areas provided facing Croxton Special Education School.
  - c) Canopy trees are to be provided along the perimeter of the site adjacent to:
    - The Northcote Golf Course,
    - The rear yards of dwellings fronting Beaconsfield Parade; and,
    - Croxton Special Education School.
    - Beavers Road
  - d) Subdivision to create super lots only will be allowed once development is approved and common areas constructed. Subdivision of individual residential allotments to occur only once the development of the land / individual super lot is substantially completed.

- e) Pedestrian access to dwelling entries from the internal communal access way to maximise landscaping opportunities in the shared internal access way.
  - f) Crossovers to the street 5.5m wide with visibility splays.
  - g) Car parking provided on site in accordance with Clause 52.06 for dwelling residents.
  - h) A maximum of 120 dwellings provided.
  - i) Collection of waste by a private contractor.
  - j) No direct vehicle access to Beaconsfield Parade / Leinster Grove.
  - k) Earthy muted tones and non-reflective or low reflectivity materials to be used.
  - l) Garages and driveways will not dominate the internal communal access way.
  - m) Except for the buildings in the centre of the site where garages will be screened by electric gates, two car space garages will generally be in a tandem / car stacker layout unless architecturally treated in a manner where passive surveillance and activation of the ground floor of dwellings can be clearly demonstrated.
  - n) No fencing provided in the Beavers Road front setback or between dwellings and the communal shared access way.
  - o) Boundary fencing adjacent to the Northcote Golf Course a minimum 25% visually permeable.
  - p) Architectural treatments to accentuate dwelling entries and to integrate garage doors into the design of the development potentially incorporating windows / glazed panels and materials not typically associated with garage doors.
  - q) Setbacks, articulation and built form to the west boundary are to be provided having regard to the future use and development of 200 Beavers Road.
  - r) Building envelopes do not imply a right to build over the entire envelope
  - s) Setbacks from boundaries and / or internally between buildings may need to be increased to ensure equitable development opportunities and / or appropriate amenity of future neighbours and protect the amenity of the public realm.
  - t) Buildings are to be setback sufficiently to allow adequate solar access to other buildings on the land.
  - u) Environmental Audit process and building design to address gas migration issues.
  - v) Internal road paving to reinforce pedestrian / shared access requirements (not asphalted).
  - w) Fencing on the north boundary as existing or a maximum 2m in height.
  - x) SIDRA analysis must be undertaken as part of the Town Planning Application.
  - y) All outdoor lighting to be designed, baffled and/or located to ensure that no loss of amenity is caused to adjoining and nearby land to the satisfaction of the Responsible Authority.
  - z) The design of the built form towards any access ways is to reflect the fine grain pattern of nearby streets, floors to be distinguishable from each other through punctured facades (eg. balconies, windows, façade articulation) and located to provide a comfortable pedestrian scale.
- (10) Deletion of the Standard B17 building envelope and associated notation on Plan SK1.12 and SK1.13 which contradicts with the building envelopes.

- (11) Deletion of “no setback is provided to Beavers Road...” notation on plan SK1.4, SK1.5, SK1.6, SK1.7 which contradicts with the building envelopes.
- (12) Deletion of proposed rooftop terrace mass from section A and B on plan SK1.8 Rev A and inclusion of a notation that any roof top terrace to be designed to have minimal visual mass and bulk.

**Introduction**

The Development Plan Overlay (DPO) is a flexible tool that can be used to implement a plan to guide the future use and development of the land. The overlay has two purposes:

- To identify areas that require the planning of future use or development to be shown on a plan before a permit can be granted.
- To exempt a planning permit application from notice and third party review if it is generally in accordance with an approved plan.

The approval of a development plan is a conceptual point in the process and the development plan sets the broad principles that future use and development of the land needs to satisfy, enabling it to successfully integrate with other developments likely to occur on other land within the DPO.

**Issues and Discussion**

See attached assessment and advertised plans - **(Appendices A and B)**.

**Options for Consideration**

See attached assessment and advertised plans - **(Appendices A and B)**.

**Financial and Resource Implications**

There are no financial or resource implications as a result of the determination of this application.

**Risk Management**

Nil

**Policy Implications****Economic Development**

There are no factors in this report which impact upon economic development.

**Environmental Sustainability**

All new dwellings are required to achieve a minimum six (6) star energy rating under the relevant building controls.

**Human Rights, Equity and Inclusion**

There are no factors in this report which impact on human rights, equity and inclusion.

**Other**

There are no other factors which impact on this report.



**Future Actions**

Nil

**Consultation and Advocacy**

- There is no prescribed notification process for development plans under the *Planning and Environment Act*.
- Notification comprising letters to the surrounding owners and occupiers and two (2) notices on site, one (1) fronting Beavers Road and one (1) fronting Leinster Grove were provided. Eight (8) submissions were received.
- The matter was referred internally to the Transport Management and Planning, ESD Officer, Public Realm and Capital Works.
- This application was referred externally to the Merri Creek Management Committee, Director of Public Transport and Melbourne Water.

**Related Documents**

- Assessment of Development Plan – **Appendix A**
- Advertised Plans – **Appendix B**
- Darebin Planning Scheme
- *Planning and Environment Act (1987)* as amended.

**Disclosure of Interest**

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.

**ASSESSMENT DEVELOPMENT PLAN - POD/3/2015**

**198 Beavers Road, Northcote**

**Subject site and surrounding area**

- Located on the northern side of Beavers Road the land is irregularly shaped and measures approximately 118 metres deep by 80.47 metres wide and has an area of approximately 11,980 square metres. The site was formerly located within an Industrial 3 Zone (IN3Z). An existing building exists on the site with a total floor area of approximately 6,465sqm. Vegetation including canopy trees and 82 car spaces are provided along the north, east and west property boundaries.
- To the south is Beavers Road with commercial properties beyond which were recently rezoned from Industrial 3 Zone to Commercial 1 Zone.
  - The land at 1/177 Beavers Road is used as an art studio and caretakers dwelling under planning permit D/782/2012.
  - The land at 2/177 Beavers Road is used as a place of worship allowed under planning permit D/553/2011 with a maximum 350 patrons (600 patrons for special events).
  - The land at 3 and 4/177 Beavers Road is used as a warehouse.
  - The land at 1/169 Beavers Road appears to be used as a warehouse.
- To the west abutting the site is 200 Beavers Road comprising vacant industrial buildings with a recently approved POD/1/2015 and Planning Permit D.1048/2015 for apartments and townhouses. Also the west abutting the site is the Northcote Golf Course. Beyond this is the Merri Creek.
- To the north are rear yards of residential dwellings facing Beaconsfield Parade.
- To the east in a public use zone, is Croxton Special Education School is located to the east of the site.
- The site has reasonable access to public transport being 400m from St George's Road and 800 metres from Nicholson St (Brunswick).
- On-street parking on Beavers Road is subject to a no standing restriction on the northern side (site frontage) and subject to no stopping restriction on the southern side.

**Proposal**

The development plan outlines that future residential redevelopment of the land will include the following:

- up to 120 dwellings with three (3) or more bedrooms.
- one vehicle access point to Beavers Road to the east of the site,

- three storey development to the north of the site and four storey development in the middle, and to the east, west and south of the site.
- a maximum building height of 13.5m
- car parking provided in accordance with Clause 52.06.

The intent of the building envelopes is to show broadly how the site will be developed. It is not practical or reasonable for the building envelopes to prescribe in fine minutiae the layout of the entire site. This information will be provided at the planning permit stage. Any future permit applications must be generally in accordance with the development plan.

### **Objections summarised**

As a result of public notification 8 submissions were received and are summarised as follows:

- Traffic impacts.
- Safety issues associated with the crossover to the site.
- Impacts during construction.
- Insufficient car parking / overflow parking impacts including evening and weekends / impacts on Beaconsfield Parade.
- Access over private road at 177 Beavers Road.
- Traffic calming measures required in Beavers Road.
- No details of measures to address noise and other impacts associated with surrounding non – residential uses.
- No details of dwelling numbers.
- No details of number of residents.
- No details of power substation.
- No details of future bridge link across Merri Creek.
- No details of changes to on street parking.
- No details of building materials.
- No details of light spill.
- No details of stormwater.
- No details of sustainability.
- Mass / bulk impacts associated with roof terraces / contrary to the Development Plan Overlay DPO12 height limits / heights non-compliant with Standard B17 / over 13.5m as specified by the Development Plan Overlay.
- Noise impacts.
- Overshadowing.
- Overlooking.

- Failure to respond to development approved at 200 Beavers Road / Four storey height at zero setback on the south western corner inappropriate.
- Failure to respond to the Environmental Significance Overlay / Insufficient landscaping opportunities and canopy trees / Extent of tree removal.
- Contrary to the Design Guidelines outlined the Development Plan Overlay
- Lack of graduated building heights / Insufficient variation in form or setbacks / Inadequate setbacks.
- Insufficient site permeability for pedestrians and cyclists / no connection to 200 Beavers Road / no connection from Beaconsfield Parade to Beavers Road. Safety needs to be ensured with any access. Insufficient variation in form or setbacks
- Insufficient diversity of dwellings
- Contamination not addressed
- Passive surveillance not addressed
- Location of access where Beaver Road Narrows / opposite loading bays at 177 Beavers Road inappropriate.
- Improved bike lanes and footpaths should be provided in Beavers Road and surrounding area to access any future Merri Creek foot bridge at the end of Beavers Road.
- Lack of public transport infrastructure.

### **Officer comment on summarised objections**

#### Traffic impacts

The traffic report submitted by the applicant concludes that the maximum yield of 120 dwellings with two car spaces per dwelling would generate 840 vehicle movements per day. The assessment also found that a SIDRA analysis would be required in association with any Planning Permit Application and this should be included in the development plan.

The applicants report classifies Beavers Road as an Access Street is capable of catering for a traffic volume of 1,000 to 2,000 vehicle movements per day. Surveyed rates in Beavers Road to the east of Woolhouse Street are at 713 vehicle movements per day. Surveyed rates in Woolhouse Street to the south of Beavers Road are 3215 vehicle movements per day.

The development plan approved for 200 Beavers Road estimated its residential redevelopment would generate 245 vehicle movements per day. The two redevelopments combined will generate approximately 1085 vehicle movements per day.

The Transport Management and Planning Unit has reviewed the report and have not disputed this assessment or found any traffic issues with the proposal. It is noted that, having regard to the size and types of vehicles currently accessing the existing warehouse, the residential redevelopment of the land would likely have a more appropriate impact on the surrounding residential streets.

#### Safety issues associated with the crossover to the site.

The redevelopment will likely have less safety impacts / conflicts associated with entering and exiting the site than the existing warehouse use having regard to the size and type of vehicles accessing the site.

The location of the proposed vehicle entry point in Beavers Road is more proximate to the loading bay entry of the neighbouring commercial use to the south. Provided adequate visibility splays are provided the vehicle access will be not be unsafe and there will be minimal conflict issues.

#### Impacts during construction

Construction impacts – noise, dust, stability of existing foundations and damage to nearby dwellings are not a consideration under the Planning & Environment Act or Darebin Planning Scheme.

#### Insufficient car parking / overflow parking impacts including evening and weekends / impacts on Beaconsfield Parade

The traffic assessment submitted identifies that car parking will be in accordance with the Clause 52.06 requirements and no reduction in car parking is proposed. Additional Car parking above and beyond this level cannot be required. A notation should be provided on the development plan to require resident parking in accordance with the Clause 52.06 requirements.

#### Access over private road at 177 Beavers Road

It is beyond the scope of this application to control traffic beyond the site boundaries. If a private road is being illegally used this is a matter for the owners of that land to resolve.

#### Traffic calming measures required in Beavers Road

The applicant's traffic engineer and Council's Transport Management and Planning Unit have not identified the need to provide traffic calming measures. The introduction of traffic calming measures will be considered as required by Council's Transport Management and Planning Unit.

#### No details of measures to address noise and other impacts associated with surrounding non – residential uses

The recommendation requires that a notation be provided on the development plan that buildings fronting / in proximity to Beavers Road to be designed to minimise noise and other impacts associated with surrounding non – residential uses and that an acoustic, odour and emissions assessment accompany any permit application.

No details of dwelling numbers.

The traffic report details that between 90 and 120 dwellings with 3 or more bedrooms are proposed. The recommendation requires that a notation be provided on the development plan that the upper limit of 120 dwellings be specified in development plan.

No details of number of residents.

The traffic report details that between 90 and 120 dwellings with 3 or more bed rooms are proposed and the upper limit of 120 dwellings must be specified in development plan. Density of habitation of dwellings cannot be controlled beyond this.

No details of power substation.

This level of detail would be provided at the planning permit stage.

No details of future bridge link across Merri Creek.

This is a matter separate from the proposal.

No details of changes to on street parking.

This is an issue beyond the scope of the current application. On street parking is controlled by Council. Council may review parking controls in the future as required.

No details of building materials.

A notation that earthy muted tones and non-reflective or low reflectivity materials to be used is recommended.

No details of light spill.

A notation ensuring light spill impacts do not occur is recommended.

No details of stormwater.

This level of detail would be provided at the planning permit stage.

No details of sustainability.

Sustainability measures would be provided at the planning permit stage. Council's ESD officer has reviewed the layout and has recommended that a building envelope notation that buildings are to be setback sufficiently to allow adequate solar access to other buildings on the land directly to the south be included.

Mass / bulk impacts associated with roof terraces / contrary to the Development Plan Overlay DPO12 height limits / heights non-compliant with Standard B17 / over 13.5m as specified by the Development Plan Overlay.

In principle the roof top terraces are supported as they allow improved on site amenity, efficient uses the site, and, given they are located to the centre of the site well away from sensitive interfaces, raise no off site amenity impact issues.

It is recommended that the plan show the deletion of the proposed rooftop terraces mass from section A and B on plan SK1.8 Rev A and a notation be included that any roof top terrace be designed to have minimal visual mass and bulk.

The application of Standard B17 in a Residential Growth Zone is not an appropriate development outcome. A B17 envelope has been shown and should be deleted from the development plan as this contradicts the building envelopes, particularly from the north boundary where greater setbacks are needed and have been provided.

See assessment below.

#### Noise impacts

The proposed residential use will have noise impacts consistent with those normal to a residential zone. Speech, laughter, music etc. are noises associated with people living their lives and are all part of life in an urban area.

#### Overshadowing

See Clause 55 Assessment Below

#### Overlooking

See Clause 55 Assessment Below

#### Failure to respond to development approved at 200 Beavers Road / Four storey height at zero setback on the south western corner inappropriate.

The proposal has generally responded to the approved development plan at 200 Beavers Road and conditions are recommended to ensure fair and equitable development outcomes for both properties. In relation to the south west corner a 3m setback from the boundary of 200 Beavers Road is recommended reflecting the building envelope approved to the west.

#### Failure to respond to the Environmental Significance Overlay / insufficient landscaping opportunities and canopy trees / extent of tree removal

Whilst the removal of all trees from the land is undesirable having regard to the contamination issues on the land it is unavoidable. See Contamination and ESO1 assessment below.

#### Contrary to the BARD Guidelines outlined in the Development Plan Overlay

See BARD Guidelines assessment below.

#### Lack of graduated building heights / Insufficient variation in form or setbacks / Inadequate setbacks.

The development plan provides indicative building envelopes. Subject to conditions the envelopes provide sufficient graduation of heights throughout the site. A notation is recommended to be added to the development plan that:

- building envelopes do not imply a right to build over the entire envelope
- setbacks from boundaries and / or internally between buildings may need to be increased to ensure equitable development opportunities and / or appropriate amenity of future neighbours and protect the amenity of the public realm.
- buildings are to be setback sufficiently to allow adequate solar access to other buildings on the land.

Insufficient site permeability for pedestrians and cyclists / no connection to 200 Beavers Road / no connection from Beaconsfield Parade to Beavers Road. Safety needs to be ensured with any access

Amendments to the plans are recommended to address this issue. See Clause 43.04 Development Plan Overlay DPO12 Compliance Summary

Insufficient diversity of dwellings

See Clause 43.04 Development Plan Overlay DPO12 Compliance Summary

Contamination not addressed.

See assessment under contamination below.

Passive surveillance not addressed

A plan detailing passive surveillance and dwelling orientation has been provided which clearly indicates how this matter is addressed. Subject to conditions seeking to minimise the dominance of garages the development plan layout provides sufficient passive surveillance opportunities. Additional passive surveillance of the Northcote Public Golf Course should be provided and the plan should be amended accordingly.

Location of access where Beaver Road Narrows / opposite loading bays at 177 Beavers Road inappropriate

Council's traffic engineers have reviewed this matter and are satisfied that access is sufficient.

Improved bike lanes and footpaths should be provided in Beavers Road and surrounding area to access any future Merri Creek foot bridge at the end of Beavers Road.

This is an issue beyond the scope of the current application. Shared pedestrian / bike access through the site is recommended which will improve accessibility to any future bridge.

Lack of public transport infrastructure

This is an issue beyond the scope of the current application.



## **PLANNING ASSESSMENT**

### **Contamination**

Section 60 (1) (e) of the *Planning and Environment Act 1987* directs that before deciding on an application the responsible authority must:

*Consider any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

The subject site is in an Environmental Audit Overlay as the subject land and adjacent land has historically been used as a quarry and land fill site. The applicant has completed environmental investigations at the site to support the Statutory Environmental Audit. These investigations have identified soil contamination at levels that pose potential risk to ecological and in some areas human receptors.

To render the site suitable for the proposed use and ensure acceptable risk to the future on-site receptors, the investigations have recommended that the risks be mitigated by provision of a separation barrier across the entire site. The barrier may include permanent paving, concrete building slabs or a layer of clean fill at least 0.5 m thick.

The Auditor appointed for the site has agreed with this recommendation and has indicated that this requirement will be reflected in the Statement of Environmental Audit.

As a consequence of the recommended contamination management requirements no trees can be retained on site and the development plan reflects this. The removal of all on site vegetation, providing a barrier and providing planters for vegetation / canopy trees was the same outcome reached at 200 Beavers Road by an independent environmental assessment and supported by Council under POD/1/2015 where potential risks to human safety take precedence over tree retention.

### **Aboriginal Cultural Heritage**

Given proximity to Merri Creek the site is in an area of area of cultural heritage sensitivity as defined by the Aboriginal Heritage Regulations 2007, however being a former landfill site the land has been subject to significant ground disturbance and as such a Cultural Heritage Management Plan is not required. Cultural Heritage is also a matter that is typically considered at the planning permit and not development plan stage.

### **Clause 42.01 Environmental Significance Overlay (ESO1) Merri Creek Environs**

Whilst buildings and works are not proposed, an assessment against the requirements of the Environmental Significance Overlay is required. The site is proximate to the Merri Creek (45m to 85m) and partly adjacent to the Northcote Public Golf Course.

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The principal objective of the ESO1 is related to Landscape Character, being to protect and enhance the natural and visual character of the waterway corridor and to ensure that the scenic qualities and visual character of the waterway corridor are not compromised by the inappropriate siting of buildings, the placement of fill, or lack of screening vegetation. The principal decision guidelines to consider are:

- The effect of the height, bulk, and general appearance of any proposed buildings and works on the environmental values and visual character of the creek.
- The extent that buildings or works are designed to enhance or promote the environmental values of the creek and the visual character of the creek corridor.
- The need for landscaping or vegetation screening.

The 3m building envelope setback proposed from the Northcote Public Golf Course will provide sufficient area for planting of landscaping. Other boundary setbacks that are less sensitive having regard to their minimal prominence to the Merri Creek also provide sufficient landscaping opportunities responding to the sites context and sensitivities to the north, east and south. A notation is recommended requiring canopy trees be provided along the perimeter of the site adjacent to the Northcote Golf Course, the rear yards of dwellings fronting Beaconsfield Parade, Croxton Special Education School and Beavers Road. The development plans also provides canopy trees throughout the site.

The subject site is not prominent when viewed from the Merri Creek, a fact accentuated by the topography of the land relative to the creek and the orientation of the creek away from the site to the north west. Given the distance of views and the developments lack of prominence setting back of upper levels from the west boundary will have negligible benefits on the matters sought to be protected by the ESO1.

Having regard to the approved development plan and permits issued to 200 Beavers Road which allow three and four storey buildings it is envisaged that once the land to the west is developed that development to the south of the subject site will have no presence to the Merri Creek.

Subject to conditions including appropriate materials and canopy trees the development is considered to respond to the above matters and will present more favourably than the previous industrial development and use.

### **Clause 52.06 Car Parking Provision**

The development plan anticipates car parking to be provided fully in accordance with Clause 52.06 for residents and visitors.

#### Number of Parking Spaces Required

The traffic assessment outlines that car parking will be provided in accordance with Clause 52.06 as follows:

- one car space provided each of the one and two bedroom dwellings,
- two car parking spaces provided for each of the three or more bedroom dwellings
- one visitor car parking space provided for every five dwellings.

It is recommended that a notation be provided on the development plan to require resident parking in accordance with Clause 52.06 requirements.

Design Standards for Car parking

This is a matter best assessed under the planning permit process.

**Clause 43.04 Development Plan Overlay DPO12 Compliance Summary**

	<b>Compliance</b>
<b>Existing conditions plan</b>	
Information provided.	Y
<b>Relationship between proposed uses and built form and existing and proposed development on adjoining land</b>	
<p>Information provided.</p> <p>Overall the development plan has responded well to its context.</p> <p>Having regard to the recently approved development plan POD/1/2015 and planning permit D/1048/2015 at 200 Beavers Road the following changes are recommended:</p> <ul style="list-style-type: none"> <li>• Building envelopes at level 2, 3 and 4 setback a minimum 3m from the east boundary of 200 Beavers Road excepting where the development plan for 200 Beavers Road allows buildings on the common boundary. Where balconies or living areas on the subject site are orientated towards balconies or living areas at 200 Beavers Road these shall be setback 4.5m from the east boundary of 200 Beaver Road.</li> <li>• The building envelope setback a minimum 5m from Beavers Road at level 4.</li> <li>• The building envelope setback a minimum 5m from the golf course to the west at level 4 to minimise mass and bulk impacts to the west.</li> </ul> <p>Having regard to the playground adjacent to the east boundary at Croxton Special Education School the following changes are recommended:</p> <ul style="list-style-type: none"> <li>• The building envelope setback 2m from the east boundary increased to 3m at level 1, 2 and 3 and 5m at level 4.</li> </ul> <p>See comments regarding passive surveillance.</p> <p>Further assessment of interface issues will need to be undertaken at the planning permit stage.</p>	Y
<b>Details of the proposed land use</b>	
Dwelling use is proposed.	Y

	Compliance
<b>Extent of active frontages at ground level and street frontages</b>	
<p>The location of vehicle access is shown on the submitted plans. Active frontages are indicated to Beavers Road and to the communal access way from the two central buildings. It is noted that the majority of the ground floor of the development on the perimeter of the site as it presents to the communal access way will potentially be dominated by vehicle access. It is recommended that the plan include a notation that garages not dominate the frontage and that passive surveillance of the communal access way be provided for view lines from the perimeter of the development. Double garages for development on the perimeter of the site should have a tandem arrangement or architectural treatment that reduces the visual impact of garages. This outcome is similar to that allowed at 200 Beavers Road.</p>	Y
<b>Design and siting of building that will maximise passive surveillance of public and communal areas and nearby creek environs</b>	
<p>See comments regarding extent of active frontage.</p> <p>It is recommended that passive surveillance be shown to the west over the Northcote Golf Course. Having regard the way in which the development at 200 Beavers Road has provided low fences with no attempt at privacy from the adjacent park this outcome is consistent with that allowed to the west and will not result in unreasonable overlooking outcomes.</p> <p>Overlooking of the secluded private open spaces of dwellings to the north will be assessed at the planning permit stage. However having regard to the slope of the land it is recommended that fence heights be limited to prevent the use of unreasonably high boundary screening to address overlooking from any first floor north facing windows within the subject site.</p> <p>With regards to the issue of overlooking the school to the east under <i>Pysk v Nillumbik SC [2009] VCAT 1764</i>, the Tribunal stated the following in respect of this issue inter alia:</p> <p><i>The issue in dispute is one which the Tribunal has considered on a number of occasions in recent years. A review of those decisions ... establishes a reasonable set of tests or guidelines which might be used to determine whether restrictions on overlooking of school grounds from an adjoining development are reasonably imposed. In broad terms these tests are:</i></p> <ul style="list-style-type: none"> <li>• <i>Does the overlooking impact on class room windows?</i></li> <li>• <i>Does the overlooking impact on a private or secluded part of the school grounds?</i></li> <li>• <i>Are the school grounds visually exposed to the public domain?</i></li> <li>• <i>Does the form, scale or nature of the proposed development contribute to a need to restrict overlooking?</i></li> <li>• <i>Does the planning scheme include policies or provisions which provide guidance on the consideration of the issue?</i></li> </ul>	Y

	Compliance
<p><i>The Tribunal has commented on a number of occasions that these tests ought to be applied in the context that a level of passive surveillance of public spaces including school grounds, should be regarded as a positive outcome from a security or safety perspective.</i></p> <p>The development plan specifies that there will not be active frontages facing the east however it recommended that a notation be required that balconies and living areas generally not be located facing the east boundary (adjoining the school).</p>	
<p><b>A mix of dwelling sizes to provide for a diversity of housing.</b></p>	
<p>Details of a diversity of dwellings have not been provided. This will be assessed at the planning permit stage.</p>	Y
<p><b>Minimisation of potential conflict (eg. noise, odours, hours of operation) between a proposed use and or development and existing uses and developments on adjoining and nearby land.</b></p>	
<p>There are no immediately adjoining uses to the east, west of north that raise such issues and the officers inspection indicated relatively benign uses on the south side of Beavers Road.</p> <p>However having regard to the commercial zoning and uses on the south side of Beavers Road the recommendation requires that a notation be provided on the development plan that buildings fronting / in proximity to Beavers Road be designed to minimise noise and other impacts associated with surrounding non – residential uses and that an acoustic, odour and emissions assessment accompany any permit application.</p>	Y
<p><b>Proposed streetscape treatments including landscaping to complement the existing surrounding streetscapes.</b></p>	
<p>The plans show a 2 metres setback to Beavers Road which is consistent with the Beavers Road Streetscape and the development plan approved at 200 Beavers Road. The landscape concept plan indicates that this will be landscaped. It is recommended that canopy trees be provided in the Beavers Road frontage also.</p>	Y
<p><b>The design and siting of any new development on any site not associated with existing industrial use should increase permeability through the site and surrounding area through the provision of publicly accessible linkages between land north of Beavers Road and Beaconsfield Parade.</b></p>	
<p>No permeability is provided through the site.</p> <p>In the report to Planning Committee for the 200 Beavers Road development plan the following was stated:</p> <p>“The plan has the intent of improving permeability east - west through the land from 198 Beavers Road to the Merri Creek parkland. The internal access-way design is not sufficient to allow appropriate access as a road and will remain as a body corporate / private road.</p>	Y

	Compliance
<p>It is noted that a public right of access cannot be required over the land without a Public Acquisition Overlay and if the access-way is not constructed to Council requirements and specifications (widths etc) this will remain common property / private land. This is the Transport Management and Planning units preferred outcome. A section 173 agreement is the enabling mechanism that is typically required to provide legal access from private land to a public park as proposed and requires the consent from Council. The development plan should note this.”</p> <p>In contrast to the above “intent” the Development Plan Overlay is quite explicit in stating that publicly accessible linkages between Beavers Road (officer’s interpretation) and Beaconsfield Parade should be provided.</p> <p>It is recommended that the development be amended to show the provision of a minimum 3 m wide paved Disability Discrimination Act 1992 compliant public pedestrian and bike access (public access) through the site from Beaconsfield Parade / Leinster Grove to Beavers Road. This is to be facilitated through a Section 173 Agreement. Development adjacent to the public access is to be designed and orientated to maximise passive surveillance of the public pedestrian access. The public access is to incorporate clear sight lines / minimise hiding places where possible. Surface treatments, vehicle access / circulation and signage to ensure appropriate safety for any areas of shared pedestrian and bike / vehicle access along internal roads. The access is to be to the satisfaction of Council.</p>	
<p><b>Development in the northern precinct should seek to reinforce the residential purpose of the land with limited commercial use at the ground level, where appropriate.</b></p>	
<p>Only residential development proposed.</p>	<p>Y</p>
<p><b>Detail regarding amongst other matters, the scale, form, setbacks, height and anticipated materials and colour of buildings and the landscaping.</b></p>	
<p>See comments above regarding relationship between proposed uses and built form and existing and proposed development on adjoining land.</p> <p>The following notations are recommended:</p> <ul style="list-style-type: none"> <li>▪ Earthy muted tones and non-reflective or low reflectivity materials to be used.</li> <li>▪ Garages not to dominate the internal access-way.</li> <li>▪ Double garages to be in a tandem and / or car stacker layout.</li> </ul>	<p>Y</p>

<b>The built form should gradually rise and should not be more than 8 metres above existing ground level where within 5 metres of an abutting lot boundary of existing residential land that is outside of the DPO area.</b>	
The setbacks from the north boundary comfortably comply with this requirement. See also comments under the ESO1 assessment regarding impacts on Merri Creek.	Y
<b>The design of the built form towards any access ways should reflect a fine grain pattern of nearby streets, floors should be distinguishable from each other through punctured facades (eg. balconies, windows, façade articulation) and be located to provide a comfortable pedestrian scale.</b>	
A notation should be provided reflecting this. This level of detail is best assessed at the planning permit stage.	Y
<b>Details of design measures to maximise passive surveillance and activation of streetscapes and the public realm.</b>	
A notation should be provided reflecting this. This level of detail is best assessed at the planning permit stage.	Y
<b>Provision of environmental sustainable design principles including maximising opportunities for northern orientation and natural lighting, reduction of impervious surfaces and stormwater reduction and management to the satisfaction of the responsible authority.</b>	
Indicative ESD measures are provided. This level of detail is best assessed at the planning permit stage.	Y
<b>Graduated building heights where the overall height should not exceed 13.5 metres above existing ground level and a maximum of four storeys.</b>	
The setbacks from boundaries should be greater as outlined above.	Y
<b>Limited commercial uses that may be considered under the applicable zone should be located to front Beavers Road.</b>	
Only residential development proposed.	Y
<b>Recognition, enhancement and protection of the integrity of the Merri Creek landscape, environment and recreation functions after consideration of the Merri Creek Development Guidelines 2004 and the Merri Creek and Environs Strategy 2009-2014,</b>	
Subject to the plan including notation related to materials as outlined above the mass, form and scale of buildings and fencing treatments comply with the Merri Creek Development Guidelines 2004 in relation to landscape character and the Merri Creek and Environs Strategy 2009-2014 Chapter 1.3 Visual character having regard to the proximity of development to the parkland, the extent to which buildings address the creek corridor and are of architectural or historic merit, or are screened by vegetation and the presence of indigenous vegetation are all addressed by the development plan.	Y

<b>Provision of development setbacks from the Merri Creek environs which respond appropriately to topographical conditions and provision of public thoroughfares in the public and private domain adjacent to the creek, as appropriate.</b>	
The land is not adjacent to the Merri Creek environs or public thoroughfares.	Y
<b>Design and siting of buildings to minimise visual and landscape impacts experienced from the Merri Creek environs and adjoining pedestrian paths, including the transition of building heights to reduce height and mass nearby the Merri Creek environs. The built form should gradually rise and should not be more than 8 metres (above existing ground level) or a maximum two storeys within 5 metres where a lot boundary abuts creek or park environs.</b>	
The land is not adjacent to the Merri Creek environs. The proposed setbacks will minimise the visual and landscape impacts experienced from the Merri Creek environs and adjoining pedestrian paths.	Y
<b>Buildings adjacent and nearby the Merri Creek corridor being constructed of materials and colours that reflect the natural setting of the creek environment and in finished in muted tones.</b>	
Ensuring adequate materials should be a requirement of the development plan.	Y
<b>Appropriate development design and interface treatment to respond to and complement the Merri Creek environs, after consideration of the Merri Creek Development Guidelines 2004 and other land uses nearby.</b>	
Subject to conditions this has been adequately addressed.	Y
<b>Urban design treatment at the western section of the area to address and protect the gateway approach from the west across Merri Creek into Darebin City.</b>	
This is more related to the southern part of the DPO on Arthurton Road. If a pedestrian and cycle bridge is proximate to Beavers Road the the proposal will present appropriately to this new gateway.	Y
<b>Environment/landscaping – Appropriate landscaping buffer and treatments along Merri Creek to be provided. Consideration of the provision of appropriate linkages between new developments and areas of existing open space.</b>	
The site does not abut Merri Creek.	Y
<b>Minimisation of light spill into the Merri Creek valley.</b>	
It is recommended that a notation be required to address this.	Y
<b>An Integrated Transport and Traffic Management Plan</b>	
The assessment addresses existing conditions, the internal road layout, car parking location, the expected traffic generation and management, bicycle and pedestrian movement and their connections to the external movement network including public transport to meet any relevant road standards. No works are required to existing intersections to accommodate traffic increases and safe pedestrian movement.	Y



## Clause 55 Compliance Summary

Below is a general comment on the matters of Clause 55. There are no sensitive interfaces and as a consequence Clause 55.04 has minimal relevance.

Clause	Std		Compliance	
			Std	Obj
<b>55.02-1</b>	<b>B1</b>	<b>Neighbourhood character</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.02-2</b>	<b>B2</b>	<b>Residential policy</b>		
		The proposal complies with the relevant residential policies outlined in the Darebin Planning Scheme.	Y	Y
<b>55.02-3</b>	<b>B3</b>	<b>Dwelling diversity</b>		
		This will be assessed at the planning permit stage.	N/A	N/A
<b>55.02-4</b>	<b>B4</b>	<b>Infrastructure</b>		
		Adequate infrastructure exists to support new development.	Y	Y
<b>55.02-5</b>	<b>B5</b>	<b>Integration with the street</b>		
		The layout of dwellings generally interfaces well with the street. This will be further assessed at the planning permit stage.	Y	Y
<b>55.03-1</b>	<b>B6</b>	<b>Street setback</b>		
		The required setback is 3 metres, the building envelopes are set back 2 metres from the Beavers Road street frontage. This is consistent with setbacks allowed at 200 Beavers Road, the Residential Growth Zone and surrounding development.	Y	Y
<b>55.03-2</b>	<b>B7</b>	<b>Building height</b>		
		See Clause 43.04 compliance summary.	Y	Y
<b>55.03-3</b>	<b>B8</b>	<b>Site coverage</b>		
		This will be assessed at the planning permit stage.	N/A	N/A
<b>55.03-4</b>	<b>B9</b>	<b>Permeability</b>		
		This will be assessed at the planning permit stage.	N/A	N/A
<b>55.03-5</b>	<b>B10</b>	<b>Energy efficiency</b>		
		See Clause 43.04 compliance summary.	N/A	N/A
<b>55.03-6</b>	<b>B11</b>	<b>Open space</b>		
		See Clause 43.04 compliance summary.	Y	Y

Clause	Std		Compliance	
			Std	Obj
<b>55.03-7</b>	<b>B12</b>	<b>Safety</b>		
		The proposed development is secure and the creation of unsafe spaces has been avoided.	Y	Y
<b>55.03-8</b>	<b>B13</b>	<b>Landscaping</b>		
		See Clause 43.04 compliance summary.	Y	Y
<b>55.03-9</b>	<b>B14</b>	<b>Access</b>		
		Access is sufficient and respects the character of the area.	Y	Y
<b>55.03-10</b>	<b>B15</b>	<b>Parking location</b>		
		The plan indicates that parking facilities will be proximate to the dwellings they serve. This will be assessed at the planning permit stage.	Y	Y
<b>55.04-1</b>	<b>B17</b>	<b>Side and rear setbacks</b>		
		See Clause 43.04 compliance summary. It is noted that in a residential growth zone subject to conditions the building envelopes proposed are acceptable.	Y	Y
<b>55.04-2</b>	<b>B18</b>	<b>Walls on boundaries</b>		
		There may be walls on the west boundary reflecting the development plan allowed at 200 Beavers Road. It is noted that in a residential growth zone this design outcome is acceptable.	Y	Y
<b>55.04-3</b>	<b>B19</b>	<b>Daylight to existing windows</b>		
		No dwelling windows affected by the proposal. It is a fundamental planning principle that this matter is assessed based on existing conditions but this remains true for the permit issued to the land to the west at 200 Beavers Road.	N/A	N/A
<b>55.04-4</b>	<b>B20</b>	<b>North-facing windows</b>		
		No dwelling windows affected by the proposal.	N/A	N/A
<b>55.04-5</b>	<b>B21</b>	<b>Overshadowing open space</b>		
		No dwellings affected by the proposal. It is a fundamental planning principle that this matter is assessed based on existing conditions but this remains true for the permit issued to the land to the west at 200 Beavers Road.	N/A	N/A
<b>55.04-6</b>	<b>B22</b>	<b>Overlooking</b>		
		See Clause 43.05 compliance summary. It is a	N/A	N/A

Clause	Std		Compliance	
			Std	Obj
		fundamental planning principle that this matter is assessed based on existing conditions. This will be further assessed at the planning permit stage.		
<b>55.04-7</b>	<b>B23</b>	<b>Internal views</b>		
		This will be assessed at the planning permit stage.	N/A	N/A
<b>55.04-8</b>	<b>B24</b>	<b>Noise impacts</b>		
		This will be assessed at the planning permit stage.	N/A	N/A
<b>55.05-1</b>	<b>B25</b>	<b>Accessibility</b>		
		See Clause 43.04 compliance summary.	N/A	N/A
<b>55.05-2</b>	<b>B26</b>	<b>Dwelling entry</b>		
		This will be assessed at the planning permit stage.	N/A	N/A
<b>55.05-3</b>	<b>B27</b>	<b>Daylight to new windows</b>		
		Adequate setbacks are proposed to allow appropriate daylight access.	Y	Y
<b>55.05-4</b>	<b>B28</b>	<b>Private open space</b>		
		This will be assessed at the planning permit stage.	N/A	N/A
<b>55.05-5</b>	<b>B29</b>	<b>Solar access to open space</b>		
		This will be assessed at the planning permit stage.	N/A	N/A
<b>55.05-6</b>	<b>B30</b>	<b>Storage</b>		
		This will be assessed at the planning permit stage.	N/A	N/A
<b>55.06-1</b>	<b>B31</b>	<b>Design detail</b>		
		This will be assessed at the planning permit stage.	N/A	N/A
<b>55.06-2</b>	<b>B32</b>	<b>Front fences</b>		
		No front fence should be allowed given setbacks proposed.	Y	Y
<b>55.06-3</b>	<b>B33</b>	<b>Common property</b>		
		This will be assessed at the planning permit stage.	N/A	N/A
<b>55.06-4</b>	<b>B34</b>	<b>Site services</b>		
		This will be assessed at the planning permit stage. The traffic report notes that waste collection may be by a private contractor. Private waste collection is required and this should be reflected by the development plan.	N/A	N/A

## Clause 56 Subdivision

It is recommended that the development plan allow the creation of staged super lots with any subdivision to create super lots only be allowed once development is approved and common areas are constructed and with subdivision of individual residential allotments to occur only once the development of the land / individual super lot is substantially completed.

## REFERRAL SUMMARY

Department/ Authority	Response
Assets and Properties	<p>Properties has reviewed the plans for the above application and has no objection to the proposed development on the following basis:</p> <ol style="list-style-type: none"><li>1. There is no direct access provision from the property to the golf course without any further consideration from Properties.</li><li>2. That if required, due consideration be given to the type and height of the fencing between the golf course and the property for the prevention of stray golf balls.</li><li>3. That any proposed public pedestrian / bike linkages from Beavers Road to the unnamed road be formalised.</li></ol>
Capital Works	No objection. Standard Conditions.
Transport Management and Planning	<p>No objection subject to:</p> <ol style="list-style-type: none"><li>a. A minimum 3m wide dedicated footpaths are to be accommodated throughout the internal street network, to provide direct connectivity to and between Beavers Road and Leinster Grove.</li><li>b. Provide a higher rate of resident bicycle parking, ideally at a rate of 0.5 per dwelling, indicated on the plans.</li></ol>
Darebin Parks	No objection
Urban Designer	<p><b>Site interfaces</b></p> <p>The street interface to Beavers Road has a 2m setback. This provides some semi-private buffer space for future ground floor residential uses. A minimum 3m front setback is preferred as it would be able to accommodate modest canopy planting</p> <p>The ground level is on the west boundary which is acceptable given that the adjacent site to the west proposes the same arrangement. At upper levels an 'equitable development outcome' is sought, with overlooking issues to be addressed by providing adequate separation from facing development, rather than reliance on screening (as proposed on the Overlooking and Passive Surveillance Plan). A greater setback is sought from the west boundary at upper levels</p>

Department/ Authority	Response
	<p>The setback to the east side is still proposed at 2m minimum and this should be increased to achieve canopy planting in rear garden spaces</p> <p><b>Site layout</b></p> <p>The Access Plan indicates potential for vehicle access from all the building frontage around the perimeter of the site. Previous advice is reiterated to avoid frontages dominated by garages, however the Overlooking and Passive Surveillance Plan indicates that the 'main outlook' of development adjacent to east and west boundaries will be towards the internal street. This will help to achieve the DPO12 requirement to maximise passive surveillance and activation of streetscapes and the public realm.</p> <p>Passive surveillance to Beavers Road is still not indicated. This should be achieved and the development must not turn its back on the street front.</p> <p><b>Potential building form</b></p> <p>Roof top terraces are indicated on the site cross-sections as potentially extending across the entire roof top level. Structures associated with a roof terrace should have limited visibility from surrounding development, and their arrangement should avoid overlooking without the need for screening which would add to building bulk. The extent of potential roof terrace shown is questioned.</p>
Melbourne Water	No Objection
Director of Public Transports	No Objection
Merri Creek Management Committee	<p>Lack of internal road connectivity between site and 200 Beavers Road.</p> <p>Lack of provision for public movement north-south between the development site and the adjacent special school.</p>

## PLANNING SCHEME SUMMARY

### Applicable provisions of the Darebin Planning Scheme

Section of Scheme	Relevant Clauses
SPPF	11.02-1, 13.03-1, 15.01-1, 15.01-5, 15.02, 16.01, 18.02-2
LPPF	21.05-1, 21.05-2, 21.05-3, 22.04
Zone	32.07 RGZ1
Overlay	42.01 ESO1, 43.04 DPO12, 45.03, 45.06

<b>Section of Scheme</b>	<b>Relevant Clauses</b>
Particular provisions	52.06, 55.
General provisions	65.01
Neighbourhood Character Precinct	N/A

## **POLICY IMPLICATIONS**

### **Environmental Sustainability**

All new dwellings are required to achieve a minimum six (6) star energy rating under the relevant building controls.

### **Social Inclusion and Diversity**

Nil

### **Other**

Nil

## **FINANCIAL AND RESOURCE IMPLICATIONS**

There are no financial or resource implications as a result of the determination of this application.

## **FUTURE ACTIONS**

Nil

## **DISCLOSURE OF INTERESTS**

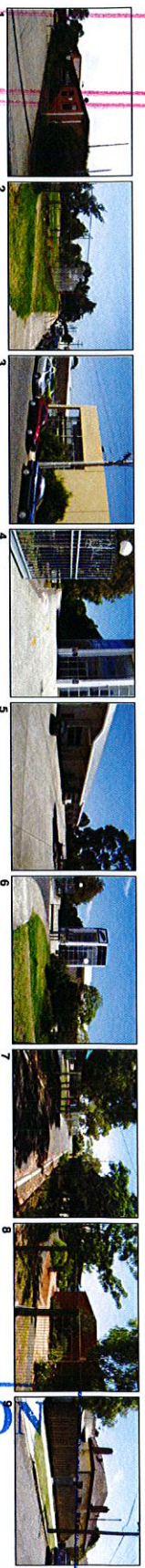
Section 80C of the *Local Government Act 1989* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

The Manager authorising 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**

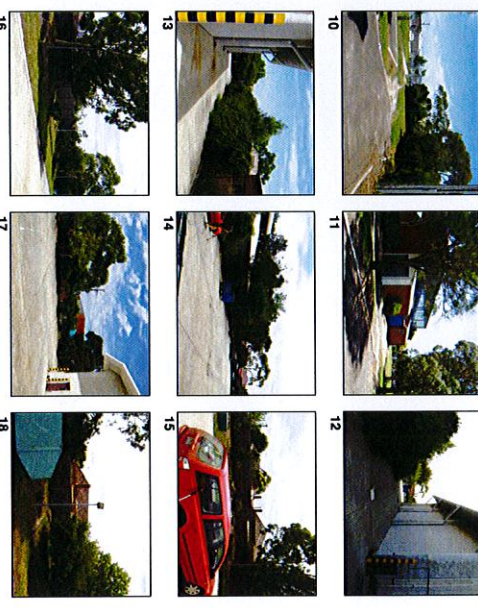
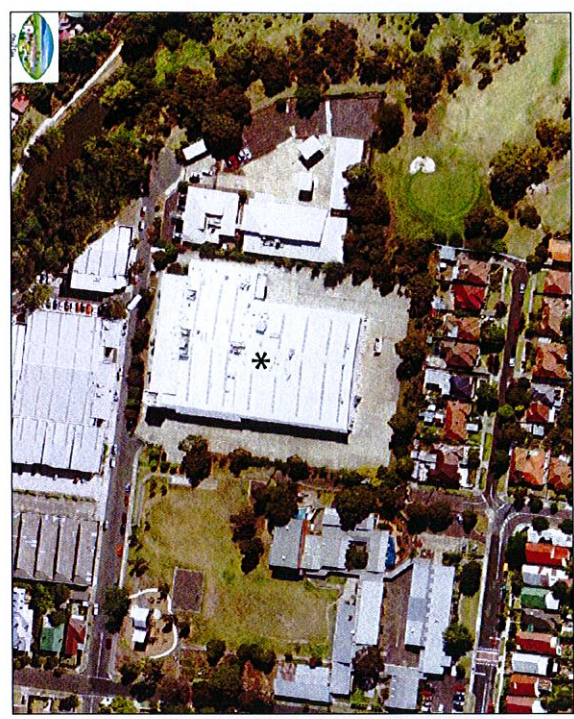
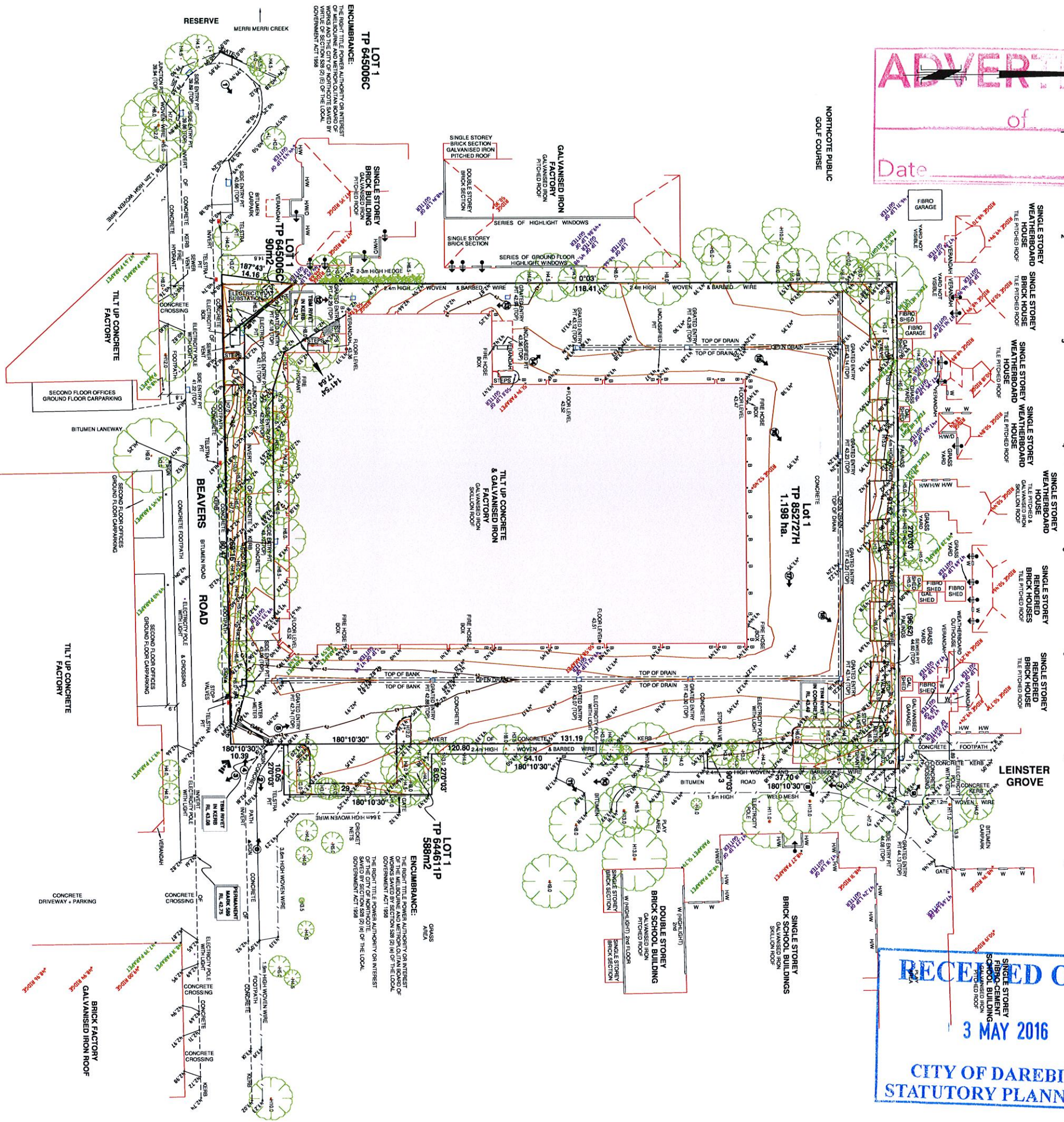
Darebin Planning Scheme and the *Planning and Environment Act (1987)* as amended.

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CITY OF DAREBIN  
STATUTORY PLANNING

NORTHCOTE PUBLIC  
GOLF COURSE



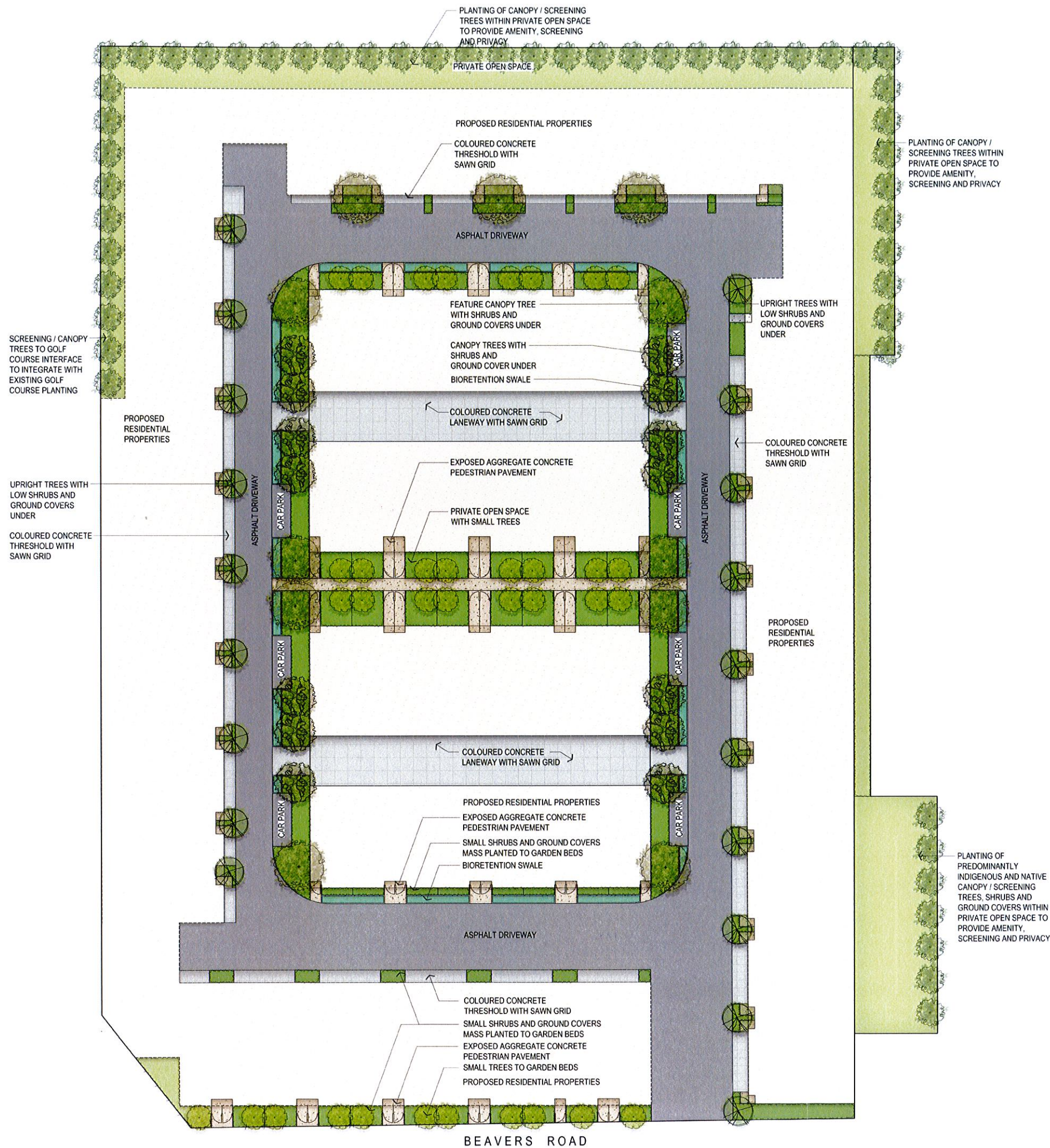
- LEGEND**
- \* THE DEVELOPMENT SITE
  - ▲ TEMPORARY BENCHMARK (TBM)
  - ▬ BUILDING HEIGHT MATERIAL & USE
  - ➔ HABITABLE WINDOW WITH VIEW TO SITE
  - ◊ LEVEL DATUM AND

- NOTES**
- 1. LOCATION: WELL SERVED BY METAL, SCHOOL, PUBLIC TRANSPORT, COMMUNITY, OPEN SPACE PARK LAND AND SPORTS FACILITIES (REFER COUNTY PLAN, 5km TO LOCAL OPEN SPACE, NORTHCOTE GOLF LINKS, WALKING & GOLF COURSE, OPEN PARKLAND, 400m TO HIGH STREET SHOPPING STRIP - FULL RANGE OF RETAIL OUTLETS AND SERVICES, 500m TO CHORLTON TRAIN STATION.
  - 2. NEIGHBOURHOOD SUBDIVISION: NORTH SOUTH, EAST AND WEST GRID GENTLE TO FLAT LAND FORM, NO VARIATION IN LEVELS BETWEEN SITE AND ADJACENT PROPERTIES, VARIOUS LOT SIZES AND FRONTAGES, MANUAL DWELLING STRUCK, 7.6m STREET SCOPE, 10.50m ROAD RESERVATION, 6m WIDE BITUMEN DRIVEWAY, CONCRETE KERB + CHANNEL, CONCRETE TYPICAL CROSSINGS + FOOTPATH (6.5m WIDE).
  - 3. FEATURES SHOWN WITHIN THE SUBJECT SITE ACCORD WITH SURVEY PLAN REF: 428.
  - 4. SURROUNDING FEATURES HAVE BEEN LOCATED FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN.

**Sprott Land Surveys Pty. Ltd**  
188 Arzede Road  
Northcote Vic 3129  
Ph: (03) 98988805  
Mob: 0438 989909  
s@surveys@bhgroup.com

**SITE ANALYSIS**  
Neighbourhood & Site Description Plan for  
198 BEAVERS ROAD  
NORTHCOTE

SCALE	1:400	JOB REF	428	DATE	29/1/08	VERSION	01	SHEET NO.	1 OF 1	CLIENT	THE FIRST STONE P/L	MUNICIPALITY	DAREBIN	A1
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- LEGEND**
- PROPOSED CANOPY TREE
  - PROPOSED FEATURE TREE
  - PROPOSED BOUNDARY TREE
  - PROPOSED UPRIGHT STREET TREE
  - PROPOSED SMALL GARDEN TREE
  - COLOURED CONCRETE PAVEMENT WITH SAW CUT GRID
  - EXPOSED AGGREGATE PEDESTRIAN CONCRETE PAVEMENT
  - ASPHALT DRIVEWAY
  - PROPOSED 1200 HIGH STEEL OR TIMBER PICKET FENCE
  - MASS PLANTING OF SMALL SHRUBS AND GROUND COVERS TO GARDEN BED
  - BIORETENTION SWALE

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**PLANT SCHEDULE**

BOTANICAL NAME	COMMON NAME	SIZE AT MATURITY
<b>TREES</b>		
<b>BOUNDARY TREES - from a selection including</b>		
<i>Acacia implexa</i>	Lightwood	5-8m x 4-5m
<i>Betula pendula</i> 'Fastigiata'	Pyramidalis Birch	8-10m x 4m
<i>Callitris columellaris</i>	White Cypress	8-10m x 2m
<i>Corymbia citriodora</i> 'Scentuosus'	Lemon Scented Gum cultivar	6-8m x 3-5m
<i>Pyrus calleryana</i> 'Chanticleer'	Ornamental Pear	8-10 x 4-5m
<i>Tristaniopsis laurina</i> 'Luscious'	Water Gum cultivar	5-7m x 4-6m
<b>STREET TREES - from a selection including</b>		
<i>Brachychiton populneus</i> x <i>acerifolius</i> 'Jenilderie Red'	Kurrajong Hybrid	6-8m x 5-7m
<i>Callitris columellaris</i>	White Cypress	8-10m x 2m
<i>Corymbia citriodora</i> 'Scentuosus'	Lemon Scented Gum cultivar	6-8m 3-5m
<i>Hymenosporum flavum</i>	Native Frangipani	8-10m x 2-3m
<b>GARDEN TREES - from a selection including</b>		
<i>Citrus limon</i>	Lemon Tree	2-3m x 2-3m
<i>Lagerstroemia indica</i> x <i>L. faurei</i> 'Tuscarora'	Crepe Myrtle	4-5m x 3-4m
<i>Malus ioensis</i> 'Plena'	Crab Apple	4-6m x 3-4m
<b>SMALL SHRUBS AND GROUND COVERS - from a selection including</b>		
<i>Brachycome multifida</i>	Cut-leaf Daisy	0.3m x 0.3m
<i>Carpobrotus rossii</i>	Pig Face	0.2-0.4 x 1.0-2.0m
<i>Correa reflexa</i>	Native Fuschia	1m x 1m
<i>Dianella caerulea</i> 'Little Jess'	Paroo Lily cultivar	0.5m x 0.5m
<i>Ficinia nodosa</i>	Knobby Club Rush	0.5-1.0m x 0.5-1.0m
<i>Hardenbergia violacea</i>	Happy Wanderer	0.5m x 1.0-2.0m
<i>Lomandra longifolia</i> 'Tanika'	Spiny-headed Mat-rush cultivar	0.6m x 0.6m
<i>Viola hederacea</i>	Native Violet	0.2m x 0.3m
<i>Westringia fruticosa</i> 'Grey Box'	Coastal Rosemary cultivar	0.4m x 0.4m

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 CITY OF DUNEDIN  
**DRAFT**  
 STATUTORY PLANNING

198 Beavers Road  
 Northcote  
 Landscape DA

52 St Ralphs Street  
 Carlton 3053  
 Victoria Australia  
 Telephone: 03 9342 2740  
 Fax: 03 9342 1992  
 Email: info@landdesign.com.au  
 www.landdesign.com.au

SCALE: 1:250 @ A1    DATE: April 2016  
 DRAWN BY: CS    DWG: GH  
 REV: A  
 DWS NO: LSK01





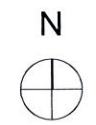
Tree shown as per the Arboricultural Report prepared by Treelogic.

Tree removal subject to approval as part of future planning permit application.

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 Date \_\_\_\_\_

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**STATUTORY PLANNING**

- GRATED ENTRY PIT
- SIDE ENTRY PIT
- STOP VALVE
- TREE PROTECTION ZONE



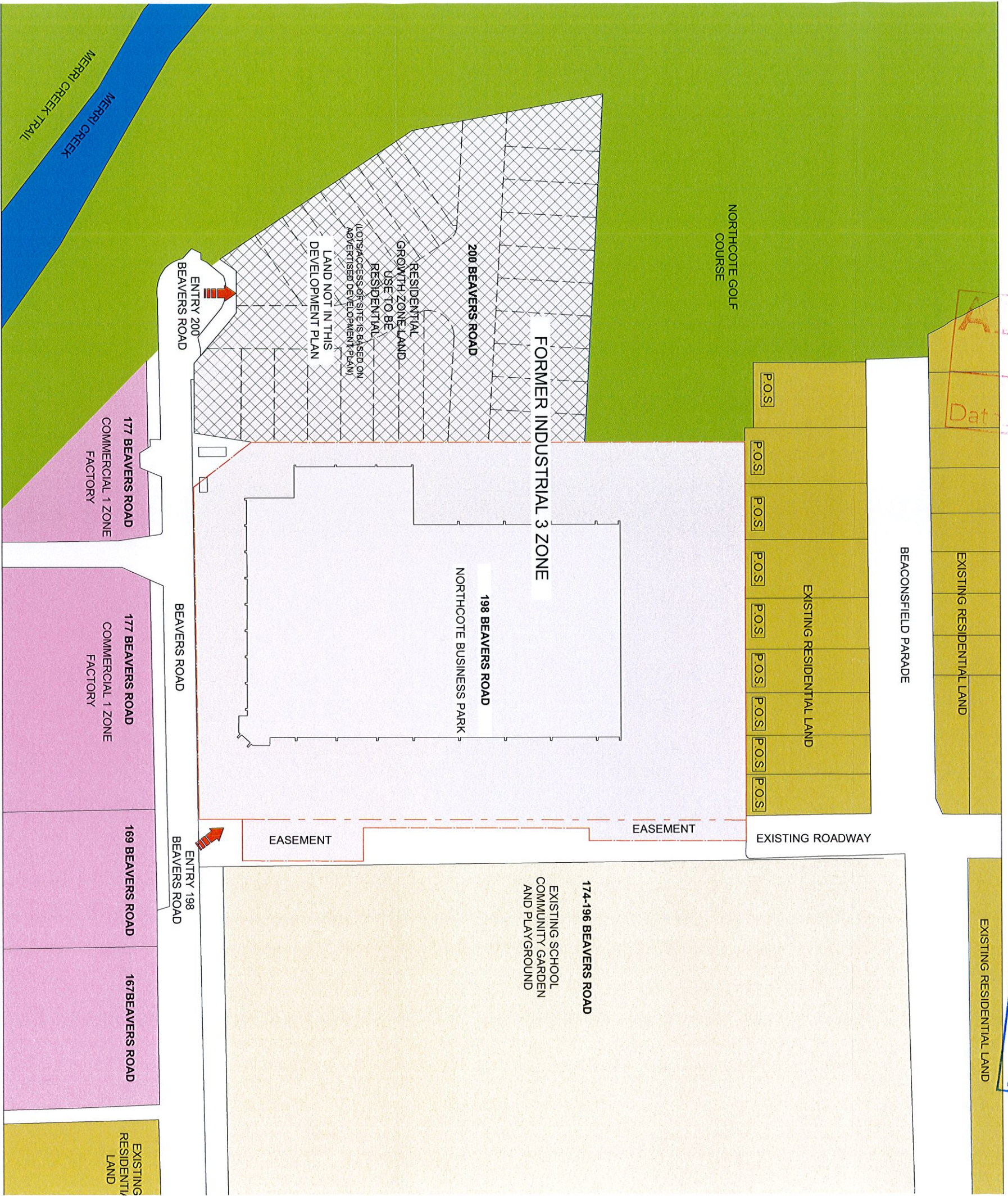
Client  
**THE FIRST STONE**

Project Name  
**MASTERPLAN 06**  
**198 BEAVERS ROAD NORTHCOTE**

Drawing Title <b>EXISTING CONDITIONS SURVEY</b>		
Scale 1:750 @ A3	Date 19.04.2016	
Status DPO	Checked By	
Project No <b>12.019</b>	Drawing No <b>SK1.1</b>	Rev <b>A</b>
Plot Date		19/04/2016

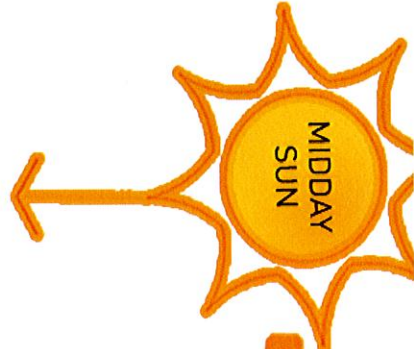
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CITY OF DAREBIN  
STATUTORY PLANNING



Specific details of existing conditions at the subject site shown on SK1.1.

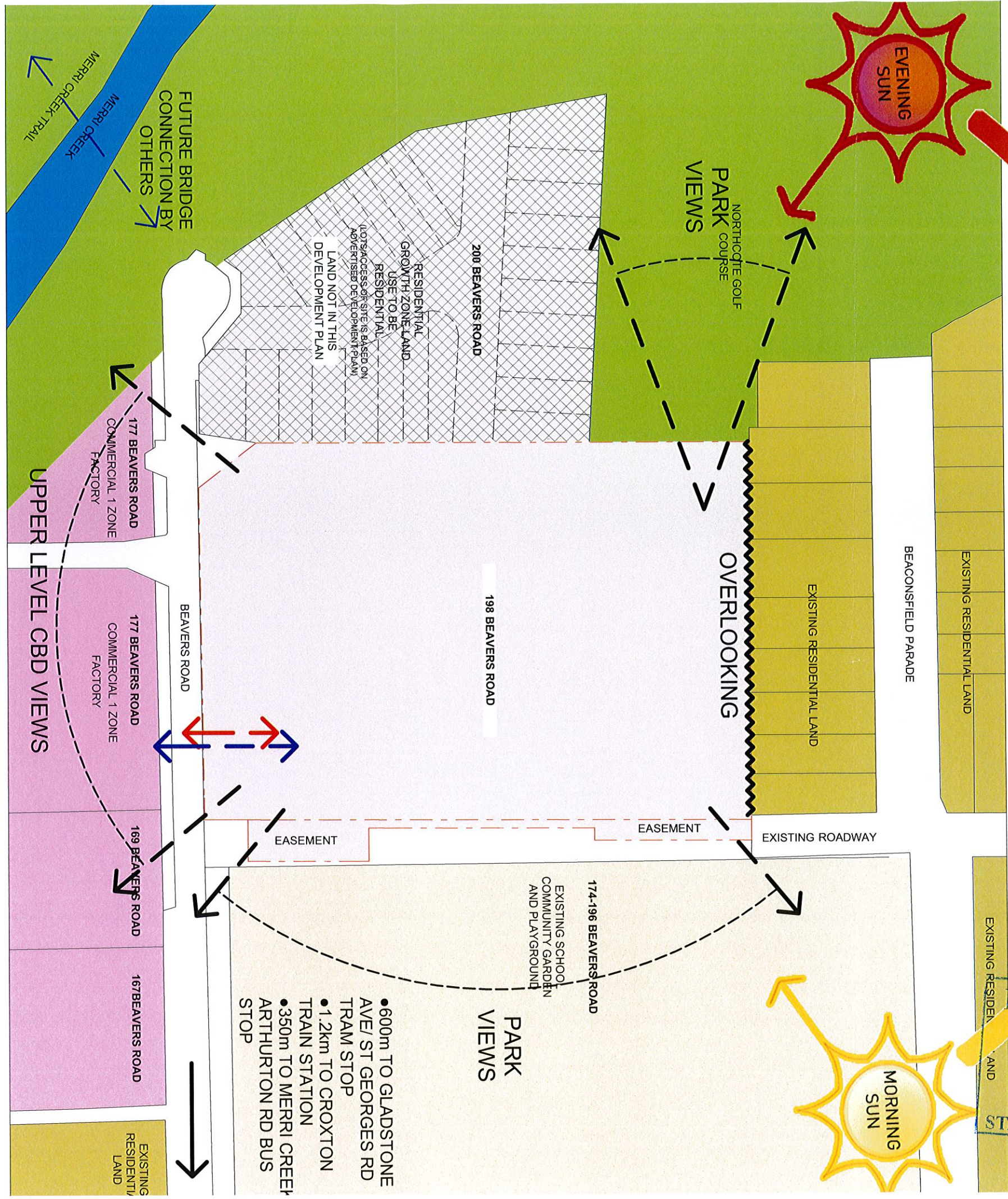
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STATUTORY PLANNING



EVENING SUN



- 600m TO GLADSTONE AVE/ ST GEORGES RD TRAM STOP
- 1.2km TO CROXTON TRAIN STATION
- 350m TO MERRI CREEK ARTHURTON RD BUS STOP

- — — VEHICULAR TRAFFIC
- — — PEDESTRIAN/BICYCLE TRAFFIC

The site is a large piece of residentially zoned land creating an opportunity for the provision of housing in an area that has tram, bus and train routes in within close proximity.  
 The proposed dwellings will have access to park views to the east and the west and upper level CBD views to the south.  
 Residential interfaces to the north include open space to the rear (south) and as such create the potential for overlooking from the subject site. This has been considered in the detailed design.  
 The site is within an area of Cultural Heritage Sensitivity due to its proximity to Merrri Creek.  
 The former use of the site as a quarry creates the potential for it to be contaminated.

metaxas

METAXAS ARCHITECTS PTY LTD ABN 180 179 7826 132 QUEENSBERRY STREET CARLTON VIC 3053 AUSTRALIA  
 TEL 03 9349 5344 FACSIMILE 03 0349 1733 EMAIL metaxas@metaxasarch.com WEB www.metaxasarch.com

Client: THE FIRST STONE

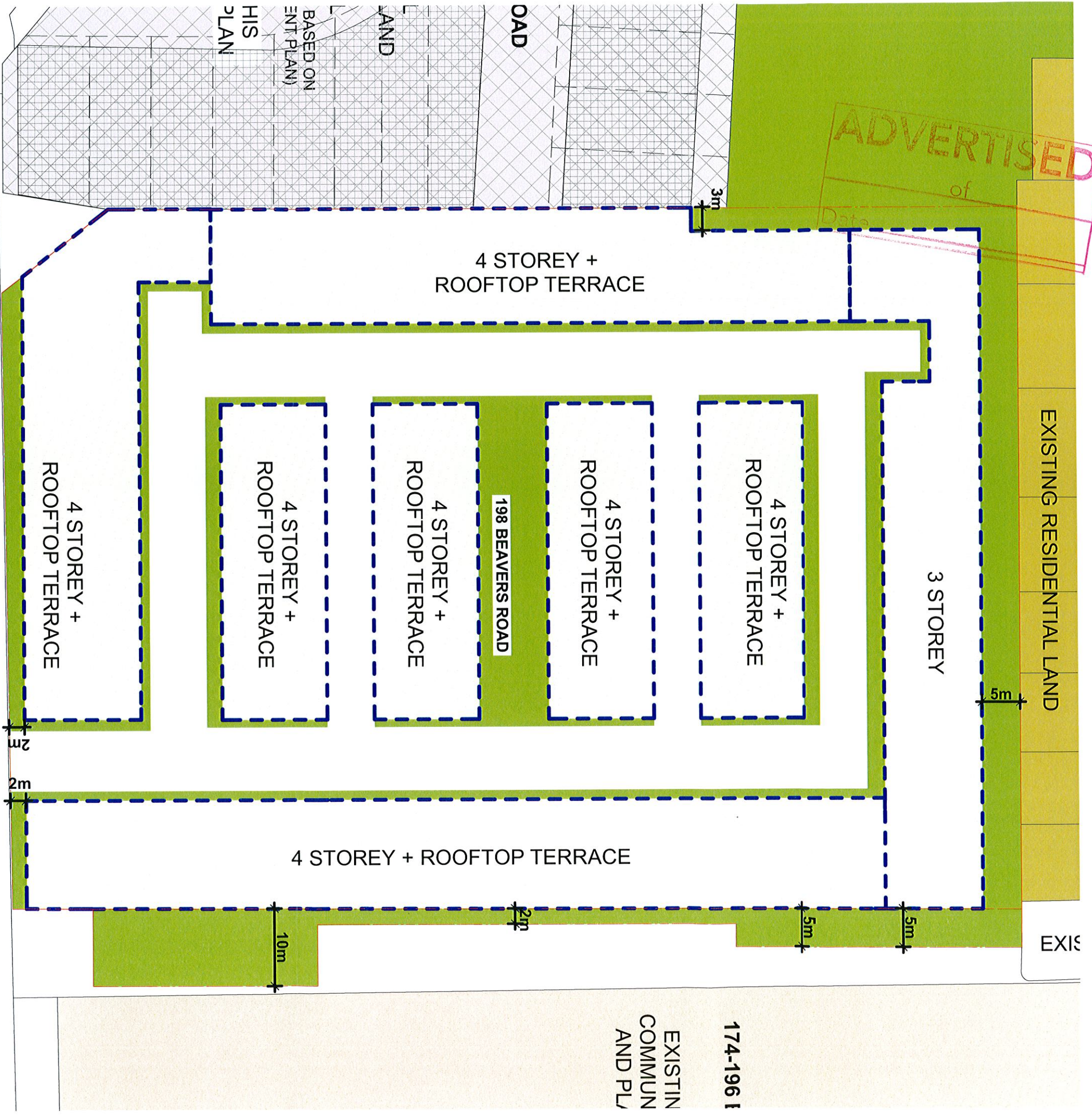
Project Name: MASTERPLAN 06  
 198 BEAVERS ROAD NORTHCOTE

Drawing Title: OPPORTUNITIES & CONSTRAINTS PLAN

Scale: 1:1000 @ A3 Date: 19.04.2016

Status: DPO	Checked By:	Drawing No.:	Rev.:
Project No.:	12.019	SK1.3	A

Date: 19/04/2016



The proposal will include a mix of housing types.

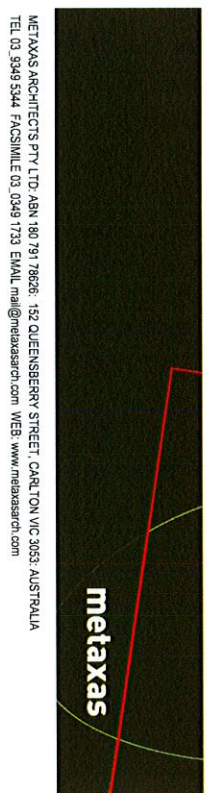
An Overall maximum height of 4 storeys is proposed in accordance with Council's preferred built form outcomes with setbacks that increase as the heights increase to provide for recessive upper levels. Setbacks noted are minimums.

Maximum height of 3 storeys proposed for rear built form to provide for an appropriate transition towards the low scale residential properties to the north. Greater setbacks are provided to the rear property boundary to provide for suitable separation from sensitive interfaces of residential properties and to provide for meaningful landscaping.

No setback is provided to Beavers Road to provide for a street wall that will activate the frontage through provision of glazing and balconies facing Beavers Road. This is consistent with the robust commercial buildings opposite the site.

Minimal setbacks provided to the west due to wall on boundary associated with development plan for 200 Beavers Road that shows wall abutting the common boundary. The dwellings on the western side of the site will include balconies facing east to provide for passive surveillance within the site and a sense of activation for the internal streets.

Landscaping provided adjacent to driveways and within setbacks to soften the presentation of built form and hard surfacing.

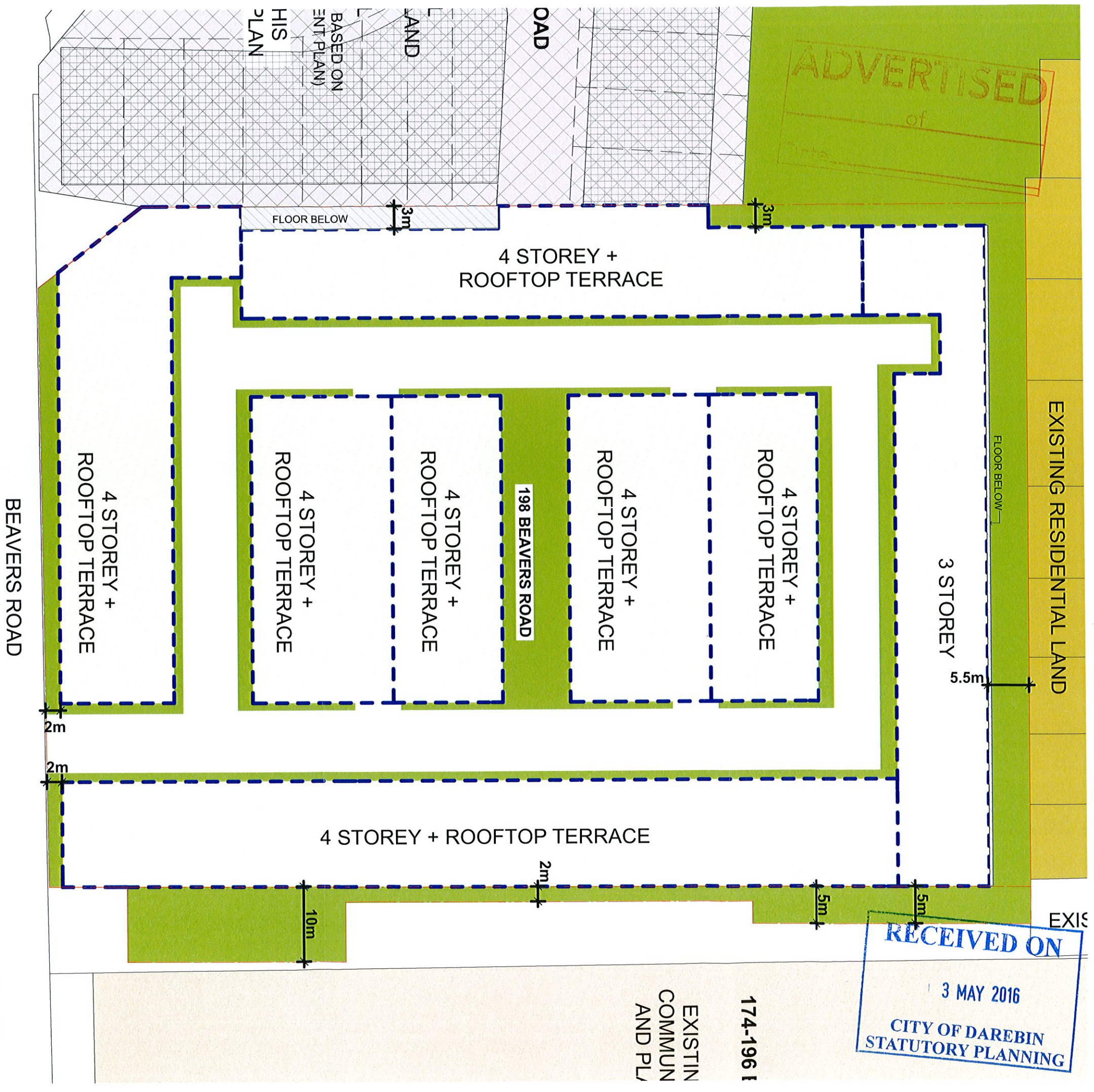


METAXAS ARCHITECTS PTY LTD ABN 180 791 78268, 152 QUEENSBERRY STREET, CARLTON VIC 3053 AUSTRALIA  
TEL: 03 9349 5344 FACSIMILE: 03 9349 1733 EMAIL: [info@metaxasarch.com](mailto:info@metaxasarch.com) WEB: [www.metaxasarch.com](http://www.metaxasarch.com)



Client: THE FIRST STONE  
Project Name: MASTERPLAN 06  
198 BEAVERS ROAD NORTHCOTE

Drawing Title: PROPOSED SITE PLAN - GROUND  
Scale: 1:500 @ A3 Date: 19.04.2016  
Status: DPO  
Project No.: 12.019  
Drawing No.: SK1.4  
Rev.: A  
Pool Date: 19/04/2016



The proposal will include a mix of housing types.

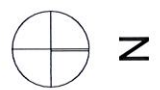
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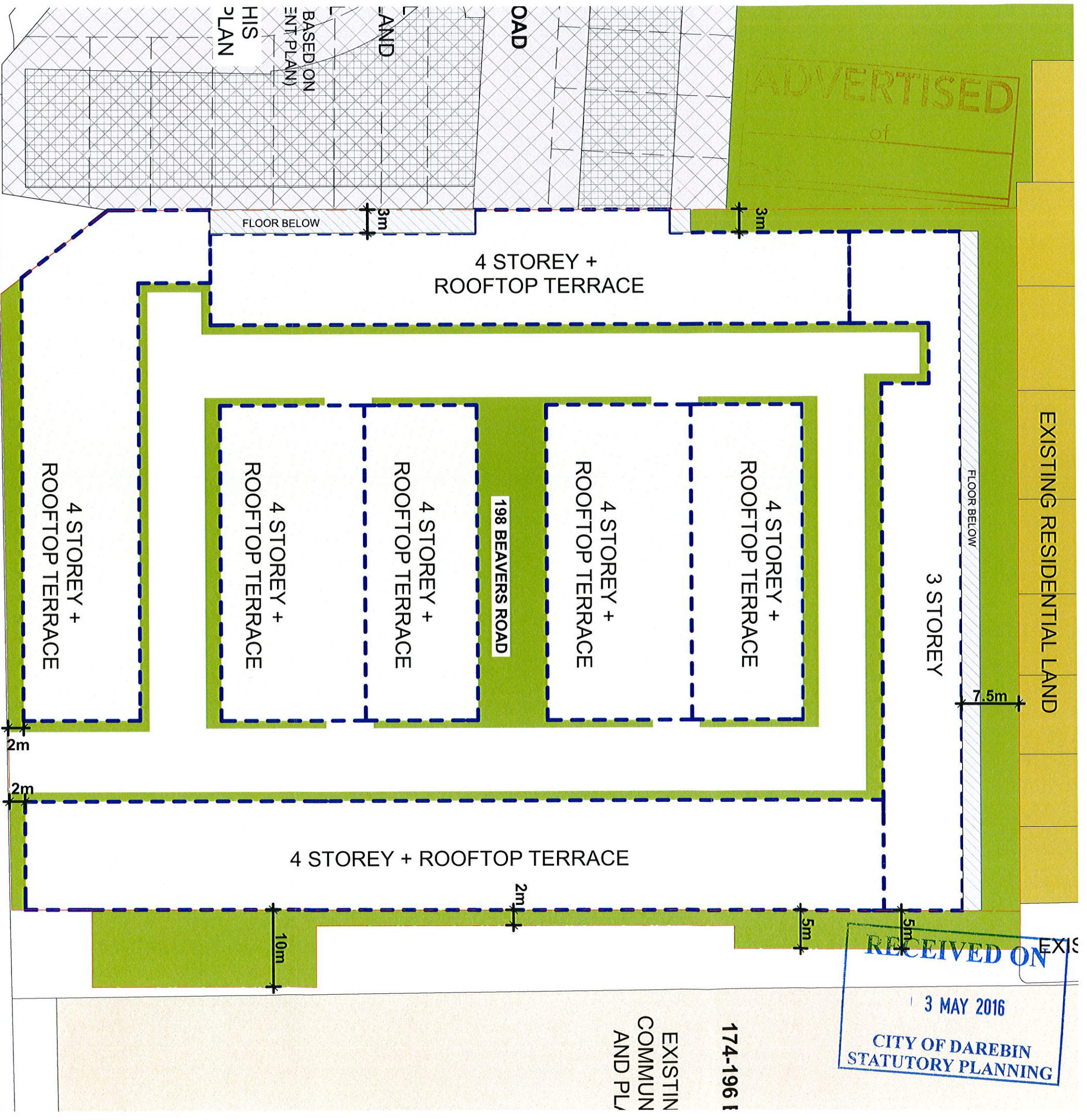
No setback is provided to Beavers Road to provide for a street wall that will activate the frontage through provision of glazing and balconies facing Beavers Road. This is consistent with the robust commercial buildings opposite the site.

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Landscaping provided adjacent to driveways and within setbacks to soften the presentation of built form and hard surfacing.



Client	THE FIRST STONE	Drawing Title	PROPOSED SITE PLAN - LEVEL 02
Project Name	MASTERPLAN 06 198 BEAVERS ROAD NORTHCOTE	Scale	1:500 @ A3 Date: 19.04.2016
Status	DPO	Checked By	
Project No.	12.019	Drawing No.	SK1.5
Rev.	A	Rev.	A

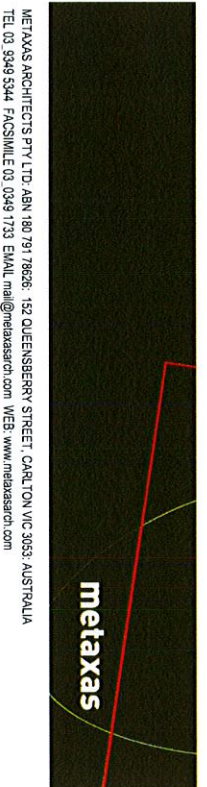


**177 BEAVERS ROAD**  
COMMERCIAL 1 ZONE

**177 BEAVERS ROAD**  
COMMERCIAL 1 ZONE

**169 BEAVERS ROAD**

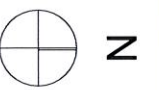
The proposal will include a mix of housing types.  
 An Overall maximum height of 4 storeys is proposed in accordance with Council's preferred built form outcomes with setbacks that increase as the heights increase to provide for recessive upper levels. Setbacks noted are minimums.  
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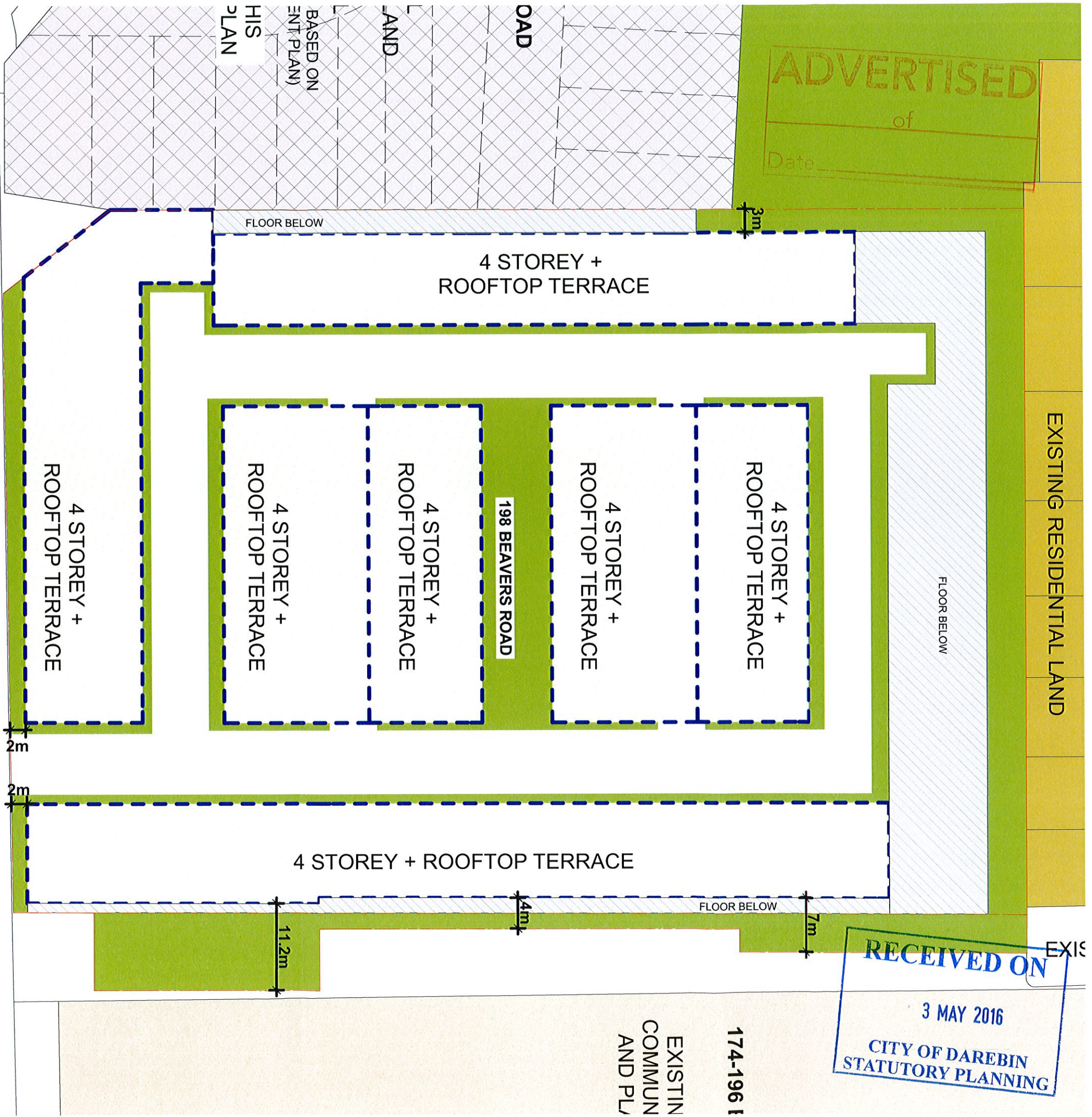
METAXAS ARCHITECTS PTY LTD ABN 180 791 78262, 132 QUEENSBERRY STREET, CARLTON VIC 3053 AUSTRALIA  
 TEL 03 9399 5344 FACSIMILE 03 0349 1733 EMAIL metaxas@mail@metaxasarch.com WEB www.metaxasarch.com

Client  
**THE FIRST STONE**  
 Project Name  
**MASTERPLAN 06**  
**198 BEAVERS ROAD NORTHCOTE**

Drawing Title  
**PROPOSED SITE PLAN - LEVEL 03**  
 Scale: 1:500 @ A3 Date: 19.04.2016  
 Status: DPO Checked By:  
 Project No: 12.019 Drawing No: SK1.6 Rev: A  
 Plot Date: 19/04/2016



**RECEIVED ON**  
**3 MAY 2016**  
 CITY OF DAREBIN  
 STATUTORY PLANNING



**177 BEAVERS ROAD  
COMMERCIAL 1 ZONE**

**177 BEAVERS ROAD  
COMMERCIAL 1 ZONE**

**169 BEAVERS ROA**

The proposal will include a mix of housing types.  
 An Overall maximum height of 4 storeys is proposed in accordance with Council's preferred built form outcomes with setbacks that increase as the heights increase to provide for recessive upper levels. Setbacks noted are minimums.  
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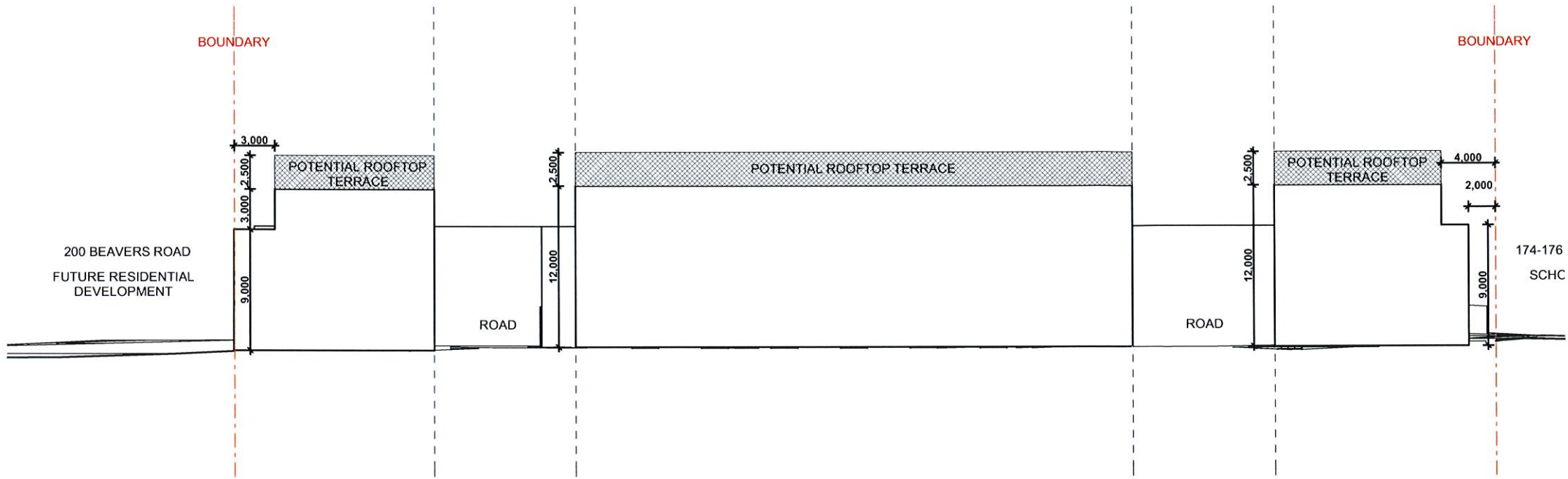
Client  
**THE FIRST STONE**

Project Name  
**MASTERPLAN 06  
 198 BEAVERS ROAD NORTHCOTE**

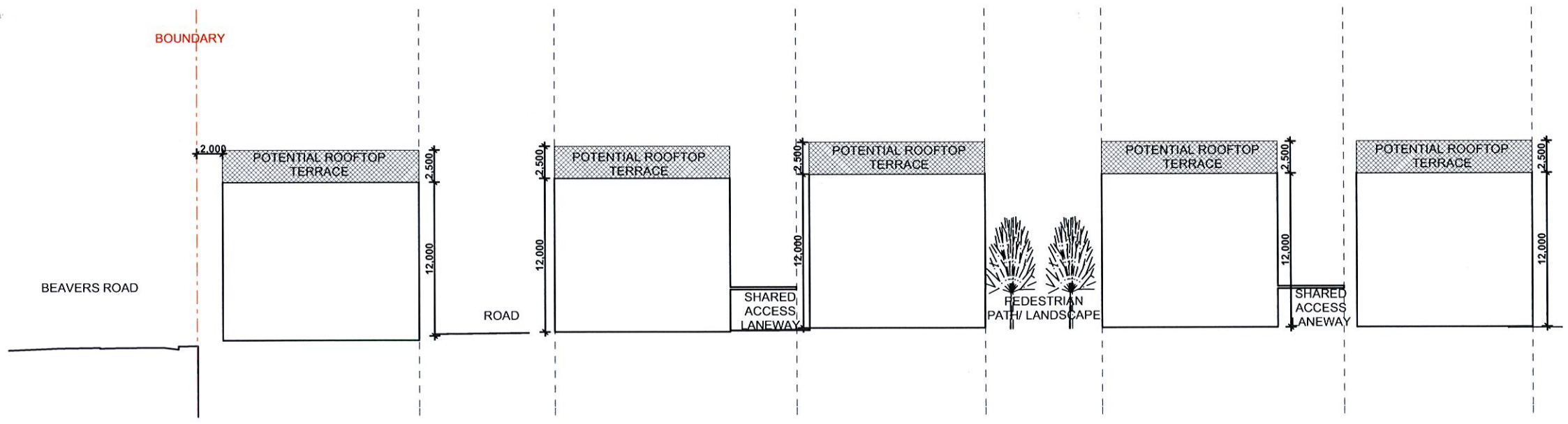
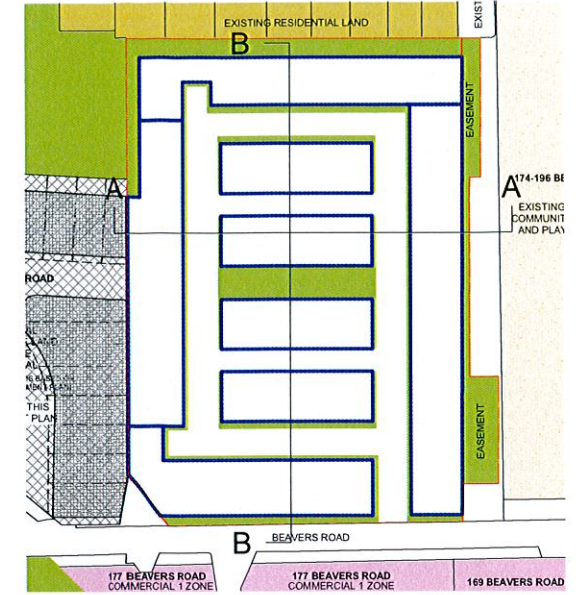
Drawing Title  
**PROPOSED SITE PLAN -  
 LEVEL 04**

Scale: 1:500	@ A3 Date: 19.04.2016	Project No:	Drawing No:	Rev:
Status: DPO	Checked By:	12.019	SK1.7	A
Project No:	Checked By:	12.019	SK1.7	A
Project No:	Checked By:	12.019	SK1.7	A

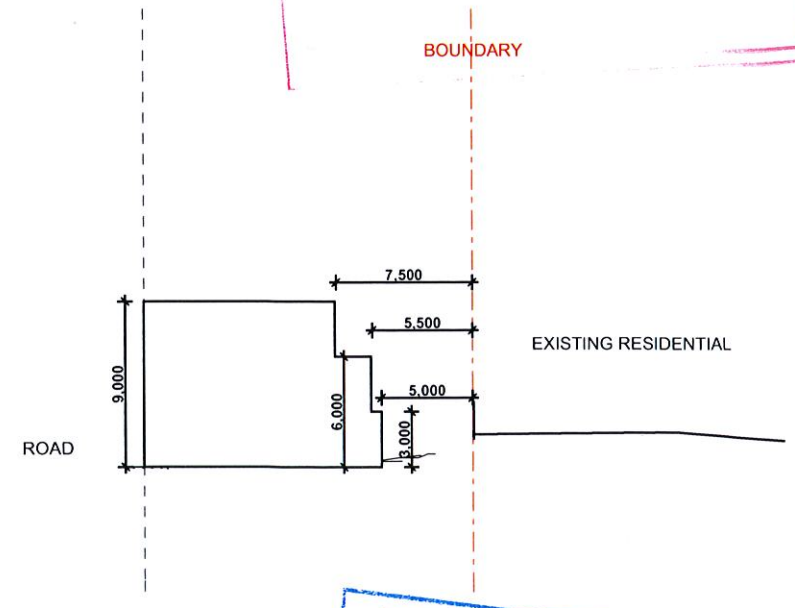
Plot Date: 19/04/2016



### Section A - Setbacks



### Section B - Setbacks



Setbacks shown are minimum setbacks. Articulation and visual interest is to be provided through varied setbacks, a mix of materials, balcony projections and varied window forms. Details to be provided at planning permit application stage.

Screening/ Vegetation(planter) will be provided for roof terraces



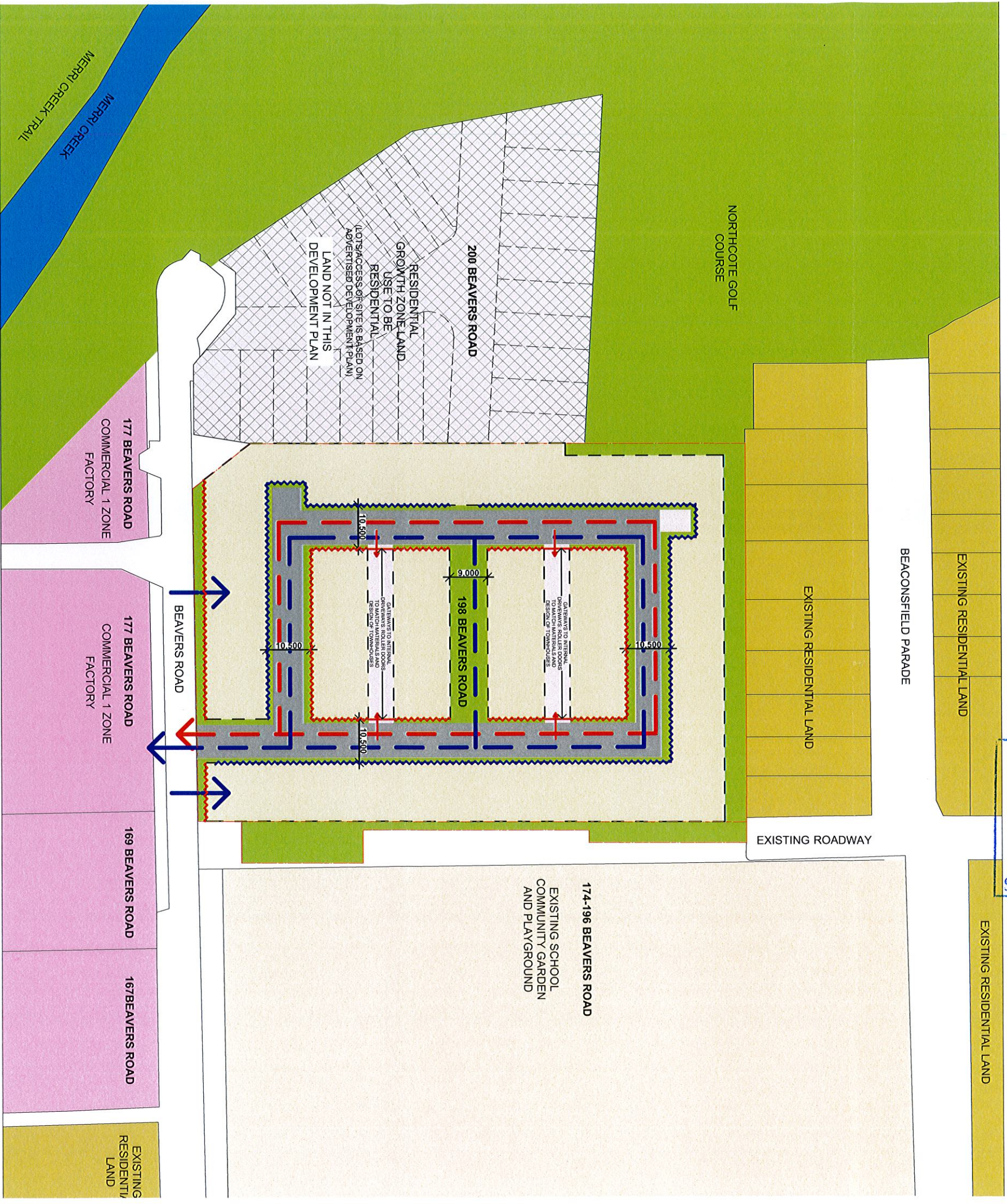
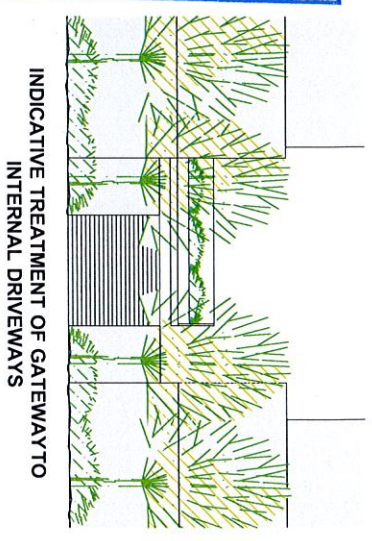
Client <b>THE FIRST STONE</b>	
Project Name <b>MASTERPLAN 06 198 BEAVERS ROAD NORTHCOTE</b>	

Drawing Title <b>SECTIONAL SETBACKS</b>		
Scale 1:400, 1:200, A3	Date 19/04/2016	
Status DPQ	Checked By	
Project No <b>12.019</b>	Drawing No <b>SK1.8</b>	Rev <b>A</b>
Plot Date	18/04/2016	



ADVERTISED  
of  
Date

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Potential access to dwellings from internal roads - details are subject to apartment / townhouse layout.

Accessways provided between central dwellings blocks to reduce garage car parking dominance to main internal roads.

Pedestrian access directly from Beavers Road to the front dwellings

- — — — — VEHICULAR TRAFFIC
- — — — — PEDESTRIAN/BICYCLE TRAFFIC
- — — — — MULTI-UNIT ACCESS
- ~~~~~ POTENTIAL VEHICLE ACCESS POINT
- ~~~~~ NO VEHICLE ENTRY/CROSSOVER

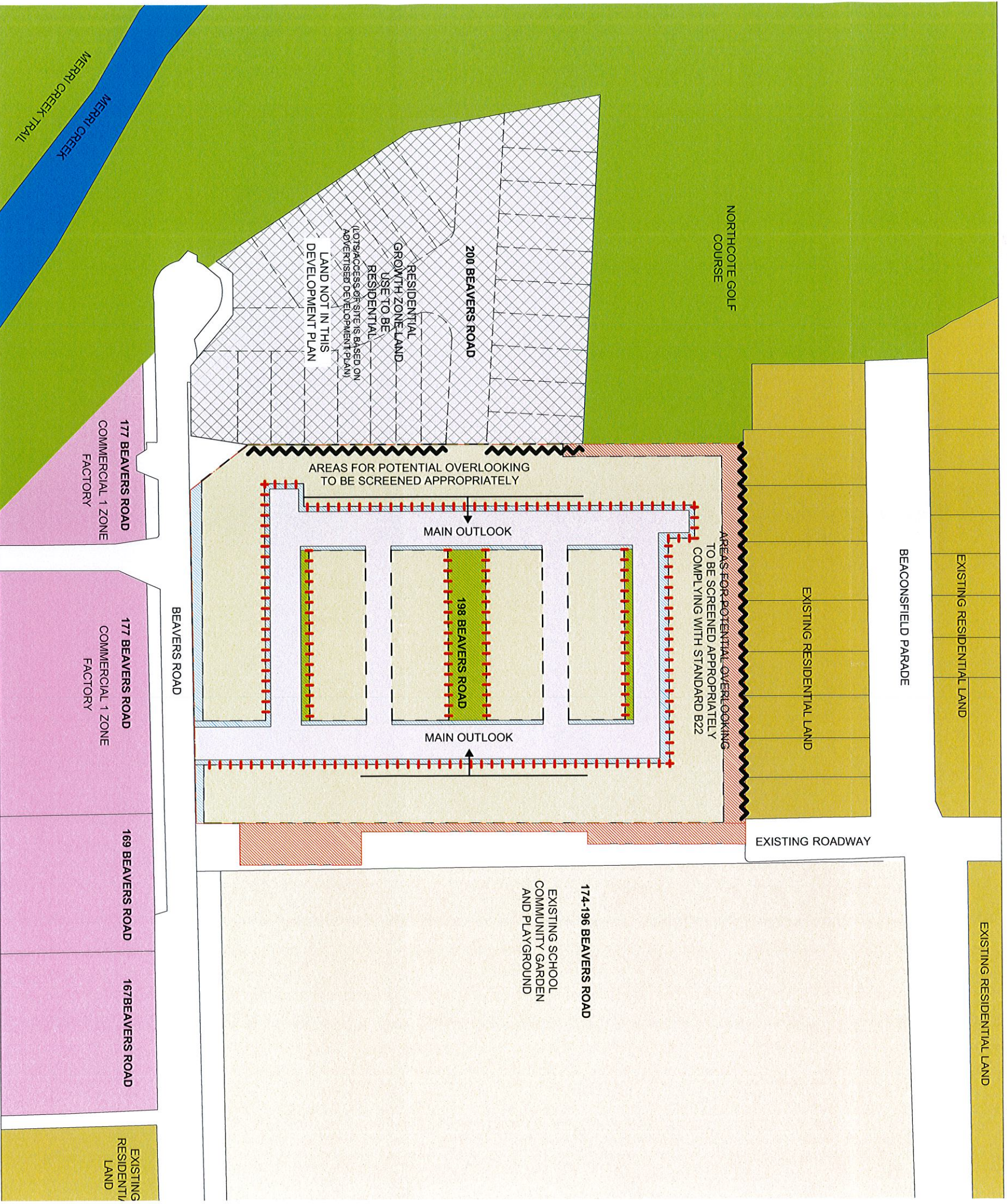



Client: THE FIRST STONE

Project Name: MASTERPLAN 06  
198 BEAVERS ROAD NORTHCOTE

Drawing Title: CIRCULATION & ACCESS PLAN	
Scale: 1:1000, 1:200@ A3	Date: 19.04.2016
Status: DPO	Checked By:
Project No: 12.019	Drawing No: SK1.9
Rev: A	

ADVISED  
of



-  PASSIVE SURVEILLANCE
-  1.8m HIGH INTERNAL FENCING
-  NO FENCING
-  1.2m HIGH OPEN STYLE FENCING

**MAIN OUTLOOK: PRIMARY SECLUDED OPEN SPACE (BALCONIES) AND MAIN HABITABLE ROOMS SUCH AS LIVING AREAS TO FACE INTERNAL ACCESSWAY**

Areas for potential overlooking are identified and will include screening or sill heights to minimise overlooking to open space or habitable room windows. Details to be provided at planning permit application stage.

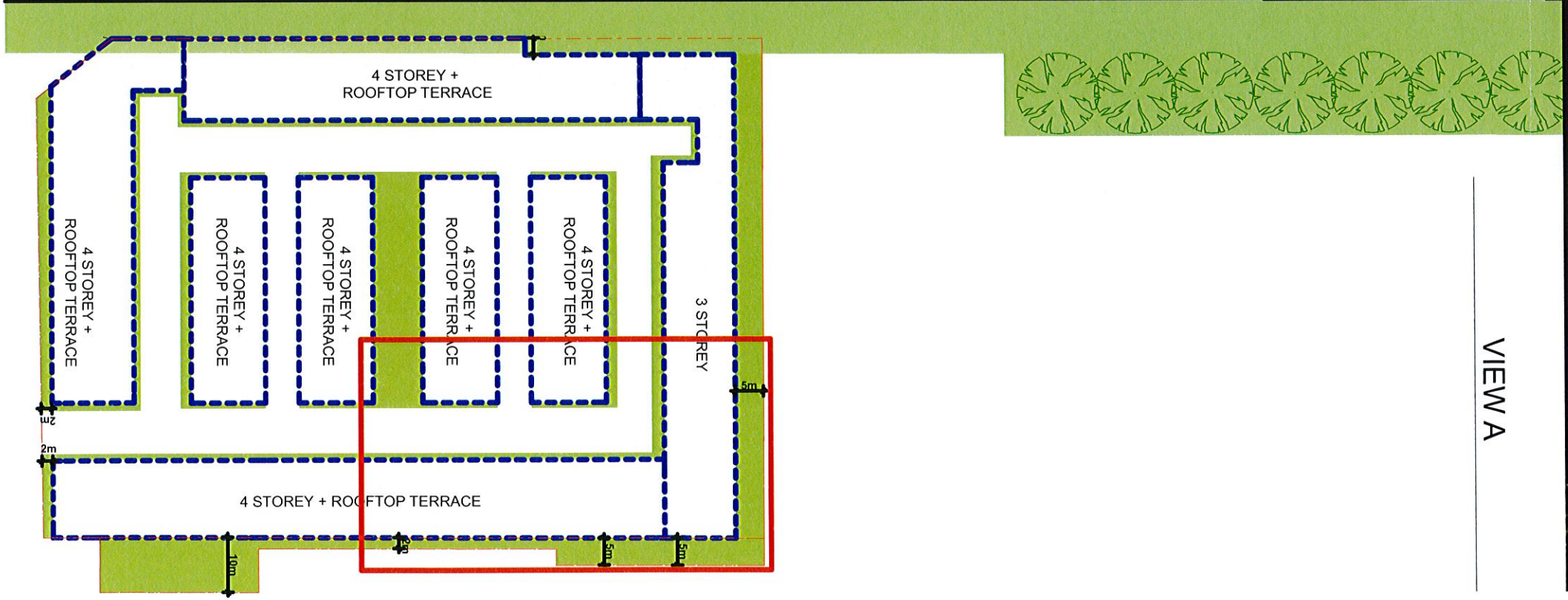
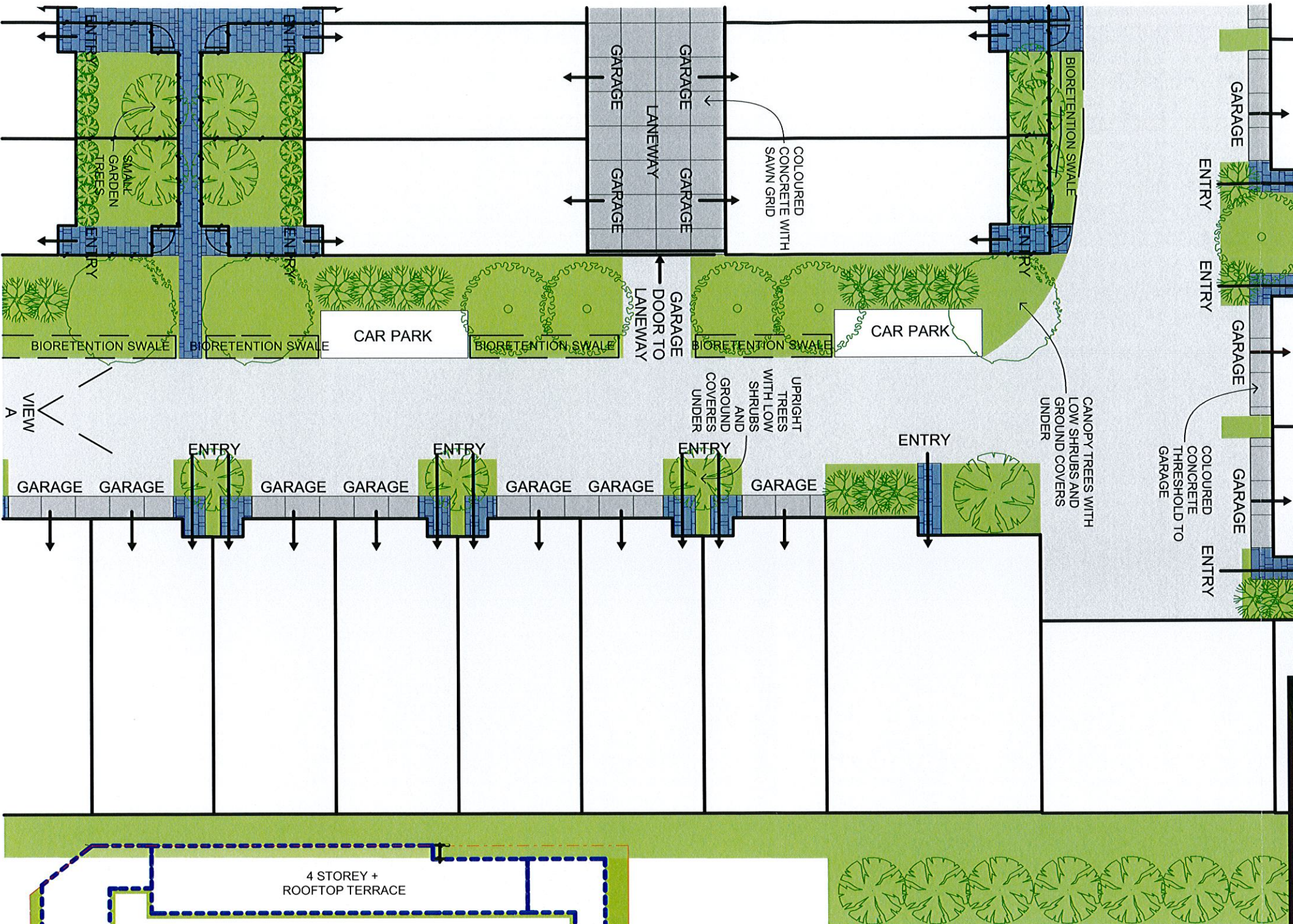
Dwellings will be orientated towards the internal road network and will include glazing, balconies and porch details to provide for passive surveillance. Passive surveillance will enhance the sense of community and will provide for safe areas within the development.



Client		THE FIRST STONE	
Project Name		MASTERPLAN 06 198 BEAVERS ROAD NORTHCOTE	
Drawing Title		OVERLOOKING & PASSIVE SURVEILLANCE	
Scale:	1:1000	@ A3 Date:	19/04/2016
Status:	DPO	Checked By:	
Project No.:	12.019	Drawing No.:	SK1.10
Pool Date:		Rev.:	A



ADMITTED FOR DATE



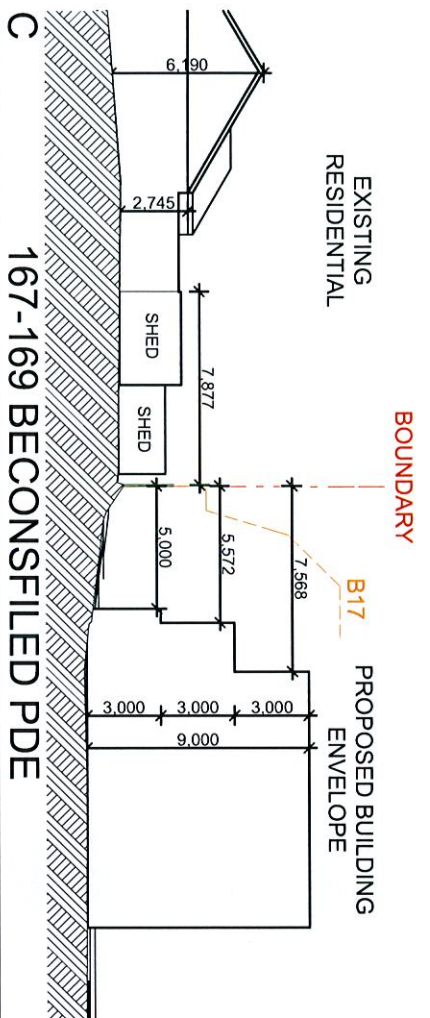
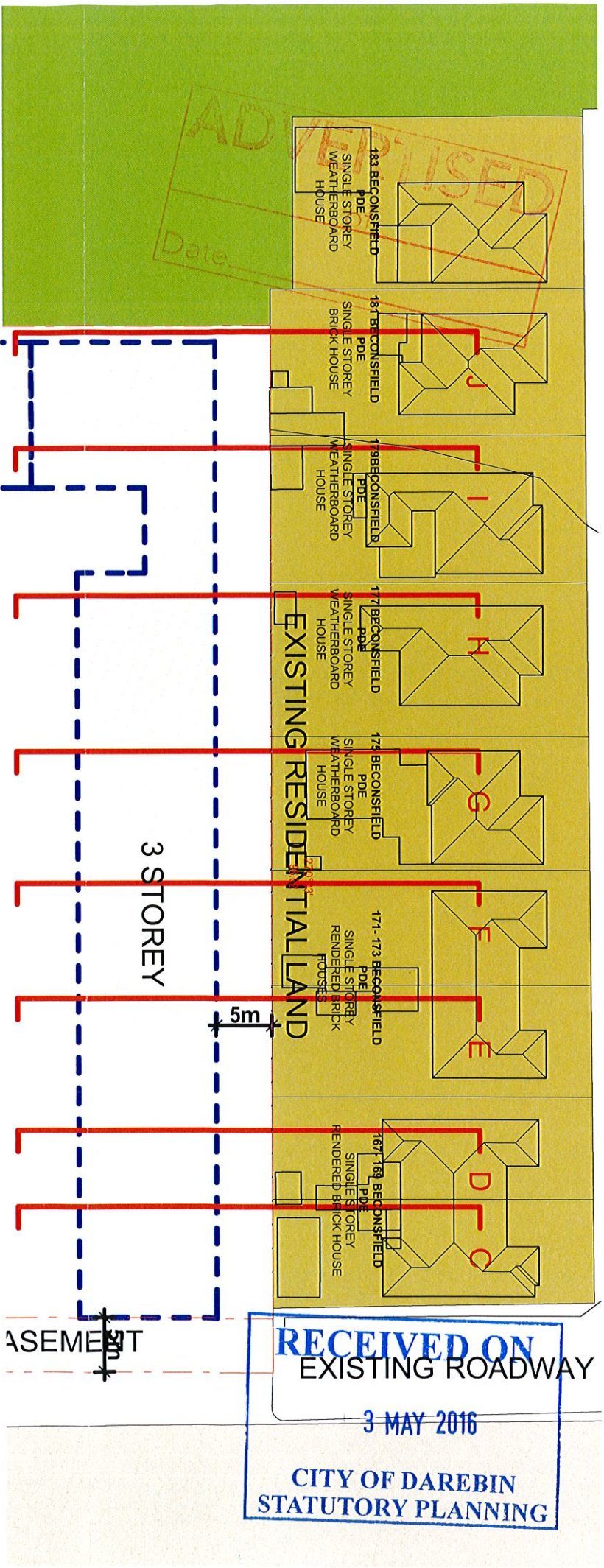
VIEW A

VIEW A



Client: **THE FIRST STONE**  
 Project Name: **MASTERPLAN 06**  
**198 BEAVERS ROAD NORTHCOTE**

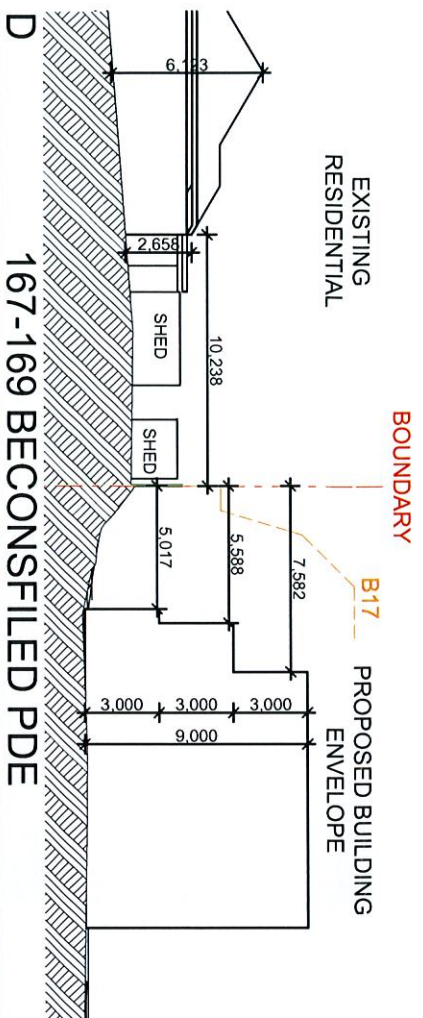
Drawing Title: **INDICATIVE STREET TREATMENT**  
 Scale: 1:200, 1:100 @ A3 Date: 19.04.2016  
 Status: **DR03** Checked By:  
 Project No: **12.019** Drawing No.: **SK1.11** Rev.: **A**  
 PLOT DATE: 19/04/2016



**Standard B17:**  
 A new building not on or within 150 mm of a boundary should be set back from side or rear boundaries:  
 • At least the distance specified in the schedule to the zone, or  
 • If no distance is specified in the schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

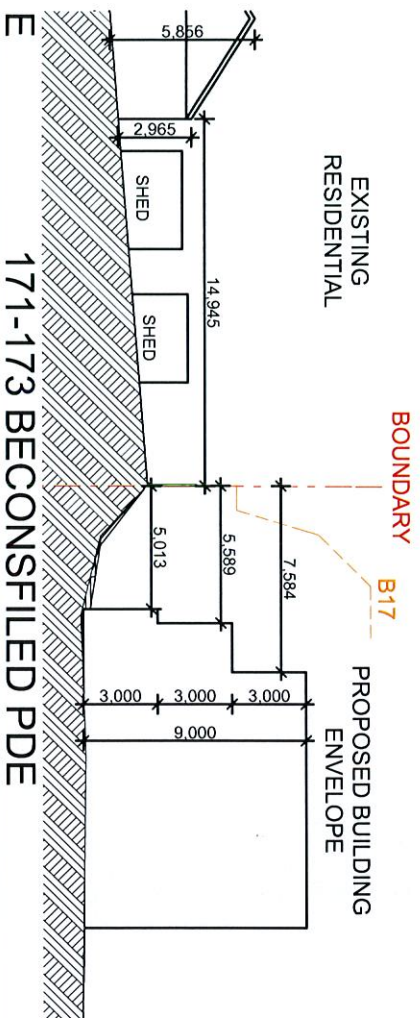
Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

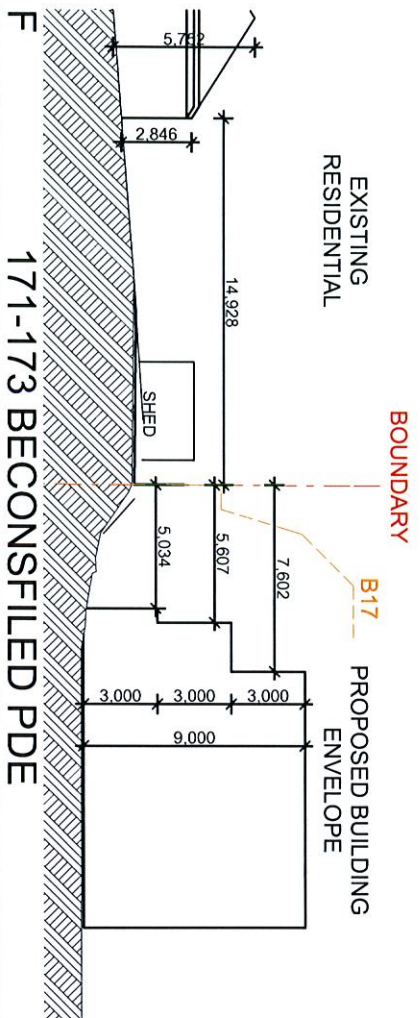


Any upper level windows and balconies facing the properties to the north will comply with Standard B22-Overlooking:-

**Standard B22:**  
 A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

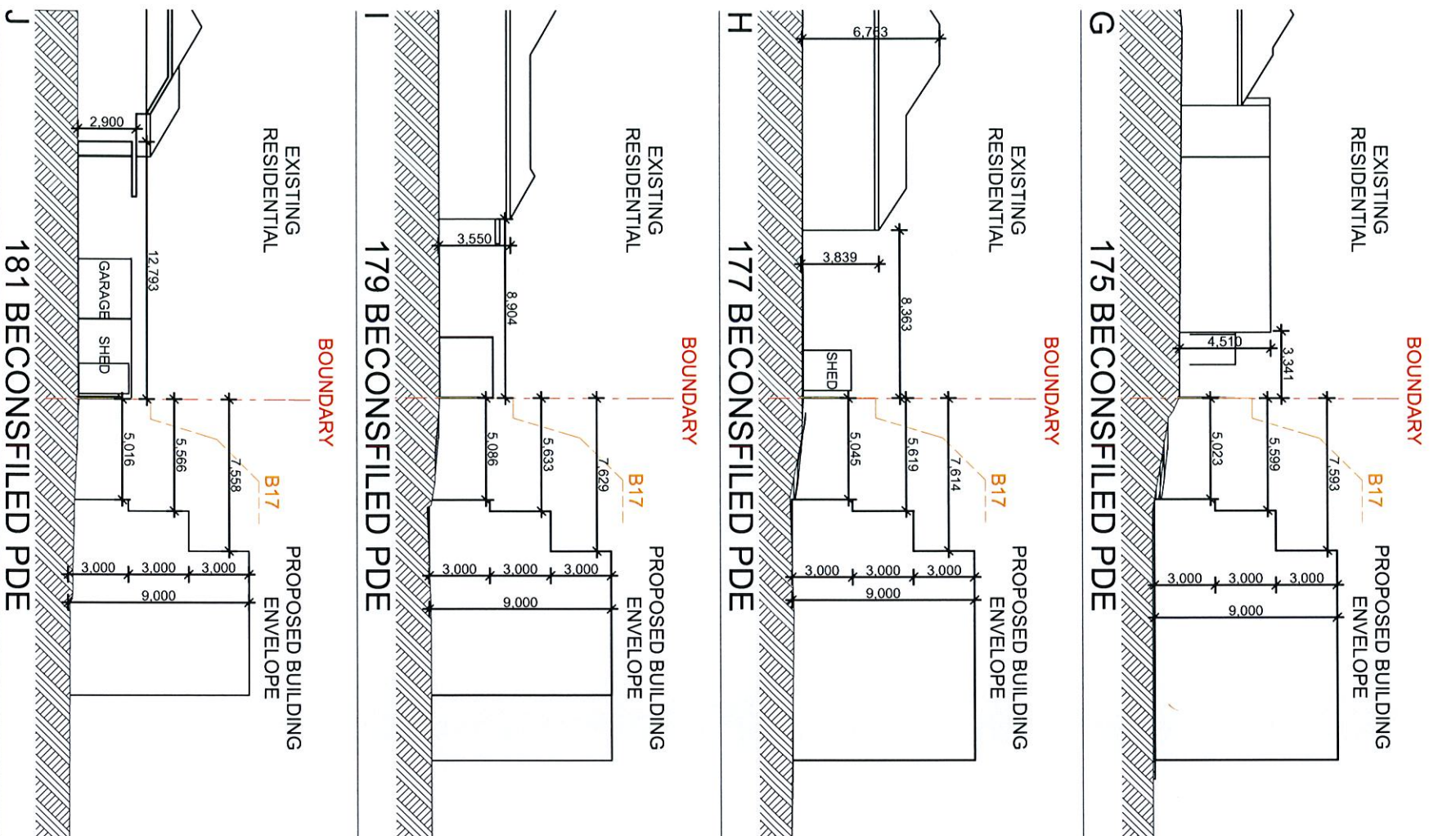
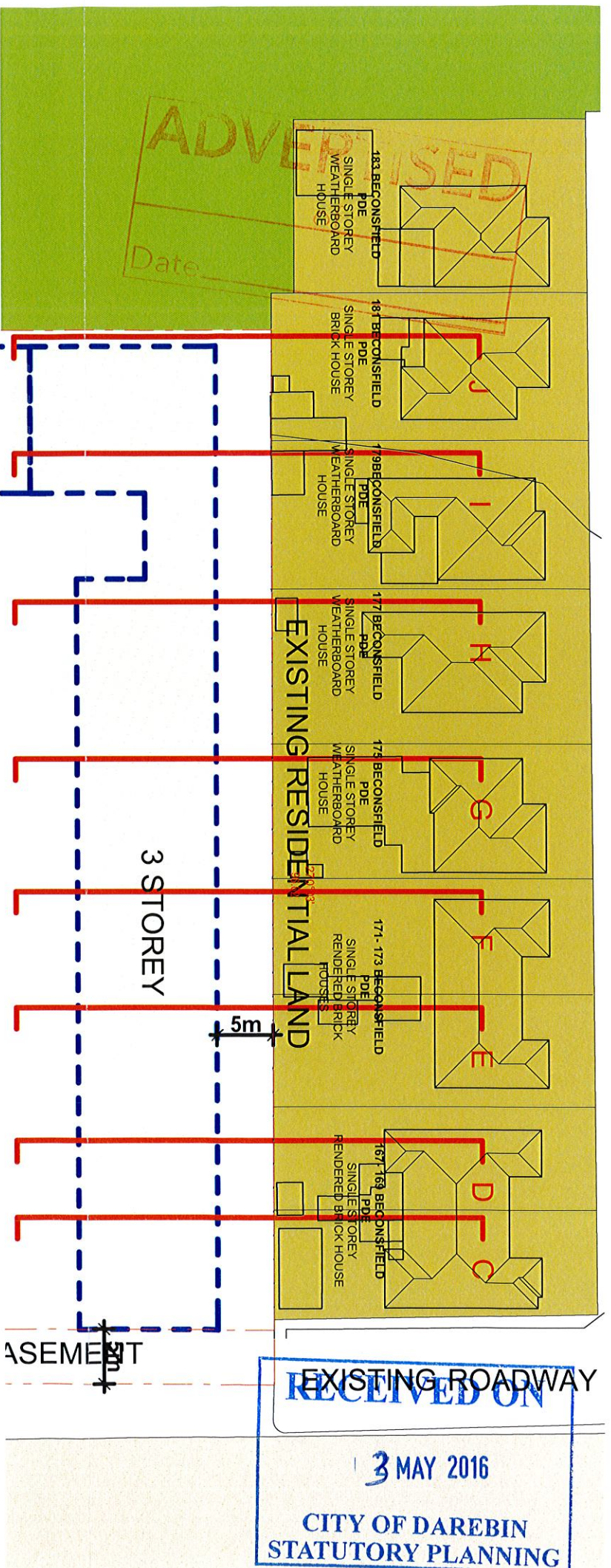


A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:  
 • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or  
 • Have sill heights of at least 1.7 metres above floor level, or  
 • Have obscure glazing in any part of the window below 1.7 metres above floor level, or  
 • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.



This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.





**Standard B17:**  
 A new building not on or within 150 mm of a boundary should be set back from side or rear boundaries:  
 • At least the distance specified in the schedule to the zone, or  
 • If no distance is specified in the schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.  
 Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Any upper level windows and balconies facing the properties to the north will comply with Standard B22-Overlooking:-

- Standard B22:**  
 A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:
- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or
  - Have sill heights of at least 1.7 metres above floor level, or
  - Have obscure glazing in any part of the window below 1.7 metres above floor level, or
  - Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

N

Client	THE FIRST STONE
Project Name	MASTERPLAN 06 198 BEAVERS ROAD NORTHCOTE
Drawing Title	SECTIONAL DIAGRAM TO EXISTING RESIDENTIAL
Status: DPO	Checked By:
Scale: 1:300, 1:500 @ A3	Date: 19.04.2016
Project No:	Drawing No: SK1.13
12.019	Rev: A
Plot Date:	19/04/2016

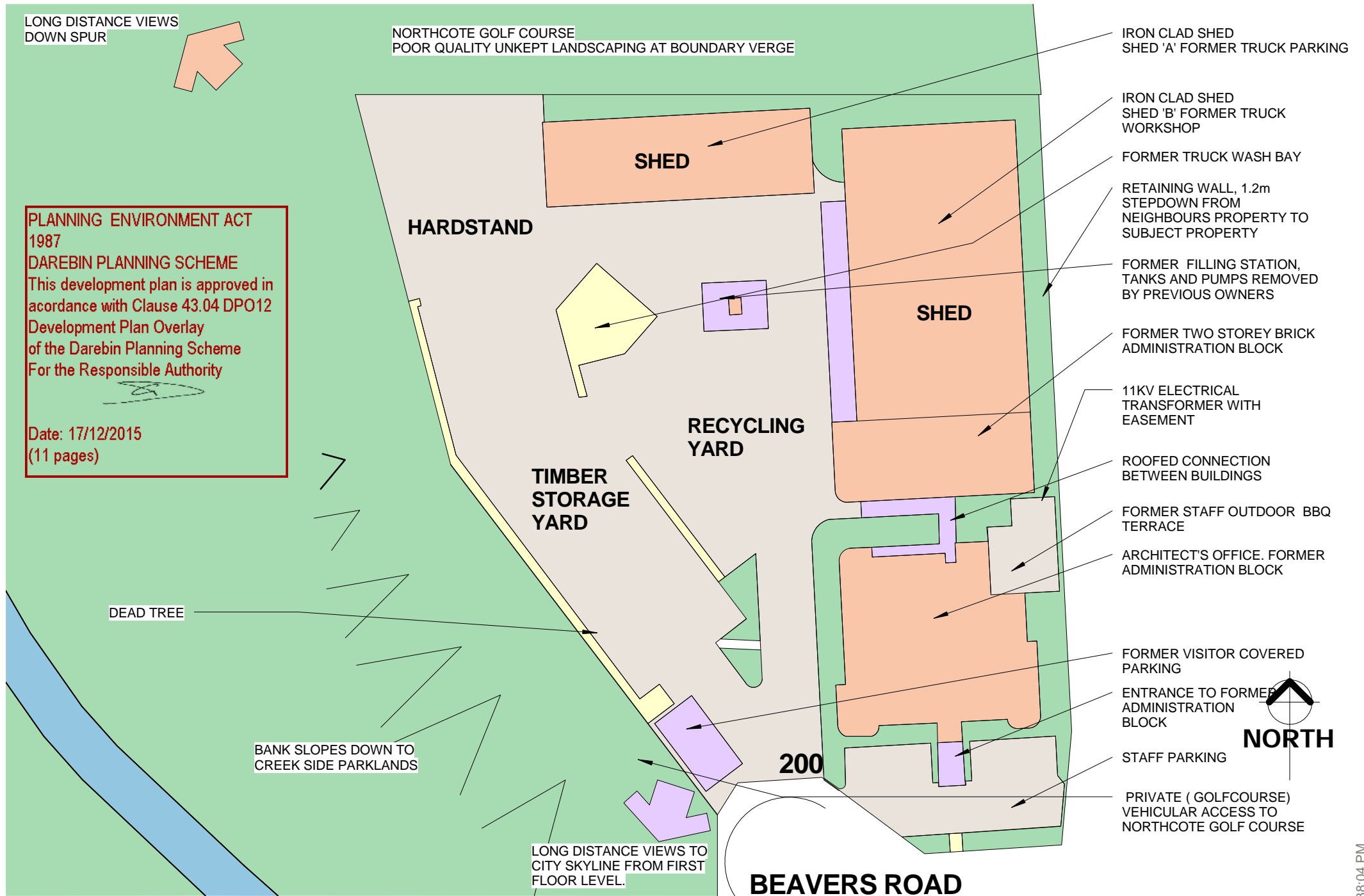
LONG DISTANCE VIEWS  
DOWN SPUR



NORTHCOTE GOLF COURSE  
POOR QUALITY UNKEPT LANDSCAPING AT BOUNDARY VERGE

PLANNING ENVIRONMENT ACT  
1987  
DAREBIN PLANNING SCHEME  
This development plan is approved in  
acordance with Clause 43.04 DPO12  
Development Plan Overlay  
of the Darebin Planning Scheme  
For the Responsible Authority

Date: 17/12/2015  
(11 pages)



IRON CLAD SHED  
SHED 'A' FORMER TRUCK PARKING

IRON CLAD SHED  
SHED 'B' FORMER TRUCK  
WORKSHOP

FORMER TRUCK WASH BAY

RETAINING WALL, 1.2m  
STEPDOWN FROM  
NEIGHBOURS PROPERTY TO  
SUBJECT PROPERTY

FORMER FILLING STATION,  
TANKS AND PUMPS REMOVED  
BY PREVIOUS OWNERS

FORMER TWO STOREY BRICK  
ADMINISTRATION BLOCK

11KV ELECTRICAL  
TRANSFORMER WITH  
EASEMENT

ROOFED CONNECTION  
BETWEEN BUILDINGS

FORMER STAFF OUTDOOR BBQ  
TERRACE

ARCHITECT'S OFFICE. FORMER  
ADMINISTRATION BLOCK

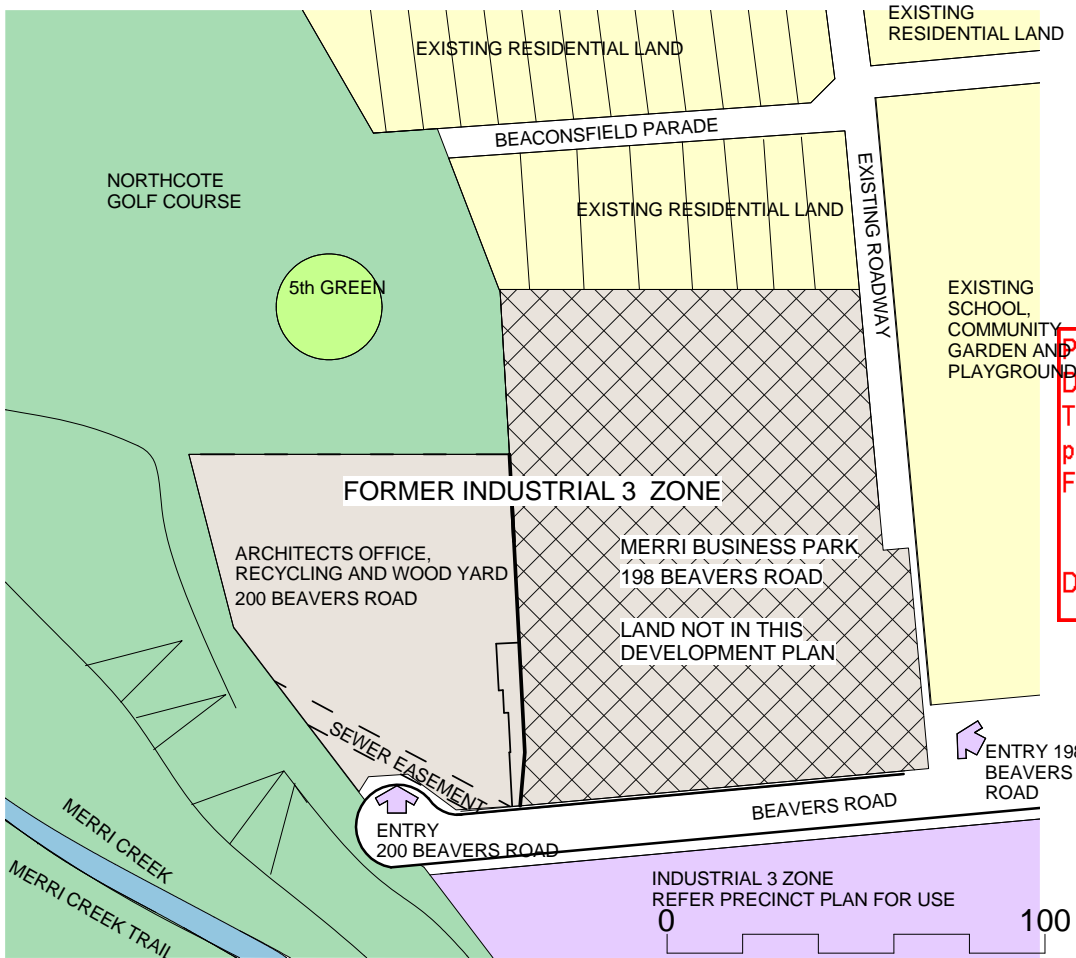
FORMER VISITOR COVERED  
PARKING

ENTRANCE TO FORMER  
ADMINISTRATION  
BLOCK

STAFF PARKING

PRIVATE ( GOLFCOURSE)  
VEHICULAR ACCESS TO  
NORTHCOTE GOLF COURSE

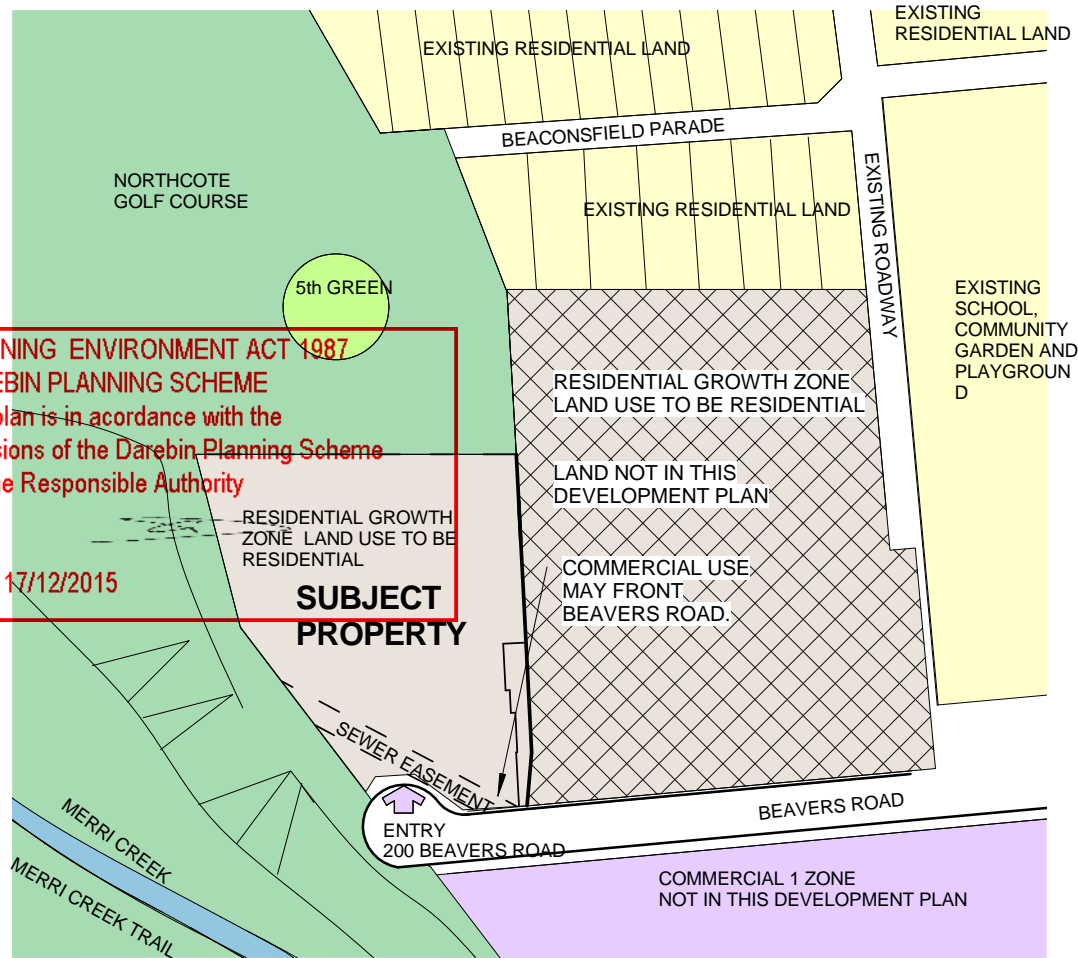
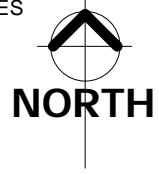




Existing Use Diagram

### SITE CONSTRAINTS- ENVIRONMENTAL

200 BEAVERS ROAD WAS USED AS A CLAY QUARRY AND THEN BACKFILLED WITH PUTRESIBLE FILL TO A DEPTH OF 4.5m BELOW CURRENT PAVING LEVEL.  
 NO DISTURBANCE OF THIS FILL LAYER IS ADVISABLE, NOR FEASIBLE.  
 SUBFLOOR VENTILATION AND 0.5m OF CLEAN FILL OVER THE EXISTING PAVEMENT ADDRESSES POSSIBLE CONTAMINATION ISSUES.  
 FILL MATERIAL IS NON STRUCTURAL, ALL STRUCTURES REQUIRE FOUNDATION ON BEDROCK LAYER AT 4.5M BELOW PAVEMENT LEVEL.  
 STORMWATER AND SERVICES ARE TO BE RUN ABOVE THE EXISTING PAVEMENT LAYER, BUT BELOW THE FINISHED GROUND LEVEL.



Proposed Use Diagram

### DESIGN PROPOSAL

MIXED TOWNHOUSE/ APARTMENT DEVELOPMENT, TOWNHOUSES TO PERIMETER, APARTMENTS TO EASTERN BOUNDARY, MAX HEIGHT 13.5m, FOUNDED ON BORED PIERS ONTO BEDROCK . FLOOR LEVELS SET APPROX 1m ABOVE CURRENT PAVEMENT LEVEL TO PROVIDE SUBFLOOR VENTILATION.  
 IMPORTED CLEAN FILL WHERE REQUIRED TO A MIN DEPTH OF 0.5m. REAR GARDENS MAY BE SUSPENDED DECKS WITH PLANTER BOXES.  
 IMPLEMENT BIORETENTION SWAYLE DRAINS AND ROOF GARDENS FOR STORMWATER MANAGEMENT.  
 RETAIN THE EXISTING CAPPING LAYER AS MUCH AS POSSIBLE.  
 DEVELOP THE SITE AS INTERNAL ACCESSWAY WITH ACCESS TO THE CREEK ENVIRONS AND PERIMETER HOUSE LOTS ABUTTING THE PERIMETER BOUNDARY

NO VEHICULAR ACCESS ACROSS PROPERTY BOUNDARY

TYPICAL PATTERN OF SUBDIVISION INDIVIDUAL LOTS, FRONT YARD, BUILT FORM, REAR YARD

BEACONSFIELD PARADE





EXISTING HOUSES

NORTHCOTE GOLF COURSE

EXISTING SCHOOL

PLANNING ENVIRONMENT ACT 1987  
DAREBIN PLANNING SCHEME  
This plan is in accordance with the provisions of the Darebin Planning Scheme For the Responsible Authority

Date: 17/12/2015

-  LAND SUBJECT TO AMMENDMENT C122
-  LAND SUBJECT TO AMMENDMENT C127
-  EXISTING PRIVATE LAND NOT SUBJECT TO REZONING
-  EXISTING PARKLAND
-  BICYCLE TRAFFIC
-  PEDESTRIAN TRAFFIC
-  VEHICULAR TRAFFIC
-  GOLF COURSE AND AUTHORITY VEHICULAR TRAFFIC ONLY

ADJOINING PROPERTY NOT INCLUDED IN THIS DEVELOPMENT PLAN

198

202

200

BEAVERS ROAD

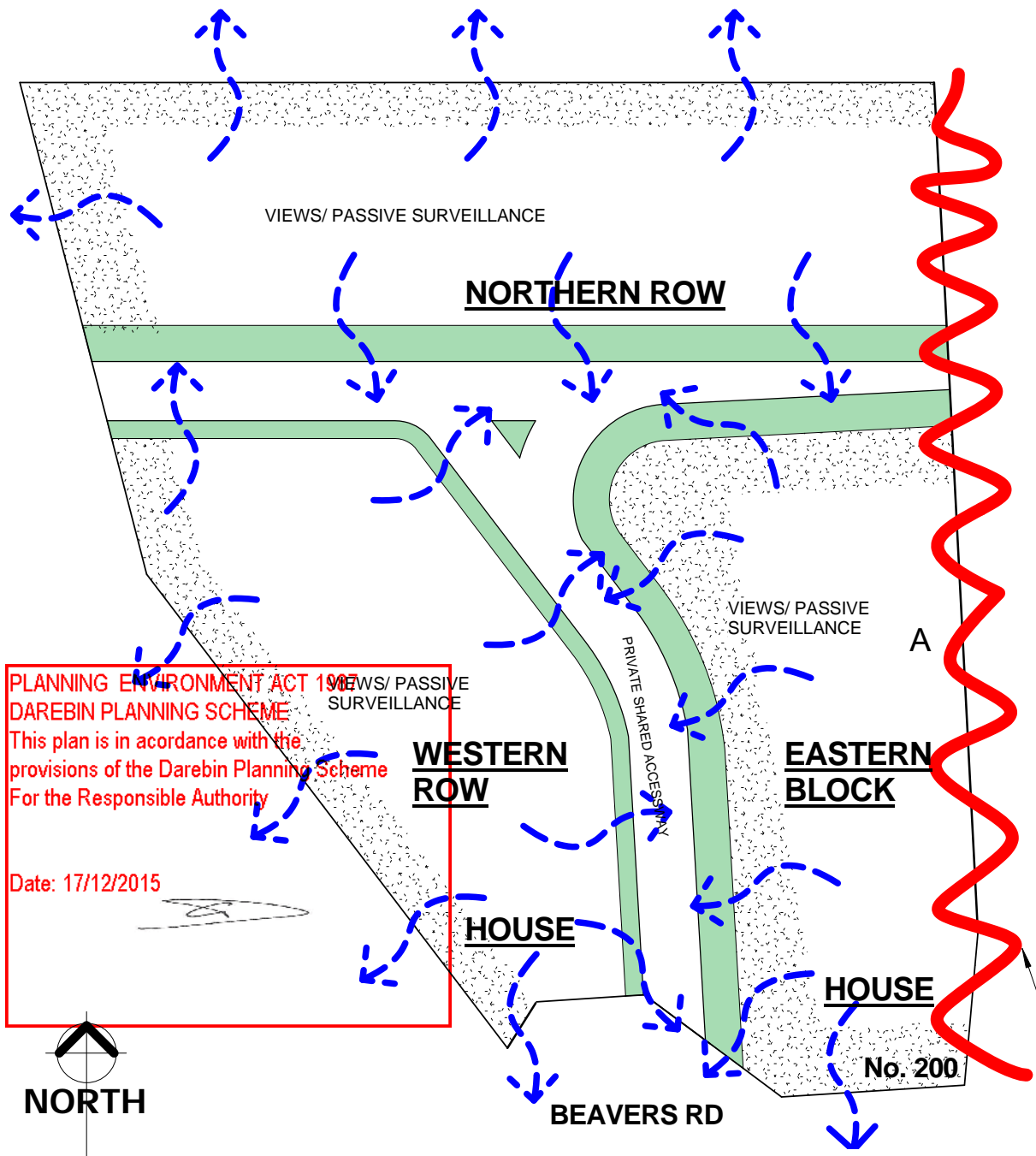
MERRI CREEK  
MERRI CREEK TRAIL

(FUTURE BRIDGE BY OTHERS)

AMENDMENT C127 NOT INCLUDED IN THIS DEVELOPMENT PLAN







**PLANNING ENVIRONMENT ACT 1987**  
**DAREBIN PLANNING SCHEME**  
 This plan is in accordance with the provisions of the Darebin Planning Scheme For the Responsible Authority  
 Date: 17/12/2015



## DESIGN MEASURES TO MAXIMISE PASSIVE SURVEILLANCE OF PUBLIC AREAS AND STREETSCAPES

- A) LOCATE LIVING AREAS @ GROUND FLOOR LEVEL WHERE ADJACENT TO PARKLAND TO PROVIDE SURVEILLANCE
- B) LOCATE LIVING AREAS @ FIRST FLOOR LEVEL WHERE ADJACENT TO COMMUNAL AREAS AND ACCESS WAYS TO PROVIDE SURVEILLANCE
- C) AVOID PLACING LIVING ROOMS OF LOTS IN CLOSE PROXIMITY OPPOSITE EACH OTHER TO AVOID OVERLOOKING.
- D) SURVEILLANCE NOT LIMITED TO GROUND FLOOR ROOMS

## POTENTIAL CONFLICT ON ADJOINING LOT

POTENTIAL CONFLICT ON ADJOINING LOT EXISTS EITHER DUE TO DIFFERENTIAL STAGING OF CONSTRUCTION WORKS (IE: ONE LOT IS DEVELOPED AT A DIFFERENT STAGE TO ANOTHER AND THE CONFLICT IS THEREFORE CONSTRUCTION NOISE, OR OVERLOOKING AND OVERSHADOWING. BUILT FORM AMENITY ISSUES ADDRESS BY CLAUSE 54 STANDARDS.

AVOID POTENTIAL CONFLICT ON ADJOINING LOT BY INCORPORATING STANDARD RESTRICTIONS ON TIME AND DAYS OF ALLOWABLE CONSTRUCTION WORK

## SUBDIVISION SEQUENCE

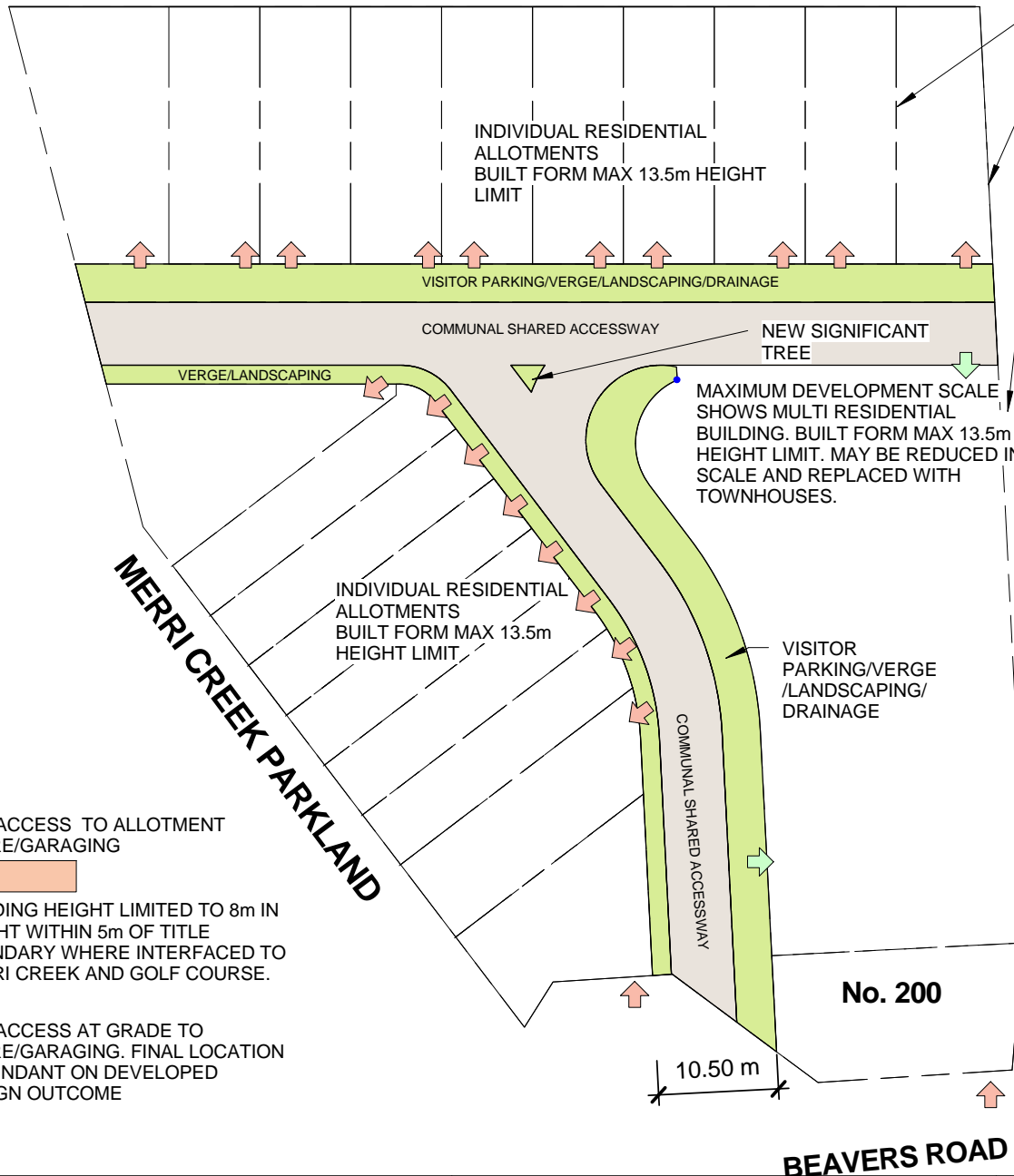
THE SITE IS TO BE DEVELOPED AND THEN SUBDIVIDED INTO MULTI RESIDENTIAL ALLOTMENTS AND MAY CONTAIN MORE THAN ONE BODY CORPORATE AREA. ANY HOUSES FRONTING BEAVERS ROAD CAN BE STAND ALONE AND NOT BELONG TO A BODY CORPORATE. THE SEQUENCING OF THE DEVELOPMENT IS TO BE CONCEIVED IN 3 ROWS, 1) NORTHERN ROW, 2) WESTERN ROW AND 3) EASTERN BLOCK . ANY SEQUENCE OF CONSTRUCTION OF THE ROWS MAY OCCUR DEPENDING ON CONSTRUCTION CONSIDERATIONS. EACH ROW TO BE COMPLETE PRIOR TO SUBDIVISION BEING FINALISED FOR THAT PARTICULAR ROW. THE NORTHERN ROW ,ROADWAY AND COMMON AREAS ARE TO BE COMPLETE IN STAGE 1. SEQUENCING OF ROWS AND BLOCKS MAY OVERLAP.

AREA OF POTENTIAL CONFLICT SHOWN BY RED LINE

DIRECTION OF PASSIVE SURVEILLANCE.

# NORTHCOTE GOLF COURSE

DASHED BLUE LINE INDICATES MIN SETBACK ABOVE 3 STOREYS IN HEIGHT ( IE: GROUND + 2)



LOT PROPERTY BOUNDARY SHOWN DASHED **INDICATIVE ONLY**

MINIMUM ZERO BUILDING SETBACK FROM SIDE BOUNDARY  
 CAR GARAGING PROVIDED ON EACH LOT FOR REQUIREMENTS OF THAT LOT, EMPLOY ARCHITECTURAL MEASURES TO INTEGRATE GARAGE DOORS INTO THE DESIGN

## LOT DESIGN

LOT DESIGN TO REFLECT SUBDIVISION PATTERN LOCALLY, SINGLE DWELLINGS ON INDIVIDUAL LOTS, BUILT FORM SETBACK TO CREATE FRONT YARD, THEN BUILT FORM, THEN OPEN SPACE AT REAR FOR REAR YARDS. PRIVATE CAR ACCOMMODATION ON EACH ALLOTMENT.

## BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT TO BE 13.5m.

**PLANNING ENVIRONMENT ACT 1987  
 DAREBIN PLANNING SCHEME**  
 This plan is in accordance with the provisions of the Darebin Planning Scheme For the Responsible Authority

Date: 17/12/2015



## BUILDING MATERIALS

BUILDINGS ADJACENT TO THE CREEK ENVIRONMENT TO BE CONSTRUCTED OF MATERIALS COLOURED TO REFLECT THE NATURAL ENVIRONMENT OF THE CREEK AND FINISHED IN MUTED TONES.

## MINIMISE LIGHT SPILL

MINIMISE LIGHT SPILL BY:

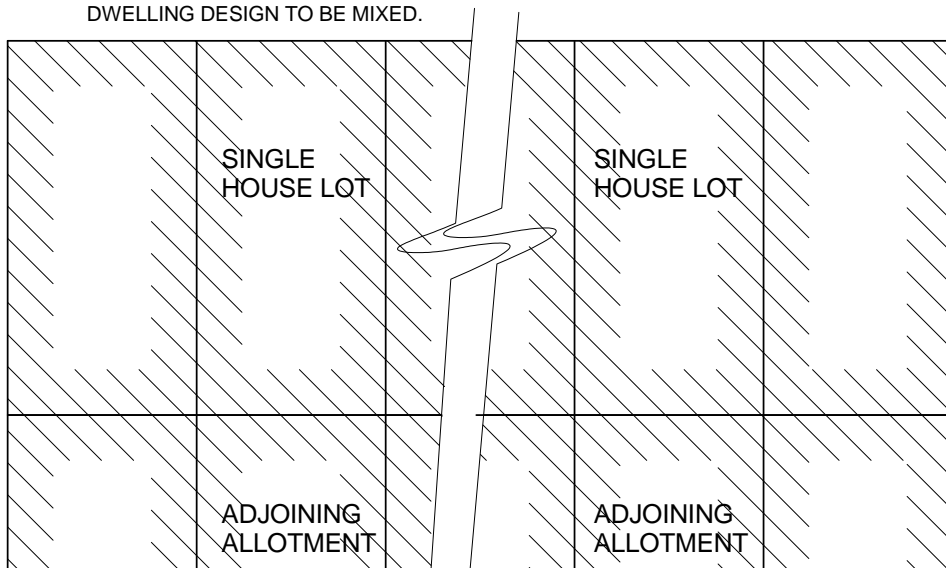
- A) RESTRICT CARS TO CENTRAL AREAS OF SITE IE: NO PERIMETER ROADS
- B) PROTECT AND ENHANCE EXISTING TREE PLANTING IN THE PRIVATE AND PUBLIC DOMAIN
- C) EXTERNAL LIGHTING TO BE LOW LEVEL AND LOW WATTAGE, NO FLOODLIGHTS
- D) ENCOURAGE USE OF SCREEN BLINDS TO ALL WINDOWS FACING THE CREEK ENVIRONS

- CAR ACCESS TO ALLOTMENT STORE/GARAGING
- BUILDING HEIGHT LIMITED TO 8m IN HEIGHT WITHIN 5m OF TITLE BOUNDARY WHERE INTERFACED TO MERRI CREEK AND GOLF COURSE.
- CAR ACCESS AT GRADE TO STORE/GARAGING. FINAL LOCATION DEPENDANT ON DEVELOPED DESIGN OUTCOME

# STREET

DISTINGUISH FLOORS FROM EACH OTHER THROUGH PUNCTURED FACADES  
DWELLING DESIGN TO BE MIXED.

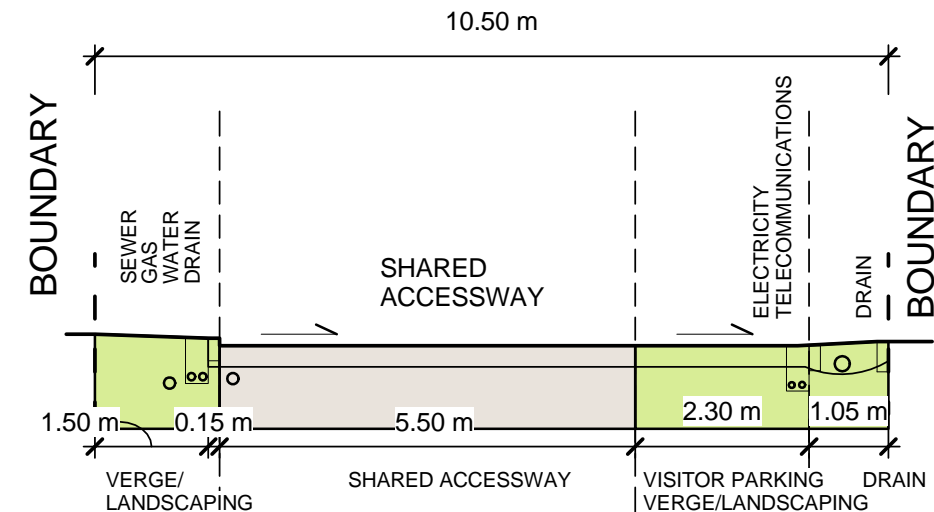
STREET



SUBDIVISION PATTERN

## DETAILED DESIGN- SERVICES

ALL SERVICES, IE: SEWER, ELECTRICITY, TELEPHONE WATER AND GAS SUPPLY, COMMUNICATIONS AND THE LIKE TO BE UNDERGROUND.



DESIGN ROAD CROSS SECTION

## DETAILED DESIGN- STORMWATER AND ESD

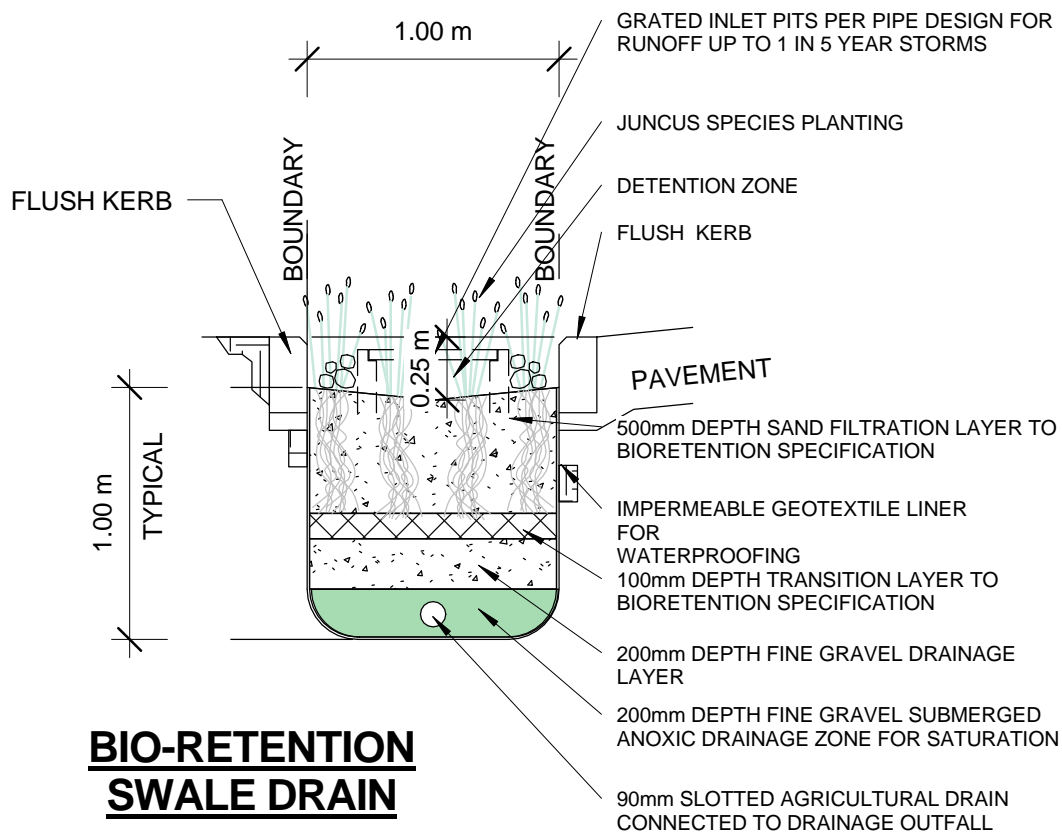
ADOPT ENVIRONMENTALLY SUSTAINABLE DESIGN PRINCIPALS TO ACHIEVE MIN 5 STAR ENERGY RATING  
STORMWATER RUNOFF DESIGN TO CAPTURE FILTER AND GRADUALLY RELEASE STORMWATER TO THE CREEK ENVIRONS THROUGH THE EMPLOYMENT OF RAINWATER TANKS TO SUPPLY TOILET FLUSHING LAUNDRIES AND IRRIGATION NEEDS, ROOF TOP GARDENS, AND BIO RETENTION SWAYLE DRAINS TO CAPTURE, RETAIN, FILTER THEN DISCHARGE STORMWATER INTO THE COUNCIL DRAINS BY GRAVITY FORCE ALONE. PUMPS ONLY ASSOCIATED WITH TANKS.

ENVIRONMENTAL DESIGN PRINCIPALS TO ACHIEVE MIN 5 STAR ENERGY RATING  
This plan is in accordance with the Environmental Design Principles of the Planning Scheme  
Supply Toilets Flushing  
Date: 17/12/2015

STREET

## DETAILED DESIGN- LANDSCAPING

LANDSCAPING IN THE PUBLIC AND PRIVATE REALM TO ADDRESS DESIGN GUIDELINES FOR THE MERRI CREEK UTILISING UTILISING INDIGENOUS PLANTINGS WHEREVER PRACTICABLE

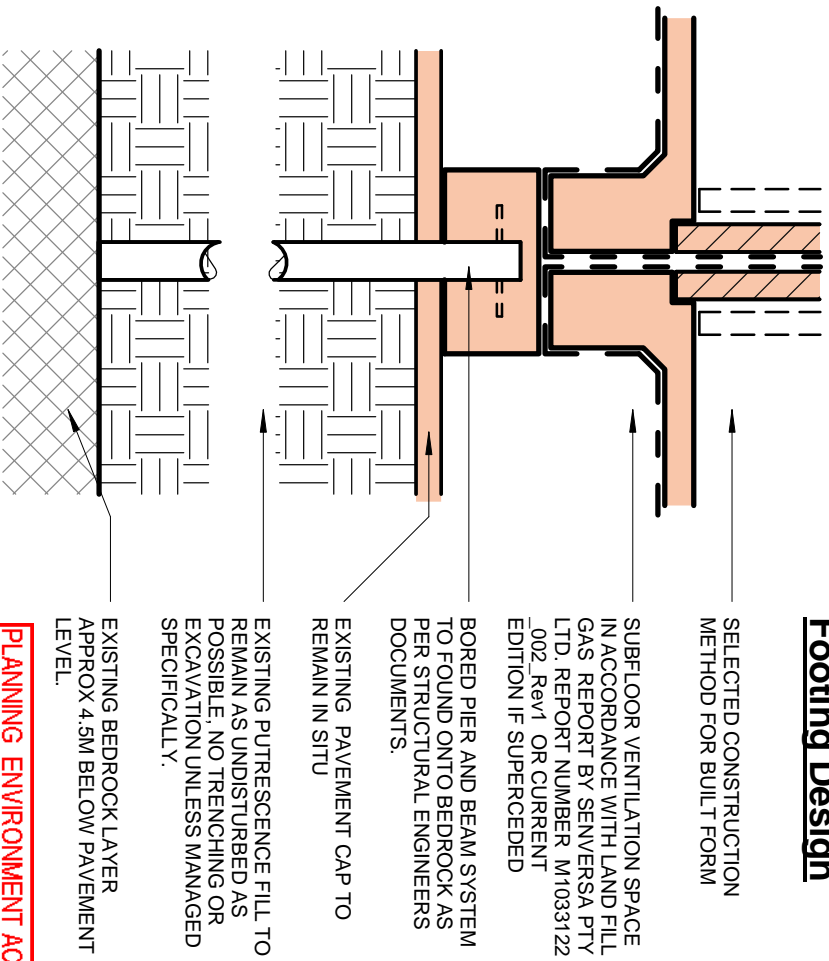


## BIO-RETENTION SWALE DRAIN

N.T.S.

SWAYLE DRAIN

## Footing Design



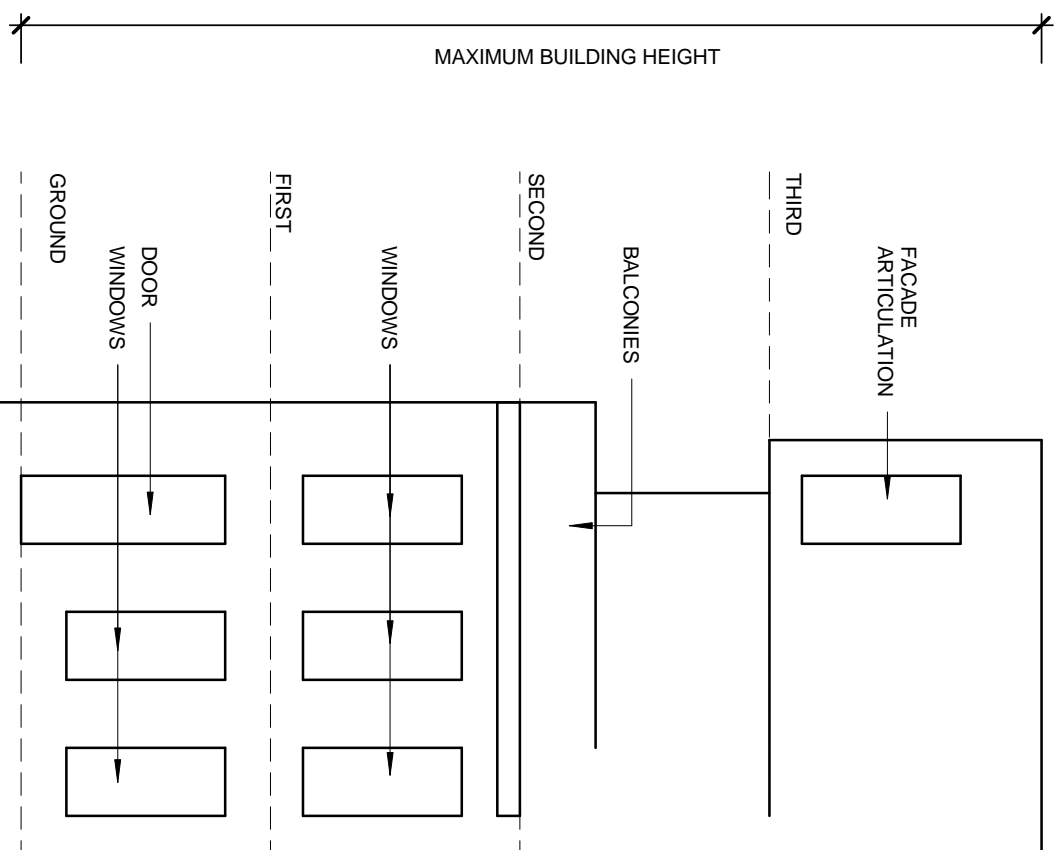
## Footing Design

**PLANNING ENVIRONMENT ACT 1987  
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Date: 17/12/2015

13.50 m

MAXIMUM BUILDING HEIGHT



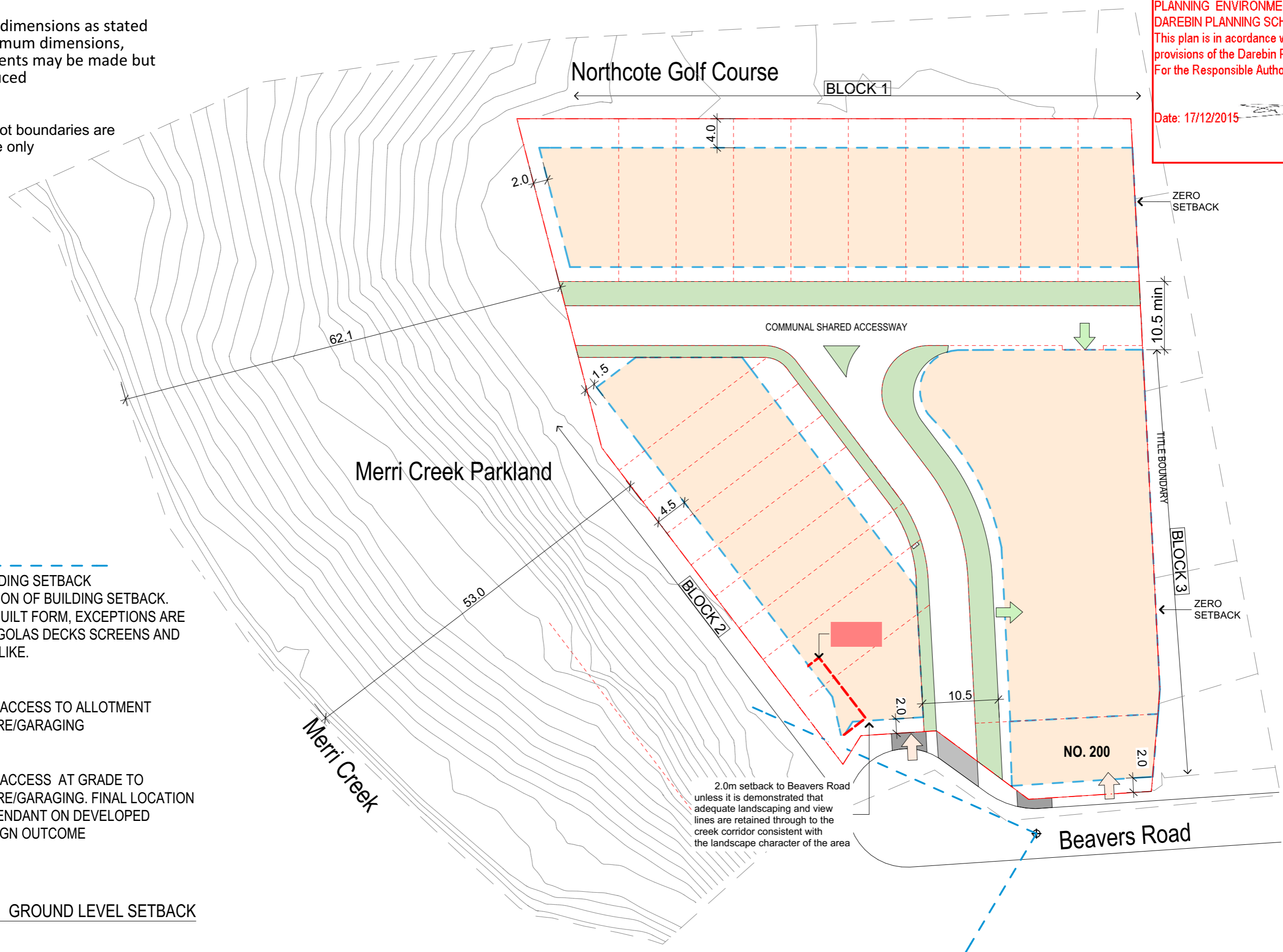
## Facade Treatment

FLOORS SHOULD BE DISTINGUISHABLE FROM EACH OTHER THROUGH PUNCTURED FACADES. EG: BALCONIES, WINDOWS, WINDOWS, FACADE ARTICULATION) AND BE LOCATED TO PROVIDE COMFORTABLE PEDESTRIAN ACCESS.

Setback dimensions as stated are minimum dimensions, adjustments may be made but not reduced

Dashed lot boundaries are indicative only

PLANNING ENVIRONMENT ACT 1987  
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--- BUILDING SETBACK REGION OF BUILDING SETBACK. NO BUILT FORM, EXCEPTIONS ARE PERGOLAS DECKS SCREENS AND THE LIKE.

↑ CAR ACCESS TO ALLOTMENT STORE/GARAGING

↑ CAR ACCESS AT GRADE TO STORE/GARAGING. FINAL LOCATION DEPENDANT ON DEVELOPED DESIGN OUTCOME

1 GROUND LEVEL SETBACK

GENERAL NOTES  
ALL LEVELS TO AUSTRALIAN HEIGHT DATUM  
CHECK ALL DIMENSIONS AND ALL ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE PURCHASE OF ANY MATERIALS, FITTINGS, SERVICES AND EQUIPMENT AND THE PREPARATION OF SHOP DRAWINGS AND/OR FABRICATION OF ANY COMPONENTS.  
DO NOT SCALE DRAWINGS - REFER TO NOTED DIMENSIONS ONLY.  
ANY DISCREPANCIES SHALL IMMEDIATELY BE REFERRED TO CHAMBERLAIN ARCHITECTS FOR CLARIFICATION.

ISSUE	DATE	FOR	BY
A	11/12/15	updated to include council conditions	GC

Architects in Association: **colodetti partners**

CHAMBERLAIN ARCHITECTS  
1B STANLEY STREET  
COLLINGWOOD 3066 VIC AUSTRALIA  
PHONE +613 8414 4300  
CHAMBERLAINARCHITECTS.COM.AU  
ABN:26 149 858 079

CLIENT: **Codstream**  
PROJECT NO: **15007**  
PROJECT: **Stony Park Rise**  
200 Beavers Road  
Northcote

PROJECT NORTH

DRAWING TITLE: **Development Plan: Ground Floor Setbacks**  
DRAWN: GC CHECKED: GC  
SCALE: **AS SHOWN**  
DATE: 17/12/2015

DRAWING NUMBER: **DPO 10.2 A**  
ISSUE: **A**  
**PLANNING**

Setback dimensions as stated are minimum dimensions, adjustments may be made but not reduced

Dashed lot boundaries are indicative only

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 Date: 17/12/2015

# Northcote Golf Course

## Merri Creek Parkland

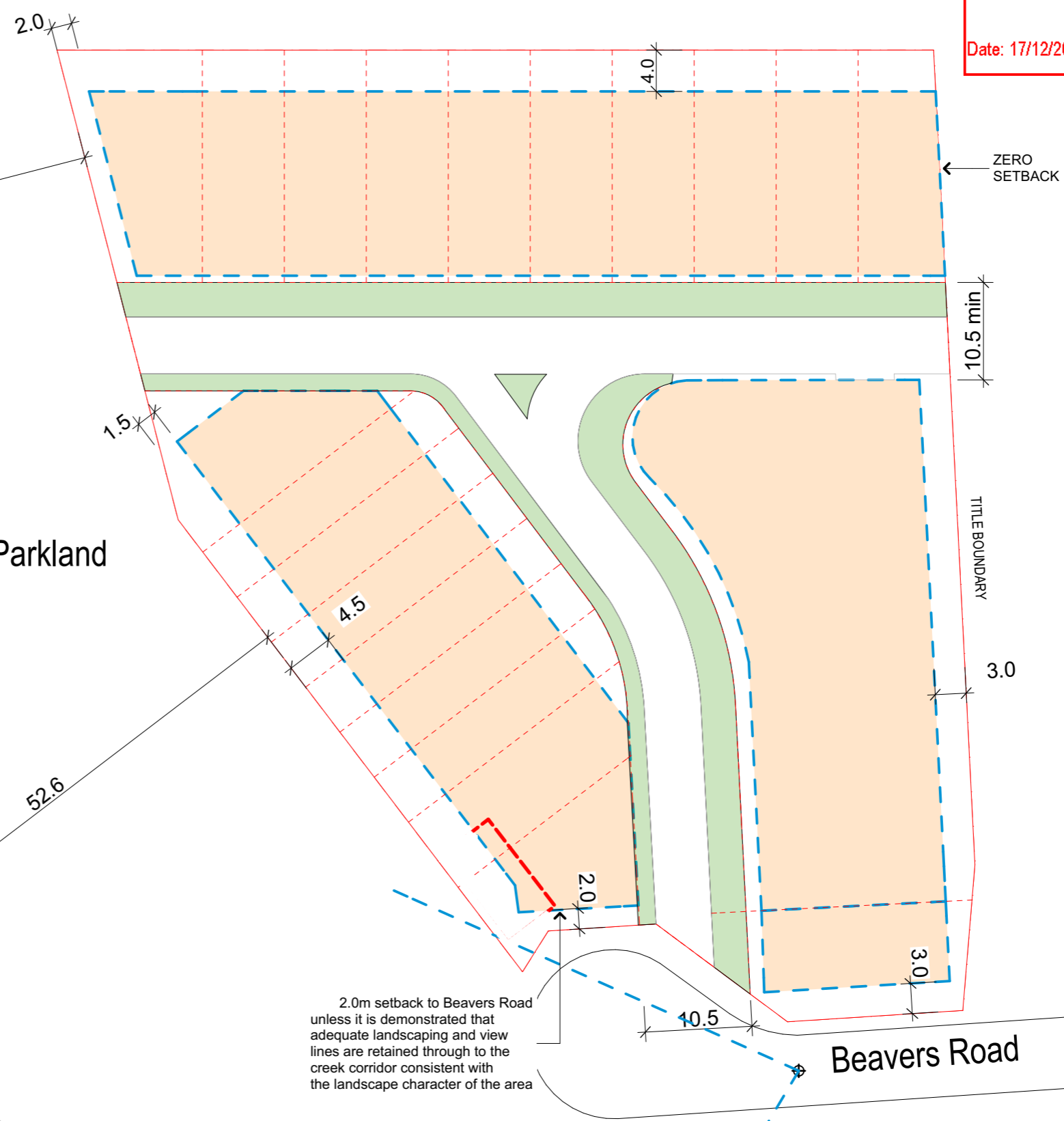
Merri Creek

Beavers Road

2 LEVEL BUILDING SETBACK (UP TO 2 LEVELS) 8M MAX

REGION OF BUILDING SETBACK NO BUILT FORM, EXCEPTIONS ARE PERGOLAS, DECKS, SCREENS AND THE LIKE

1 FIRST LEVEL SETBACK



GENERAL NOTES  
 ALL LEVELS TO AUSTRALIAN HEIGHT DATUM  
 CHECK ALL DIMENSIONS AND ALL ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK, THE PURCHASE OF ANY MATERIALS, FITTINGS, SERVICES AND EQUIPMENT AND THE PREPARATION OF SHOP DRAWINGS AND/OR FABRICATION OF ANY COMPONENTS.  
 DO NOT SCALE DRAWINGS - REFER TO NOTED DIMENSIONS ONLY.  
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ISSUE	DATE	FOR	BY
A	11/12/15	updated to include council conditions	GC

Architects in Association: **colodetti partners**

CHAMBERLAIN ARCHITECTS  
 1B STANLEY STREET  
 COLLINGWOOD 3066 VIC AUSTRALIA  
 PHONE +613 8414 4300  
 CHAMBERLAINARCHITECTS.COM.AU  
 ABN:26 149 858 079

CLIENT: **Codstream**  
 PROJECT NO: **15007**  
 PROJECT: **Stony Park Rise**  
 200 Beavers Road  
 Northcote

PROJECT NORTH  
 DRAWING TITLE: **Development Plan: First Floor Setbacks**  
 DRAWN: **GC** CHECKED: **GC**  
 SCALE: **AS SHOWN**  
 @A1

DRAWING NUMBER: **DPO 11.2 A**  
 ISSUE: **A**  
**PLANNING**

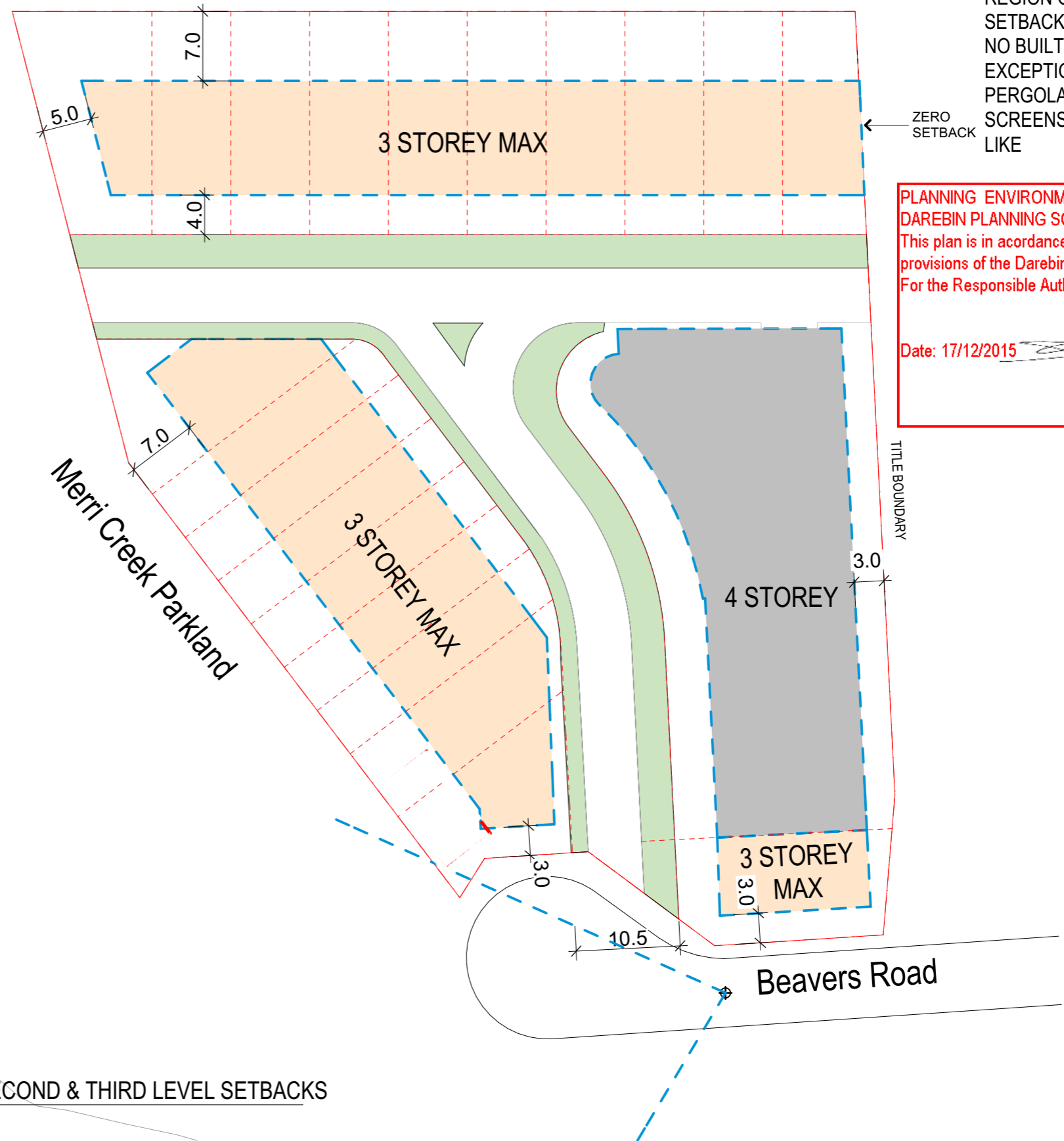
Setback dimensions as stated are minimum dimensions, adjustments may be made but not reduced

Dashed lot boundaries are indicative only

**General Notes - applicable to ground floor, first floor, second floor and third floor**

- a) The development plan allows a maximum of three super lots with:
  - Super lots to comprise the Northern Row, Eastern Row and Western Row.
  - Stage one to include the communal accessway.
  - Subdivision of super lots to create individual residential allotments is to only occur once the development of that stage is substantially completed.
- b) Pedestrian access to dwelling entries from the internal communal accessway and Beavers Road shared where possible or via the driveway to maximise landscaping opportunities in the shared internal accessway and Beavers Road frontage.
- c) Car parking provided on site in accordance with Clause 52.06 for dwelling residents with no additional visitor parking.
- d) Collection of waste by a private contractor.
- e) No vehicle access to the Golf Course / Merri Creek Parkland through the subject site.
- f) A section 173 agreement to be entered into with Council if direct pedestrian access from private land to the public land (Merri Creek reserve) is proposed.
- g) Earthy muted tones and non-reflective or low reflectivity materials to be used.
- h) A substantial amount of landscaping is to be provided, including buffers, and will include deep rooted canopy trees.
- i) Garages and driveways will not dominate the internal communal accessway or Beavers Road.
- j) Double garages, if provided, must be architecturally treated and integrated into the overall design of the proposed development.
- k) No fencing provided between dwellings and the communal shared accessway.
- l) Fencing in the Beavers Road front setback a maximum 1.2 metres high and a minimum 75% visually permeable.
- m) Boundary fencing adjacent to Merri Creek Parkland and the Northcote Golf Course a minimum 25% visually permeable.
- n) Architectural treatments to accentuate dwelling entries and to integrate garage doors into the design of the development potentially incorporating windows / glazed panels and materials not typically associated with garage doors.
- o) Setbacks, articulation and built form to the east boundary are to be provided having regard to the future use and development of 198 Beavers Road.
- p) Setbacks, articulation and built form to Beavers Road are to be provided having regard to the sites position as a gateway to Merri Creek Parkland.
- q) Building envelopes do not imply a right to build over the entire envelope and setbacks from boundaries may need to be increased to ensure equitable development opportunities / appropriate amenity

# Northcote Golf Course



ALL UPPER LEVEL BUILDING SETBACK ie LEVELS 3 AND 4

REGION OF BUILDING SETBACK NO BUILT FORM, EXCEPTIONS ARE PERGOLAS, DECKS, SCREENS AND THE LIKE

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Date: 17/12/2015

## 1 SECOND & THIRD LEVEL SETBACKS

ISSUE	DATE	FOR	BY
A	11/12/15	updated to include council conditions	GC

Architects in Association: **colodetti partners**

CHAMBERLAIN ARCHITECTS  
1B STANLEY STREET  
COLLINGWOOD 3066 VIC AUSTRALIA  
PHONE +613 8414 4300  
CHAMBERLAINARCHITECTS.COM.AU  
ABN:26 149 858 079

CLIENT: **Codstream**  
PROJECT NO: **15007**  
PROJECT: **Stony Park Rise**  
200 Beavers Road  
Northcote

DRAWING TITLE: **Development Plan: Second and Third Floor Setbacks**  
DRAWN: **GC** CHECKED: **GC**  
SCALE: **AS SHOWN**

DRAWING NUMBER: **DPO 12.2 A**  
ISSUE: **A**  
**PLANNING**

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM  
CHECK ALL DIMENSIONS AND ALL ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK, THE PURCHASE OF ANY MATERIALS, FITTINGS, SERVICES AND EQUIPMENT AND THE PREPARATION OF SHOP DRAWINGS AND/OR FABRICATION OF ANY COMPONENTS.  
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PLANNING ENVIRONMENT ACT 1987

DAREBIN PLANNING SCHEME

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Date: 17/12/2015



# 200 Beavers Road, Northcote interface diagram

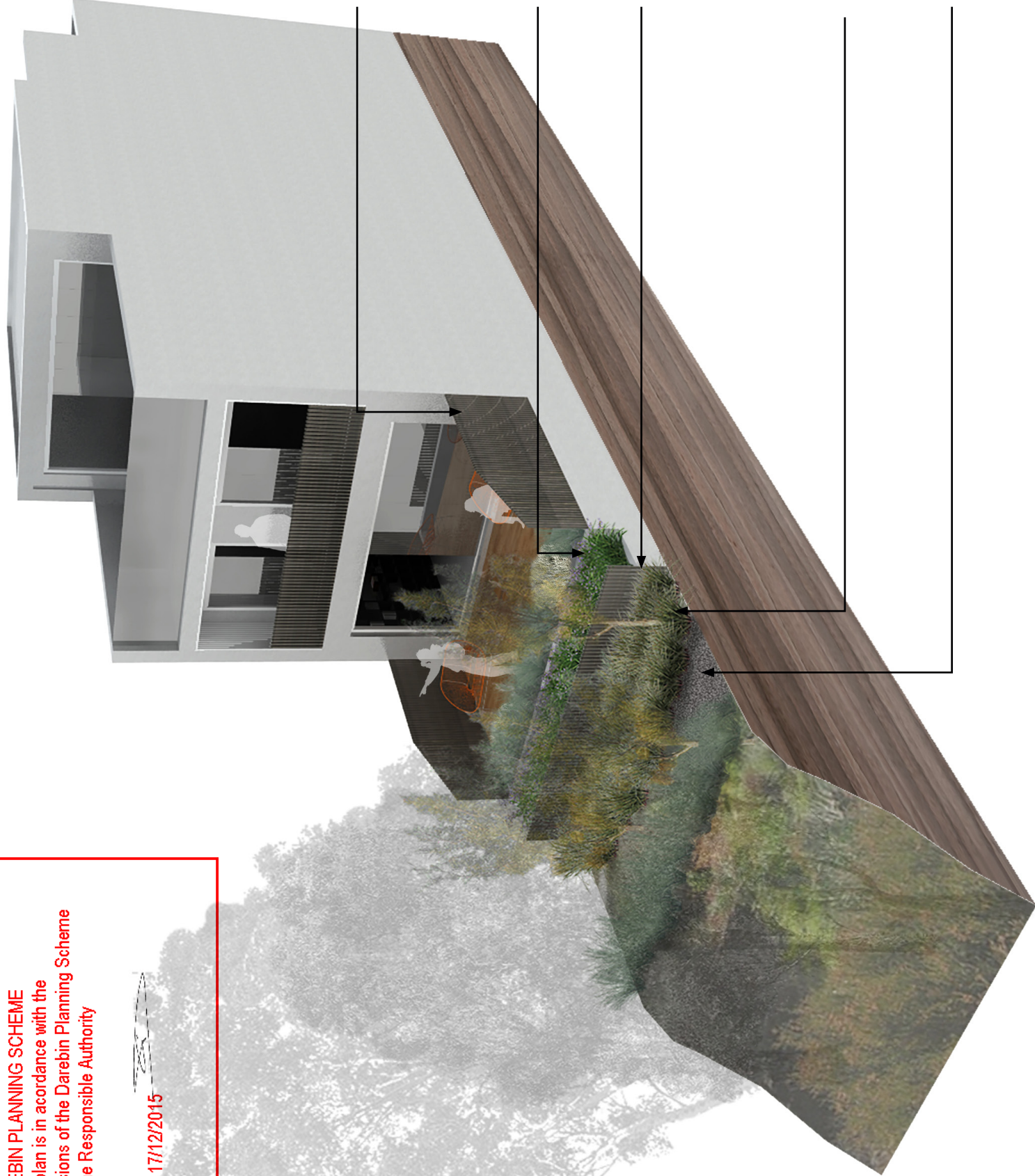
Vertical batten fencing, functioning as a privacy screen between residences.

500mm high terraced planters stepping down to from decked area.

Lower terraced planter with 500mm high vertical timber batten fence on front edge (overall screen height is 1000mm from natural grade). The top of the fence will finish flush with the deck, giving the perception that the proposed planting merges seamlessly with the existing creek vegetation.

Additional swathe planting of native grasses, shrubs and small trees strengthens the creek line buffer.

900mm break in swathe planting to acting as an informal access path.





**6.6 FAST TRACK GOVERNMENT LAND SERVICE – REZONING FOR PART 48, RONA STREET, RESERVOIR****Author: Manager City Design and Strategic Planning****Reviewed By: Director City Futures and Assets****Report Background**

This report:

1. Provides an update on actions and outcomes of past resolutions of Council regarding the sale of 48 Rona Street, Reservoir. Council has sent letters to Government Ministers and the Managing Director of Melbourne Water requesting that the land be formally recognised for its current use as public open space, requesting that the land be gifted. This request has not been successful and responses have affirmed commitment to progress the sale of this land, with the process now in the final stages of delivery.
2. Informs Council of the current Melbourne Water proposal to *rezone Part 48, Rona Street Reservoir* under the *Fast Track Government Land Service* process and discusses options for Council's response and participation.

**Previous Council Resolution**

This matter is the subject of two previous Council resolutions:

- 5 October 2015 and
- 18 July 2016.

At its meeting held 18 July 2016, Council resolved:

That Council:

- (1) *Authorise officers to enter into a long-term community based lease arrangement with Melbourne Water for a section of the Yan Yean pipe track between Rona and Cameron Streets in Reservoir with the intention of providing neighbourhood play space and otherwise making the land available for use by the general public.*
- (2) *Refer sufficient additional funding to the 2017/18 budget to allow for the increased maintenance costs of the land and play space equipment.*
- (3) *Refer funding for the construction of a neighbourhood play space within the Yan Yean pipe track between Rona and Cameron Streets in Reservoir to the 2017/18 capital works program for funding consideration.*
- (4) *Write to the local Members of Parliament, the Minister for Water and Managing Director of Melbourne Water thanking them for their assistance in obtaining a positive outcome for the local community.*
- (5) *Write to the Minister for Planning, Minister for Water and the Environment, upper and lower house MPs in the northern region and Managing Director of Melbourne Water requesting that the land at 48 Rona Street be formally recognised for its current use as public open space or other forms of public zoning, and its strategic importance as part of Darebin's Open Space Strategy and request that the land use zoning be recognised and retained in this regard for the future use of Darebin residents.*

Copies of the council resolutions from the 5 October 2015 and 18 July 2016 are provided in **Appendix B**, attached.

### **Previous Briefing(s)**

- Councillor Briefing – 14 June 2016
- Councillor Briefing – 28 November 2016

### **Council Plan Goal/Endorsed Strategy**

#### Council Plan 2013-2017

Goal 1: Vibrant city and innovative economy: Promote an innovative, vibrant and thriving economy with physical infrastructure that is both well maintained and appropriately regulated.

#### Endorsed Strategies

- Darebin Housing Strategy 2013
- Darebin Open Space Strategy 2007-2017
- Darebin Playspace Strategy 2010-2020

### **Summary**

#### **1. Sale of Part 48 Rona Street, Reservoir**

The Council resolution of 18 July 2016 requested that the site at 48 Rona Street Reservoir be retained with Council for use as open space and to meet a deficiency in provision of a neighbourhood play space. This request was unsuccessful and the site is deemed surplus by the state government.

The response from Melbourne Water is presented in **Appendix C** which advises that Melbourne Water is bound by the *Victorian Government Landholding Policy and Guidelines*, stipulating that land cannot be sold for less than the Valuer-General Victoria valuation.

With the current rezoning and impending sale process underway (excluding the adjoining Yan Yean pipe track land), it is not likely that the land will be transferred or gifted to Council for open space.

#### **2. Melbourne Water Yan Yean pipe track land**

Council has resolved to enter in to enter a long-term license with Melbourne Water for a section of the Yan Yean pipe track land between Rona and Cameron Streets, for the purposes of providing a neighbourhood play space and a future linear shared user path. This addresses the strategic direction of Council's *Open Space Strategy 2007-2017* and *Playspace Strategy 2010-2020*.

#### **3. Rezoning Process for part 48 Rona Street, Reservoir**

Melbourne Water has made a request to the Minister for Planning to prepare a planning scheme amendment to rezone the land (as described in Table 1 below) which has been declared surplus to current and future requirements. The rezoning is required to enable sale of the site currently in a Public Use Zone – Service and Utility (PUZ1) to the private market in a General Residential Zone Schedule 2 (GRZ2). This is sought in accordance with the *Victorian Government Landholding Policy and Guidelines*.

The amendment affects a portion of the land (excluding the land above the pipe track) at 48 Rona Street, Reservoir. The site measures a total area 934m<sup>2</sup>. Documents outlining the proposed planning changes for the site are provided in **Appendix A**.

The amendment is being processed through the Fast Track Government Land (FTGL) Service. The Minister for Planning has also referred the proposal to the Government Land Standing Advisory Committee (the Advisory Committee) to assess and make recommendations on the proposed planning provision changes. The Advisory Committee comprises independent experts in statutory and strategic planning, land development, economics, social and environmental issues. All submissions to the Advisory Committee must be consistent with the Terms of Reference, detailed in **Appendix F** and are due to be submitted on Friday 9 December 2016.

Under the FTGL process, the amendment is subject to a public exhibition and submissions period that commenced on 31 October 2016 and will close on 9 December 2016. Direct written notice has been provided to surrounding property owners and occupiers. The proposal and submissions received will be subject to a public hearing by the Advisory Committee to be held in February 2017 (date yet to be confirmed). The Committee will report their findings and recommendations to the Minister for Planning for final consideration in April 2017.

Council officers are currently reviewing the proposal and will be lodging a submission for consideration by the Advisory Committee. The submission will assess the planning provision changes against local strategic planning policy, and will articulate the issues around the proposed change, including those on Darebin's open space network.

This report seeks Council's formal position on the proposed rezoning prior to closure of the exhibition period on 9 December 2016. The Public Hearing held by the Advisory Committee is expected to occur in early February 2017 prior to Council's anticipated first meeting for the 2017 calendar year.

### Recommendation

#### That Council:

- (1) Note the proposal by Melbourne Water to change the planning provisions for land at Part of 48 Rona Street Reservoir under the Fast Track Government Land Service.
- (2) Authorise officers to lodge and present a submission based on the following key point in relation to Part 48 Rona Street Reservoir:
  - The retention of the site for public open space is the priority.
  - Preference for the General Residential Zone Schedule 2 (GRZ2) as the most appropriate zone to apply to this site if the rezoning were to be finalised.

#### Introduction

##### What is government surplus land?

Under the *Victorian Government Landholding Policy and Guidelines*, any land that is no longer required for current or future services delivery must be sold. Surplus land is first offered under 'First Right of Refusal Process' made to other state, local and commonwealth authorities for purchase for a government or community purpose. If no purchaser is found within 60 days from notification under this process, the site is deemed to be surplus and will be sold to the private market.

Once it is determined that there is no other government purchaser and the site is deemed surplus, to facilitate sale to the private market, the sites will usually require rezoning. At this point, the surplus land will be referred by the Minister for Planning to the Advisory Committee for review. As such, in accordance with the Advisory Committee's Terms of Reference, it is outside of scope for the Advisory Committee to be reviewing the decision that a subject site is surplus to government needs.

Why is 40 Rona Street, Reservoir now considered to be surplus?

In accordance with Council's resolution of 15 October 2015 as attached in **Appendix B**, Council wrote to Melbourne Water on 11 December 2015 requesting a review of the offer of the land at 48 Rona Street Reservoir, with a request that Melbourne Water gift the land to Darebin City Council as open space. Council received a response from Melbourne Water on 13 January 2016 in which Melbourne Water confirmed that they are bound by the *Victorian Government Landholding Policy and Guidelines* in which the Policy dictates that if land is deemed surplus to Melbourne Water's future needs, it can be sold for no less than the Valuer-General Victoria valuation. As such, Melbourne Water confirmed that the land would not be transferred to Darebin Council for \$Nil consideration, and as no purchase offer under the 'First Right of Refusal Process' was made by Darebin Council within the 60 days provided (the first right of refusal process commenced in April 2015), the site is now considered to be surplus.

The subject site is indicated in **Figure 1** below and only includes the triangular parcel of land, excluding the linear area above the pipe track.



**Figure 1: Part of 48 Rona Street Reservoir**

Melbourne Water has now moved to seek a planning scheme amendment to rezone the part of the site which is surplus to requirement from Public Use Zone – Service and Utility (PUZ1) to General Residential Zone – Schedule 2 (GRZ2). This process is being undertaken as sites zoned PUZ cannot be sold to the private market.

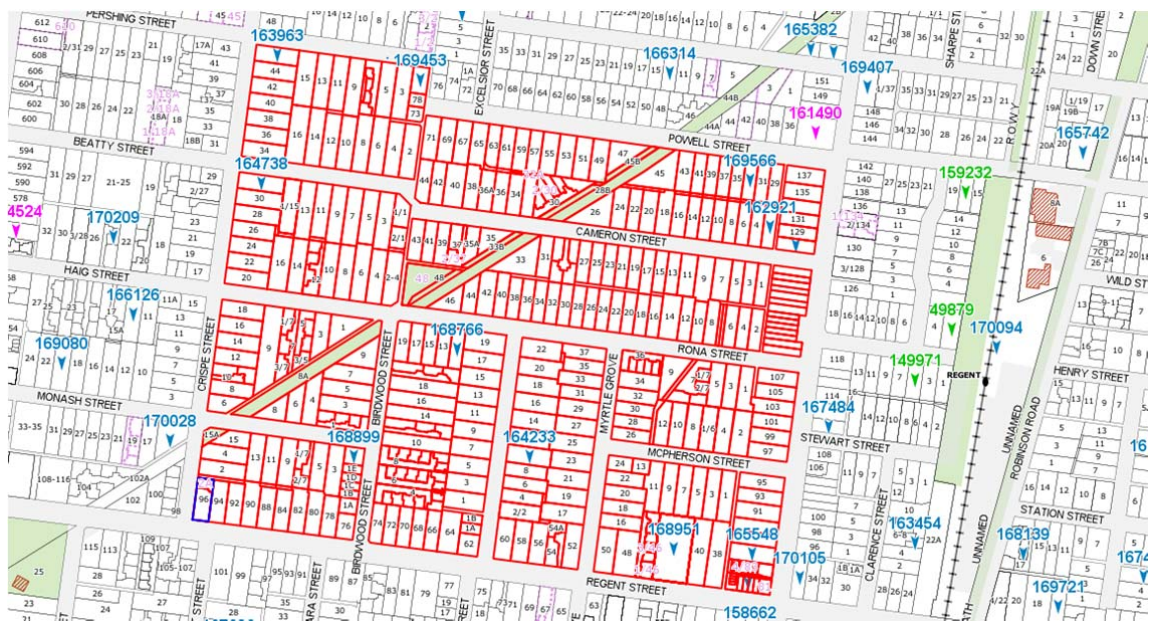
The amendment is being processed through the Fast Track Government Land (FTGL) Service, which is a new initiative to deliver fast track planning scheme changes for surplus government sites and/or correct planning scheme anomalies for land owned by the Victorian Government. The Department of Environment, Land, Water and Planning (DELWP) are administering this amendment.

As provided above, the Minister for Planning has also established the Government Land Standing (the Advisory Committee) to provide expert advice and recommendations on changes to planning provisions for government land based on an assessment of the proposal and all submissions received through the process.

**Public Exhibition Process**

DEWLP are overseeing a full exhibition and public submissions process, which commenced on 31 October 2016 and will close on 9 December 2016. Notification and activities include:

- Direct written notification by mail to surrounding property owners and occupiers – the notice area for this site is shown in **Figure 2** below. The letters were accompanied by an information brochure providing details of the proposed changes, key dates and process for lodging submissions, and where to obtain further information online or in person.



**Figure 2: 48 Rona Street site notification area highlighted in red.**

- Public notices published in the Preston Leader newspaper in the week commencing 31 October 2016.
- Detailed information including background reports made available to view online at <http://www.dtpli.vic.gov.au/planning/about-planning/planning-services-directory/fast-track-government-land-service/part-48-rona-street,-reservoir>
- Hard copies of exhibition material are also available from the Reservoir Library, Preston Library and at the planning counter of the Preston offices.
- An evening drop-in public information session, hosted by the Advisory Committee, will be held on Monday 14 November 6.30pm – 7.30pm at the Darebin Entertainment and Arts Centre. Specific invitation to attend the session was included in all direct notice letters.
- Council officers have requested for Melbourne Water and the FTGL Service Team to hold a separate briefing session for Councillors on 30 November 2016 (details to be confirmed) given the public information session overlaps with a scheduled Council Meeting on 14 November 2016.

Any member of the community who would like to make a presentation at the Public Hearing must make a written submission and complete the relevant section of the online form.

The Advisory Committee will consider written submission at the Public Hearing which is expected to be held in the first week of February 2017. The Committee will report on their findings and recommendations to the Minister for Planning for final consideration in April 2017. The Minister for Planning will ultimately be responsible for the final decision.

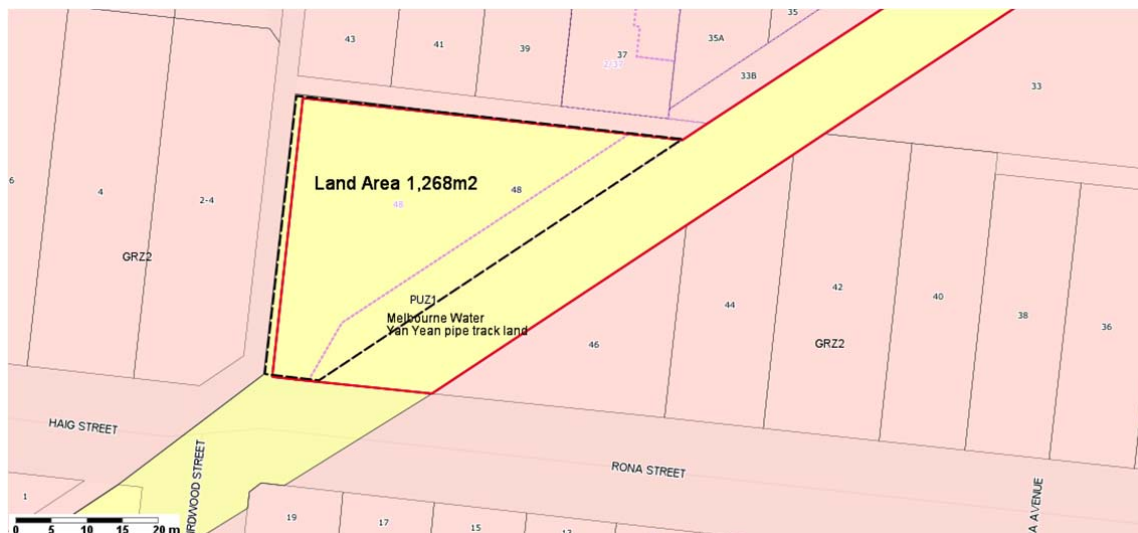
## Issues and Discussion

The following is a summary of the proposed changes for the site at 48 Rona Street. A full copy of the exhibition documents is provided at **Appendices A** and **B**.

### 1. Sale of part 48 Rona Street, Reservoir

Melbourne Water contacted Darebin Council in November 2014 about rezoning a parcel of land at 48 Rona Street Reservoir adjacent to (and excluding) the Yan Yean pipe track that was identified as being surplus to their requirements.

Initially when Council first received a First Right of Refusal notification, the size of land was 1,268m<sup>2</sup>, shown in **Figure 3** below. The land originally included part of the Melbourne Water Yan Yean pipe track land.



**Figure 3: Extended triangular part of 48 Rona Street Reservoir**

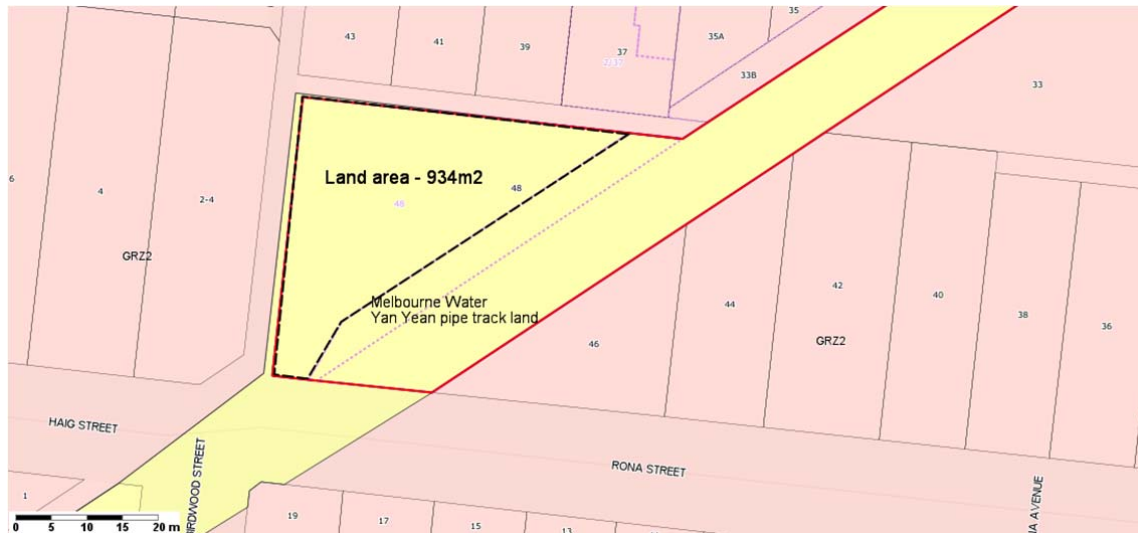
Council received a First Right of Refusal notification email from the *Department of Treasury and Finance* in April 2015, which provides a 60 day period to express interest in purchasing the land that has been declared surplus, prior to the land being offered for sale on the private market.

The land was assessed using the Darebin Property Management Strategy's Decision Logic Map. The residential use valuation of \$1.25M for 1,268m<sup>2</sup> of land was considered to be excessive and not value for money, for its intended use as open space to fill a strategic gap in the neighbourhood play space network.

In accordance with Council's resolution of 15 October 2015 as attached in **Appendix B**, Council wrote to Melbourne Water on 11 December 2015 requesting that Melbourne Water gift the land at 48 Rona Street Reservoir to Darebin Council as open space. Melbourne Water advised in writing on 13 January 2016 that as the landholding authority they are

bound by the *Victorian Government Landholding Policy and Guidelines*, which requires surplus land to be sold at current market value.

In attempting to find a solution, Melbourne Water presented an option to offer a long term license for the adjacent Melbourne Water Yan Yean pipe track land between Rona and Cameron Streets adjacent to the triangular shaped parcel of land. The landholding authority also reduced the triangular shaped parcel of land identified as being surplus to requirement from 1,268m<sup>2</sup> to 934m<sup>2</sup>, ultimately providing a larger area of open space above the pipe track. The site is indicated in **Figure 4** below.



**Figure 4: Triangular Part of 48 Rona Street Reservoir**

## 2. Melbourne Water Yan Yean pipe track land

Reservation of the Yan Yean pipe track land between Rona and Cameron Streets, Reservoir through Council entering a long-term license with Melbourne Water is considered the most appropriate approach to meet the needs of existing residents and achieve a positive community benefit. A license for the pipe track land meets the strategic direction of Council's *Open Space Strategy 2007-2017* and *Playspace Strategy 2010-2020*.

Council endorsed the resolution at its 18 July 2016 meeting, to refer funding for the construction of a neighbourhood play space within the adjoining Yan Yean pipe track land to the 2017/2018 capital budget and to allocate sufficient funding to meet increased maintenance costs of the land and future play space equipment.

The creation of a neighbourhood play space will ensure the community continues to have good access to public open space, with the option for a future linear shared user path.

Council is currently negotiating a long-term license for the adjoining Yan Yean pipe track land.

## 3. Rezoning Process for part 48 Rona Street, Reservoir

At the time of writing, Council officers have had adequate time to undertake an initial review of the proposal and known key issues are outlined in the discussion below.

**Part of 48 Rona Street Reservoir**

It is proposed to change planning provisions to allow for redevelopment of part of the land at 48 Rona Street for residential purposes, with the following changes in planning scheme provisions proposed:

Zoning	Current	Proposed
		Public Use Zone – Service and Utility
Overlays and other provisions	Development Contributions Plan Overlay – Schedule 1	Retain existing overlay

**Table 1: Proposed rezoning**

Appropriateness of Proposed General Residential Zone

The proposed residential zoning to General Residential Zone Schedule 2 (GRZ2) accords with the *Darebin Housing Strategy 2013* and the Strategic Housing Framework Plan in the Darebin Municipal Strategic Statement (MSS) which designates the site within a broader Incremental Housing Change area. It indicates that this area can accommodate a moderate level of residential development over time.

At present, all land within this area is zoned General Residential Zone Schedule 2 (GRZ2) which facilitates incremental housing development in areas generally located within an 800 metre walkable catchment of an activity centre; and generally within an 800 metre walkable catchment of train, tram or SmartBus services. The site at 48 Rona Street is located within 600 metre walkable distance from Regent Train Station and the Gilbert Road Tram Terminus (Tram Route 11 to West Preston).

The proposed rezoning of the site at 48 Rona Street to General Residential Zone Schedule 2 (GRZ2) is appropriate given the existence of the zoning to the surrounding land and existing strategic designation as outlined in the MSS, Clause 21.03 Housing.

In respect of the proposed rezoning for Part of 48 Rona Street, suitability of the site for a multi-unit development will be dependent on a number of factors which apply to assessment of any planning permit application in a residential area:

- The zoning of the land
- The existence of any overlays
- The size, location of land
- Any title restrictions, easements or covenants
- How the proposal responds to the features and constraints of the site; for example: existing buildings, trees, slope of the land and the surrounding neighbourhood
- Whether the proposal meets the standards and objectives of Clause 54 and Clause 55 of the Darebin Planning Scheme
- Whether the proposal is consistent with Darebin's Municipal Strategic Statement, Clause 21.03 Housing; and
- Any other relevant state and/or local planning policy.

Open Space Provision

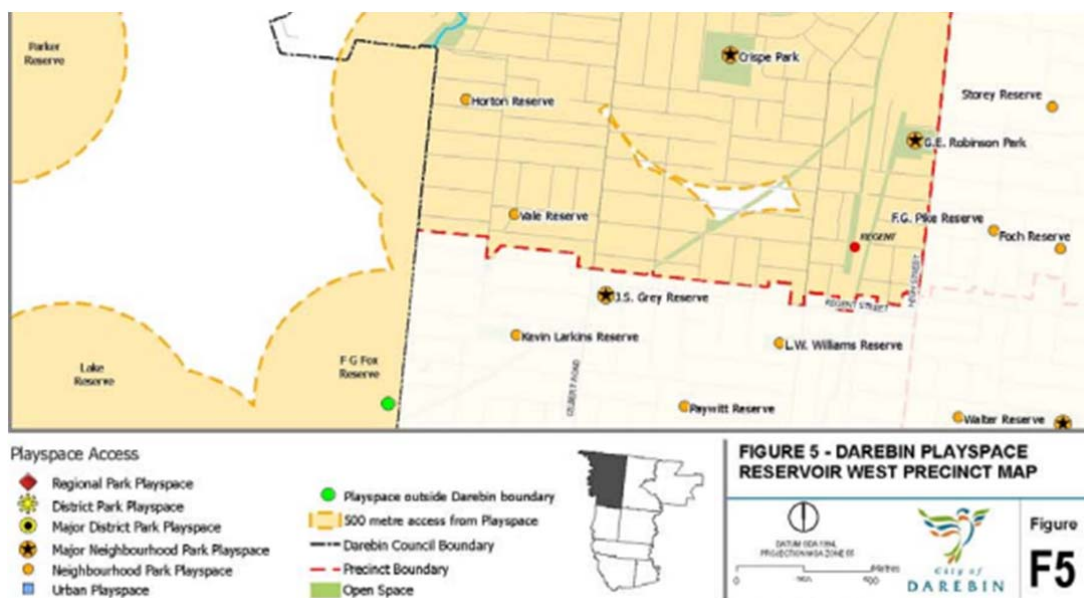
The site at 48 Rona Street has historically provided a range of recreational experiences and uses such as informal play and walking to the local community. Darebin's *Open Space Strategy 2007 – 2017* defines open space according to hierarchy which describes access the community has to different levels of open space and by category which provides opportunities for various types of uses.



Although currently owned by a state government agency, it is arguable that the site at 48 Rona Street could be deemed a Neighbourhood Park within the open space hierarchy. This form of public open space is generally located 500 metres from each household and between 0.25 ha and 2 ha in size reflecting the character of the neighbourhood.

The loss of 934m<sup>2</sup> of open space at 48 Rona Street from the municipality’s open space network could impact on informal recreational opportunities adjacent to the Melbourne Water pipe track.

The 500 metre distance is not only the standard distance for accessibility to open space in the *Darebin Open Space Strategy*, it is also a key principle within *Darebin’s Playspace Strategy 2010-2020*, to provide play spaces where possible within 500 metres of every home. The retention of open space at 48 Rona Street Reservoir has strategic justification within these two Council strategies. As illustrated from the *Darebin Playspace Strategy* in **Figure 5** below.



**Figure 5 from Darebin’s Playspace Strategy 2010-2020 - Reservoir West Precinct Map**

The Melbourne Water Yan Yean pipe track and the attached triangular shaped parcel of land at 48 Rona Street are identified as a primary linkage in the open space network within the Darebin Open Space Strategy. It is acknowledged within the Darebin Open Space strategy, that land owned by other agencies can play an important role in meeting community needs for open space, if it is strategically located.

It is noted that Council is currently in negotiations to lease the Yan Yean pipe track land between Rona and Cameron Streets. Once the leasing arrangements are complete, the land could continue to provide the same level of service at a slightly increased cost (approximately \$1,500 p.a. to weed and mow) whilst community consultation occurs to determine the cost and nature of the proposed neighbourhood play space.

Council officers support the use of the Yan Yean pipe track land for a neighbourhood play space and to reserve land for a potential shared user path by finalising a lease arrangement with Melbourne Water. It is acknowledged that any future use of the space will be the subject of future community consultation and capital budget planning for 2017/2018.

**Options for Consideration**

A submission on the proposal is being prepared that will incorporate the issues discussed above. Council has an opportunity to establish a formal position on the matter, prior to the 9 December submission closing date.

**Financial and Resource Implications**

Council has sufficient in-house expertise to continue reviewing information and prepare a submission to the Advisory Committee. This will be resourced from existing department budgets. Officers are also available to attend the Advisory Committee hearing to advance arguments on issues put forward in this briefing paper.

Should Council choose to pursue positions of advocacy through this process that go beyond the scope of the government land process or beyond officer recommendations expressed in this briefing paper, external representation may be necessary.

Funds for the proposed neighbourhood playspace will be referred to the 2017/2018 capital budget as per the Council Resolution on 18 July 2016.

**Risk Management**

It is important to note that the Fast Track Government Land Service and Government Land Standing Advisory Committee are tasked with providing a process to consider the proposed changes to the planning scheme provisions of government land for private development at current market valuation.

**Policy Implications****Economic Development**

The sale and development of surplus Victorian Government land presents an opportunity for local economic development which would be likely to result in, at least temporarily, a small increase in employment and economic activity in the City.

**Environmental Sustainability**

There are no factors in this report which impact upon environmental sustainability.

**Human Rights, Equity and Inclusion**

The State Government is providing the opportunity for affected stakeholders, including adjoining residents and business, to be involved in the decision making process through a full public exhibition and submissions process. Consideration of the proposals by the independent Government Land Standing Advisory Committee provides transparency and consistency in the process and ultimate decision.

**Other**

There are no other impacts related to this report.

**Future Actions**

Council will finalise preparation of the submission with the intention that it be lodged by the 9 December 2016 closing date.

**Consultation and Advocacy**

- Director City Futures and Assets
- Manager Strategic Asset Management
- Manager City Design and Strategic Planning
- Executive Manager City Plan & Transformation
- Coordinator Public Realm

**Related Documents**

- Proposed planning scheme changes documentation for 48 Rona Street Reservoir **(Appendix A)**
- Summary of Council Resolutions relating to the sale of 48 Rona Street Reservoir **(Appendix B)**
- Response from Managing Director of Melbourne Water **(Appendix C)**
- Council Minutes – 5 October 2015 **(Appendix D)**
- Council Minutes – 18 July 2016 **(Appendix E)**
- Government Land Standing Advisory Committee: *Terms of Reference* July 2015 **(Appendix F)**
- Victorian Government Landholding Policy and Guidelines, Victorian Government, 2015
- Policy and Instructions for the purchase, compulsory acquisition and sale of land, Victorian Government, 2000
- Darebin Housing Strategy 2013
- Darebin Open Space Strategy 2007-2017
- Darebin Playspace Strategy 2010-2020

**Disclosure of Interest**

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.

# Proposed Planning Changes for Part 48 Rona Street, Reservoir

## APPENDIX A

Information Sheet  
31 October 2016

Melbourne Water is the owner of 48 Rona Street, Reservoir. Melbourne Water has determined that part of this site is now surplus to its current and future requirements. Melbourne Water intends to sell the surplus land but it is necessary to change the planning scheme provisions that apply to the site to facilitate its sale.

### What is proposed to change?

Melbourne Water has requested that the site be rezoned from **Public Use Zone – Service and Utility** to a **General Residential Zone – Schedule 2**.

The Public Use Zone (PUZ) is a purpose specific zone that can only be used by State or local government to facilitate a public purpose or use. Land that is zoned PUZ cannot be sold to a private person or organisation.

Melbourne Water has assessed its use of 48 Rona Street and decided that a portion of the site is no longer required for service delivery. No other government body or local authority has expressed interest in purchasing the site and therefore 934m<sup>2</sup> has been determined surplus.

Melbourne Water and Darebin Council are currently working together to determine how some adjoining land along the corridor at Rona Street can be leased to Council for open space.

### HAVE YOUR SAY

Have your say on the proposed changes by making a submission by 5pm Friday, 9 December 2016. The proposed changes will go to an independent Advisory Committee for review, and all submitters are invited to present at a public hearing. For more information and to lodge a submission, visit: [www.delwp.vic.gov.au/fast-track-government-land](http://www.delwp.vic.gov.au/fast-track-government-land)

The Advisory Committee will also host a public information session at 6.30pm, Monday 14 November 2016, at the Darebin Entertainment and Arts Centre, corner Bell Street and St Georges Road, Preston.

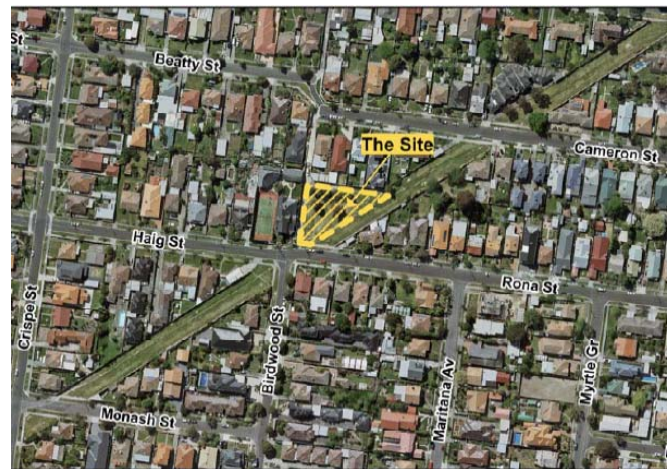
### How will the proposal be assessed?

The Minister for Planning, the Hon Richard Wynne MP, has referred the proposal to the Government Land Standing Advisory Committee (Advisory Committee) to assess and make a recommendation on the proposed planning provision changes. The Advisory Committee is made up of planning and development experts who will provide independent advice to the Minister.

**You are invited to make a written submission so that your views on the proposed changes can be considered by the Advisory Committee. The Advisory Committee will also hold Public Hearings.**

All local residents, land owners, servicing authorities, the local council and other interested parties are also able to make a submission.

### Site: 48 Rona Street, Reservoir



### Site Details

The site is 934m<sup>2</sup>, in size, flat and triangular in shape. The site is within an established low-density residential suburb of Reservoir, with a mix of single and two storey residential dwellings. The site enjoys direct frontage to Rona Street and borders a laneway that provides entry to properties located between Rona Street and Cameron Street. A number of scattered trees are located on the site.

# Proposed Planning Changes for Part 48 Rona Street, Reservoir

## Making changes to a planning scheme

A planning scheme is a statutory document which sets out objectives, policies and provisions for the use, development and protection of land. A planning scheme regulates the use and development of land through planning provisions to achieve those objectives and policies.

Zones indicate the primary character of the land, whether it is residential, industrial or rural, and determine the types of uses that may occur in that zone. Some local areas have special planning controls (known as overlays), to address issues such as areas of significant vegetation or special heritage significance. These controls are in addition to the zone controls and ensure that important aspects of the land are recognised.

## Requested planning scheme changes for the site

Melbourne Water has requested the following changes to the planning provisions for 48 Rona Street, Reservoir.

Site: 48 Rona Street, Reservoir		
	Current	Proposed
<b>Zoning:</b>	Public Use Zone – Service and Utility	General Residential Zone – Schedule 2 (new)
<b>Overlays and other provisions:</b>	Development Contributions Plan Overlay – Schedule 1	Retain existing overlays

### MORE INFORMATION

Copies of the current and proposed planning scheme provisions can be found at:  
[www.delwp.vic.gov.au/fast-track-government-land](http://www.delwp.vic.gov.au/fast-track-government-land)

## Current Zoning



### Public Use Zone – Service and Utility (PUZ1)

The Public Use Zone reflects the site's ownership and function as providing for a public use. The Public Use Zone can only apply to land owned by a State or local government authority or utility provider and cannot apply to land owned by a private company or person.

## Proposed Zoning



### General Residential Zone – Schedule 2 (GRZ2)

The General Residential Zone encourages development that respects the neighbourhood character of the area, provides a diversity of housing types and moderate housing growth in locations offering good access to services and transport. It also allows educational, recreational, community and a limited range of other non-residential uses to serve local community needs.

# Proposed Planning Changes for Part 48, Rona Street Reservoir

## Government Land Standing Advisory Committee

The Minister for Planning has established the Government Land Standing Advisory Committee (Advisory Committee) to provide expert advice and recommendations on changes to planning provisions for government land. The Advisory Committee comprises independent experts in statutory and strategic planning, land development, economics and social and environmental issues.

The aim of the Advisory Committee is to provide a consistent, transparent and timely process for the consideration of changes to planning scheme provisions of government land. The matters that must be addressed by the Advisory Committee in its report to the Minister for Planning are set out in the Terms of Reference, which can be found on our website.

## Referral of a site to the Advisory Committee

The Minister for Planning has referred the proposed planning provision changes to the Advisory Committee for its consideration. The Advisory Committee will visit the site as part of its deliberations.

**The Advisory Committee will also host a public information session at 6.30pm, Monday 14 November 2016, at the Darebin Entertainment and Arts Centre.** The public information session will provide an opportunity to ask questions about the Advisory Committee process and timing.

## Have your say

The proposed changes for the Melbourne Water site are now open for public comment. All land owners, occupiers and other interested stakeholders are invited to make a written submission on the proposed changes to the planning provisions for the site. **Written submissions are due by 5pm, 9 December 2016.**

Submissions must be made online at:

[www.delwp.vic.gov.au/fast-track-government-land](http://www.delwp.vic.gov.au/fast-track-government-land)

Submissions must be directed to the Advisory Committee through Planning Panels Victoria. All submissions are treated as public documents.

Submissions can address any matter the submitter considers relevant including whether the proposal is supported or objected to or if an alternative zone or overlay may be appropriate. It is outside of the scope of the Advisory Committee to consider whether a site should be surplus or not.

The Advisory Committee cannot consider the use of alternative public land zones, unless specifically requested by the Fast Track Government Land Service.

## Public Hearings

You can also make a verbal presentation at the Public Hearing that will be held by the Advisory Committee. The Public Hearings will be held in February 2017.

**If you would like to make a presentation at the Public Hearing, you must make a written submission and complete the relevant section of the online form by 9 December 2016.**

## What will the Advisory Committee do?

The Advisory Committee will take into account all submissions (written and verbal) before making a recommendation to the Minister for Planning. The Advisory Committee has 20 business days from the last day of the Public Hearing to submit its report and recommendations to the Minister.

## After the Advisory Committee reports

The Minister for Planning will consider the recommendations of the Advisory Committee and will make the final decision on the proposed changes to the planning provisions for the site.

### Key Steps in Advisory Committee Process

**Step 1: Site is referred to the Advisory Committee**

**Step 2: Exhibition starts –**

31 October 2016

**Step 3: Information Session –**

14 November 2016

**Step 4: Exhibition Closes –**

9 December 2016

**Step 5: Public Hearing –**

February 2017

**Step 6: Advisory Committee Report submitted to Minister for Planning –**

April 2017

# Proposed Planning Changes for Part 48 Rona Street, Reservoir

## Surplus Government Land

### Why does government-owned land become surplus?

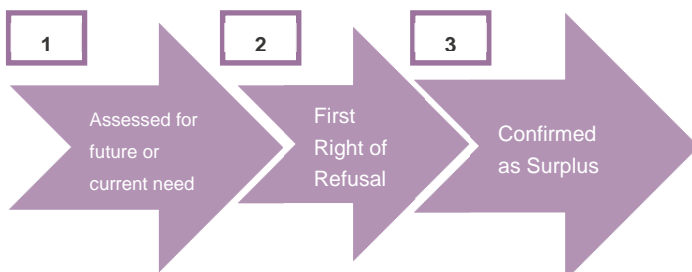
The Victorian Government is a major land holder in the state. Its significant portfolio of land assets, including schools and health facilities, is regularly reviewed as part of the efficient delivery of services to communities. Any land that is no longer required for current or future service delivery must be sold.

The benefits of government agencies selling land are that additional funds are generated to:

- Reinvest in new infrastructure such as schools, hospitals and public transport.
- Reduce the cost of government services and deliver more services.
- Eliminate unnecessary expenditure on maintenance and security services on vacated sites.
- Provide for the renewal of sites which are no longer required.

### Sale of Government Land

There is a three step process to be followed for potentially surplus land:



Each government land holding agency is required to regularly review its land holdings to determine whether the land is required for future or current need. Land that is no longer required by the landholding body is first offered to other State, local and Commonwealth government authorities who are given a first right of refusal to purchase the land for a government or community purpose.

If no purchaser is identified as part of this 'first right of refusal process' the site is determined to be surplus and will be sold. For more information, see the *Victorian Government Landholding Policy and Guidelines* section at [www.delwp.vic.gov.au/fast-track-government-land](http://www.delwp.vic.gov.au/fast-track-government-land)

## Information Pack

An information pack has been prepared that provides more detailed information about the proposed changes to the planning provisions on the site. The information pack includes:

- A planning report which provides details on the site and why the proposed planning provisions were selected.
- Planning provisions - which provide information on the current and proposed planning provisions (zones and overlays).

The information pack is available on our website. Hard copies of the information pack are also available for viewing at your local council offices:

- Preston Customer Service Centre, first floor Planning Counter, 274 Gower Street Preston.
- Preston Library, 266 Gower Street Preston.
- Reservoir Community and Learning Centre, 23 Edwardes Street, Reservoir.

## Contact Information

If you have questions about the site and the selection of the **proposed planning provisions**, please contact **Melbourne Water** on (03) 9679 7136 or email [robert.white@melbournewater.com.au](mailto:robert.white@melbournewater.com.au)

If you have questions about the **Advisory Committee process or timing**, please contact **Planning Panels Victoria** on (03) 9223 5317 or email [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au)

**All other questions** should be directed to the **Fast Track Government Land Service** on (03) 8683 0901 or email [ftgl.service@delwp.vic.gov.au](mailto:ftgl.service@delwp.vic.gov.au).

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# Planning Scheme Amendment Request

48 Rona Street, Reservoir  
Darebin Planning Scheme  
Application on behalf of Melbourne Water

Date of report: October 2016







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<b>Glossop Quality System</b>			
<b>Project Manager</b>	<b>MG</b>	<b>Checked By</b>	<b>CG</b>
<b>Date Issue</b>	<b>October 2016</b>	<b>Revision Number</b>	

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## 1. Introduction

This planning report has been prepared on behalf of Melbourne Water Corporation (trading as Melbourne Water) and accompanies an application for an amendment to the Darebin Planning Scheme.

Melbourne Water is one of the State's 19 water corporations and is owned by the Victorian Government. It provides bulk water and bulk sewerage services to water corporations in the Melbourne metropolitan area and manages rivers, creeks and major drainage systems in the Melbourne, Port Phillip and Westernport regions.

Melbourne Water is the landowner of 48 Rona Street, Reservoir. Melbourne Water has identified that the land outlined in yellow on the map below (the 'subject site') does not contribute to current or future service delivery outcomes. The subject site comprises part of the property known as 48 Rona Street, Reservoir.



**Subject site outlined in yellow (Source: Melbourne Water)**

The subject site is currently undeveloped and comprises an irregular shaped parcel with an area of 934sqm. The site is bordered to the east by the "Preston-North Essendon (Water Supply) Main" and an abandoned water supply main.

**p.3**



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As a public authority and government agency, Melbourne Water has obligations under the *Victorian Government Landholding Policy and Guidelines* (Department of Treasury and Finance, 2015) to not retain land where it does not (inter-alia) *'contribute directly to current or future service delivery outcomes expected of agencies'*.

The subject site does not contribute to current or future service delivery outcomes and has been identified as surplus to Melbourne Water's requirements.

This application proposes to rezone the subject site from Public Use Zone 1 (PUZ1 - Service & Utility) to a General Residential Zone – Schedule 2. It is proposed to retain the balance of 48 Rona Street within the Public Use Zone 1.

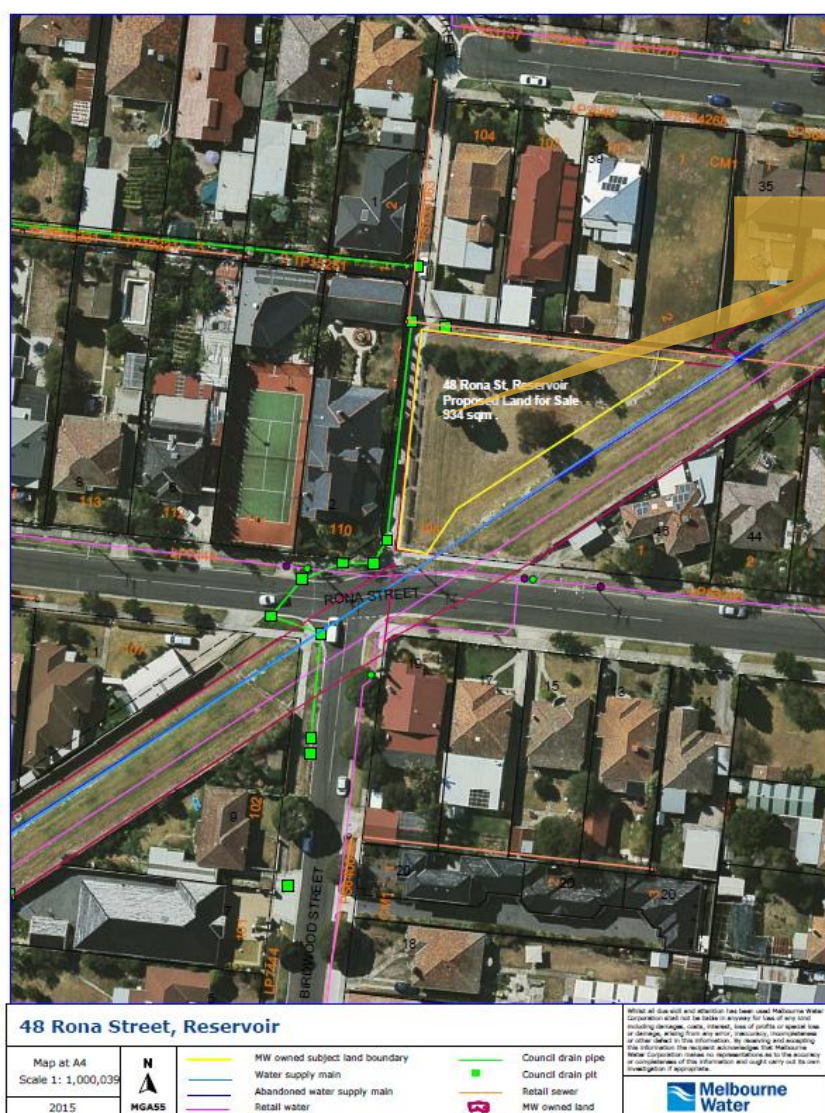
The rezoning of the subject land will allow Melbourne Water to dispose of this surplus land in accordance with State Government requirements.



## 2. The Subject Site and Surrounds

### The Subject Site

The subject site comprises a part of land known as 48 Rona Street, Reservoir<sup>1</sup> as outlined in yellow on the aerial photograph below. The balance of 48 Rona Street will be retained in the ownership of Melbourne Water. It is proposed to retain that land with the Public Use Zone 1.



Subject Site

Aerial Photograph prepared by Melbourne Water

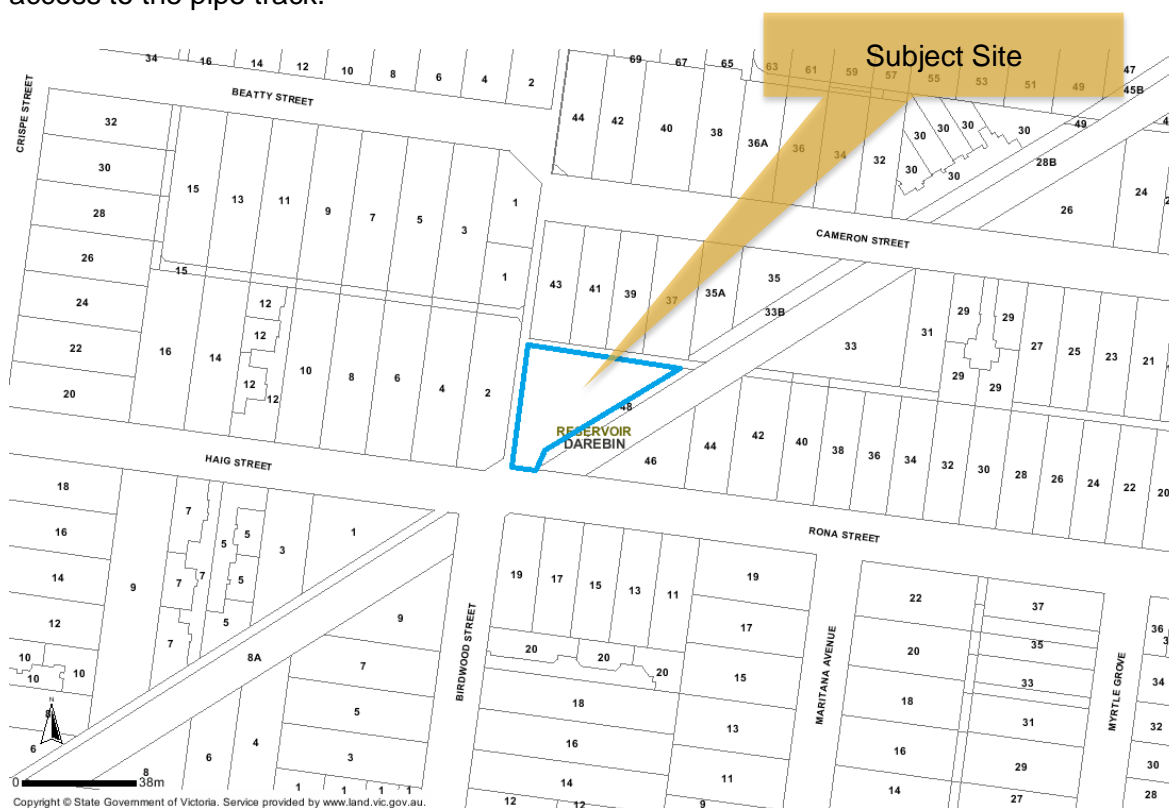
<sup>1</sup> Formally known as lot 1 on Title plan 686169Q.



The subject site is irregular in shape with a southern frontage to Rona Street of 5.19m, a western side boundary of 40m, a northern boundary of 46.78m and an area of 934sqm. The land falls approximately 1m from the north-east corner towards the south-west corner.

The site is vacant and contains scattered vegetation.

The title indicates that the subject land is not affected by any registered restrictive covenants or easements. The proposed Plan of Subdivision to facilitate the future sale of the land will incorporate an easement in favour of Melbourne Water to allow continued access to the pipe track.



Cadastral Map (Source: [land.vic.gov.au](http://land.vic.gov.au))



**Subject Site, looking north-west, with pipe track in the foreground (not part of the subject site) April 2016**

## The Surrounds

In its broader context, the subject site is located within an established residential precinct, approximately 350m walk north-east of the Regent Village Retail Activity Centre / Local Activity Centre.

The area is characterised by 1 and 2 storey single dwellings and multi-dwelling developments. Dwelling siting, massing and architectural styles vary. Front gardens have matured and are informally arranged. Canopy trees are scattered across public and private land.

The site's immediate interfaces are described as follows:

- **North:** a laneway of approximately 3m width, which has been constructed (in part). Opposite the laneway are the rear boundaries of 37, 39, 41 and 43 Cameron Street. No. 37 Cameron Street contains two double storey dwellings arranged one-behind-the-other and 39, 41 and 43 Cameron Street each contain one single storey dwelling.



**37 Cameron Street, as viewed from the laneway, April 2016**



**39 Cameron Street, as viewed from the subject site, April 2016**





41 and 43 Cameron Street, as viewed from the laneway to the north of the site, April 2016

- **East:** The Preston-North Essendon (Water Supply) Main, which appears as an open grassed area extending in a north-east to south-west alignment. The rear boundaries of 44 and 46 Rona Street are located on the opposite side of the pipe track.



Preston-North Essendon (Water Supply) Main, April 2016



- **South:** Rona Street, a local road accommodating one lane of traffic in each direction. The T-intersection of Rona Street and Birdwood Street is located diagonally opposite the site. The southern side of Rona Street contains single storey dwellings at 17 and 19 Rona Street.



**Birdwood Street as viewed from the northern side of Rona Street, April 2016**

- **West:** a 0.31m wide Reserve on Lodged Plan 2649 abuts the western boundary of the site<sup>2</sup>. To the west of the Reserve is a laneway of approximately 3m width. Opposite the laneway is a two storey dwelling at 2 Haig Street.

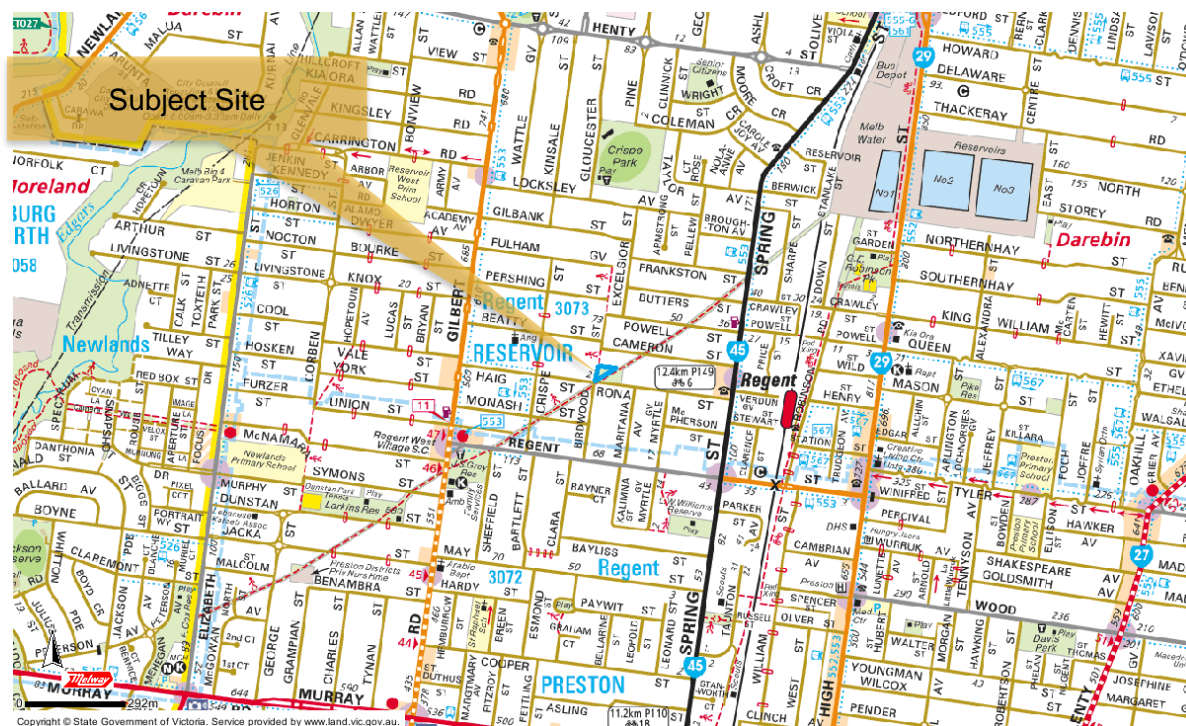
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<sup>2</sup> The Reserve is shown on Survey Plan Number SVY140230/01



Laneway to the west of the subject site, looking north, April 2016

The site's location in its wider context is illustrated on the locality plan below.



Locality Plan (Melway) (Source: [www.land.vic.gov.au](http://www.land.vic.gov.au))



The subject site is close to shops and commercial services, community infrastructure, public open space and public transport including:

- Regent Railway Station, approximately 550m walk to the east;
- Tram route 11, which runs along Gilbert Street south of Regent Street, approximately 600m walk to the south-west;
- Regent Village Retail Activity Centre / Local Activity Centre, approximately 350m walk to the south-west;
- Preston Activity Centre, approximately 600m walk to the south-east<sup>3</sup>;
- Local shops at the Spring Street Local Activity Centre, approximately 350m walk to the east of the site.
- Public open space including J. S. Reserve, approximately 370m walk to the south-west and Crispe Park, approximately 1km walk to the north; and
- Reservoir West Primary School, approximately 1.1km walk to the north-west of the site and Newlands Primary School, approximately 1.2km walk to the south-west of the site.

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<sup>3</sup> The boundaries of the Preston Activity Centre are shown in the Preston Central Structure Plan, 2006 (as amended), which is a reference document.



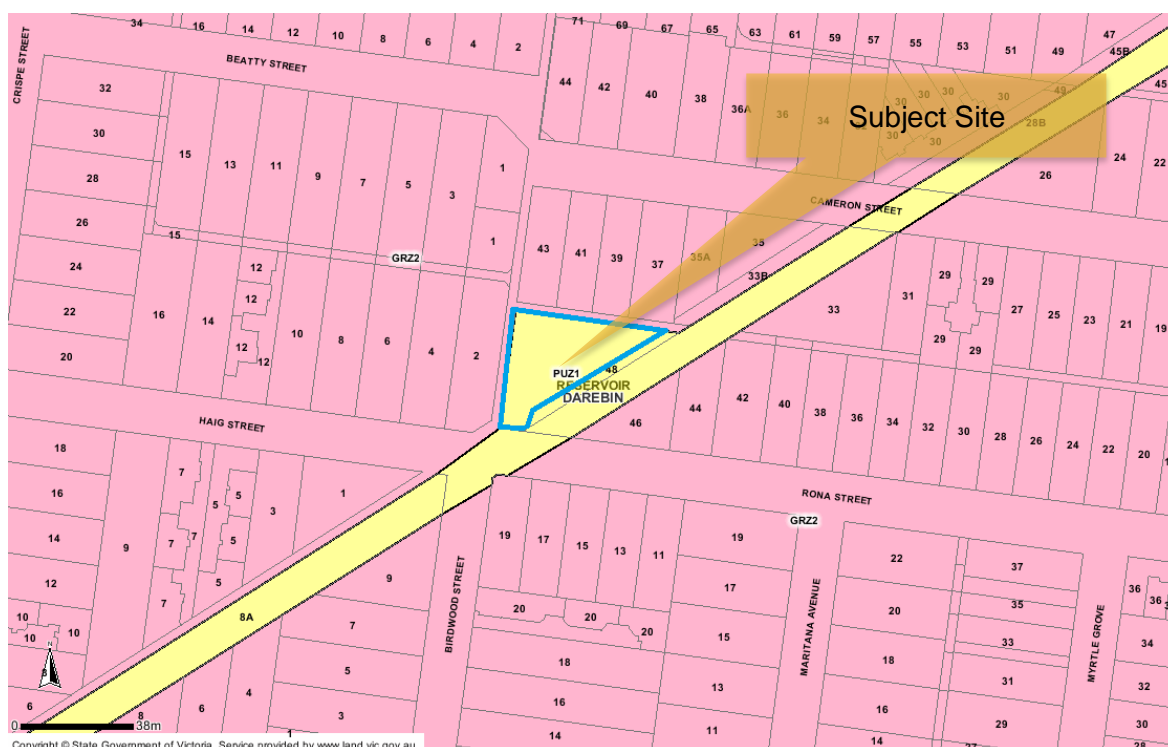
### 3. Current Planning Controls

#### Zone

The subject site is currently zoned Public Use Zone 1 (PUZ1) pursuant to the Darebin Planning Scheme. The purpose of the Public Land Use is “service and utility”. The Schedule to the PUZ does not contain any local variations.

The Purpose of the Public Use Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.



Zoning Map (Source: [www.land.vic.gov.au](http://www.land.vic.gov.au))

Land surrounding the subject site comprises:

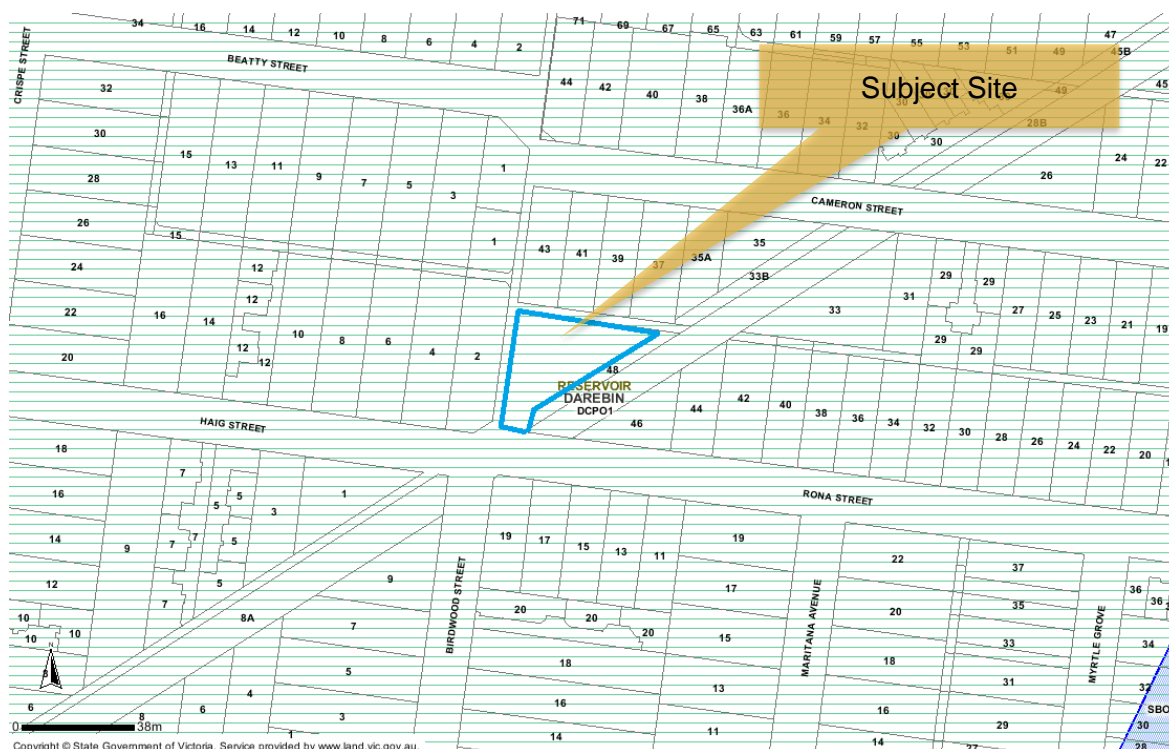
- General Residential (GRZ2) zoned land to the north and west; and
- Public Use (PUZ1) zoned land to the south and east.

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## Overlays

The subject site is located within a Development Contributions Plan Overlay - Schedule 1 (DCPO1).



### Development Contributions Plan Overlay Map (Source: Planning Maps Online)

The Purpose of the DCPO1 is:

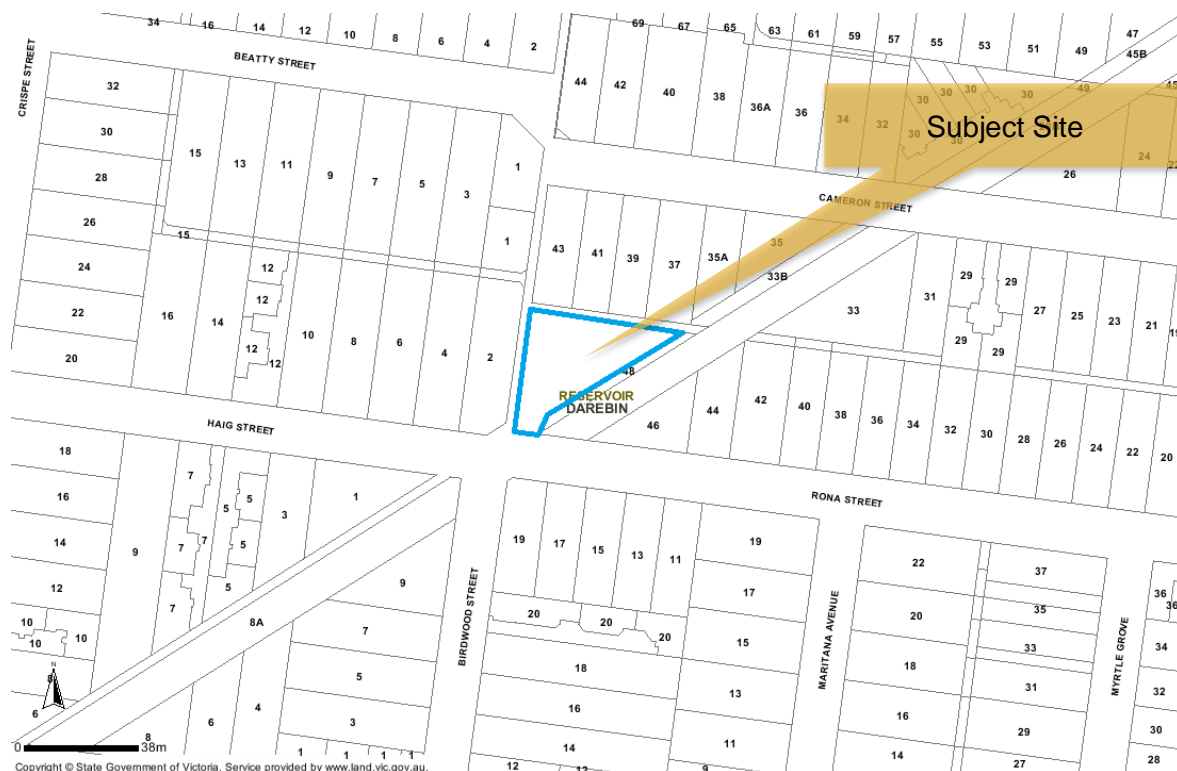
- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

The DCPO1 does not trigger a planning permit to subdivide land or to construct a building or construct or carry out works. However, a permit granted in relation to the subject site must include any conditions required to give effect to any contributions or levies imposed and any conditions or requirements set out in Schedule 1.



## 4. The Proposed Amendment

The application proposes to amend the Darebin Planning Scheme by rezoning the subject site from a Public Use Zone 1 to a General Residential Zone – Schedule 2.



Cadastral Map **Land subject to amendment outlined in blue**

### Why is the Amendment required?

Melbourne Water has determined that the subject site is surplus to its requirements. On this basis, Melbourne Water is required to dispose of the land pursuant to its obligations as a government agency.

It is policy within the *Victorian Government Land Transactions Policy and Guidelines* (Department of Environment, Land, Water and Planning, 2016) that Government agencies:

- *Must not sell (grant a lease or an interest in) any land at a price which is less than the current market (or rental) value of the land as determined by Valuer-General Victoria (VGV);*
- *Must not sell any land without a public process (except through the first right of refusal process outlined in the Victorian Government Landholding Policy and Guideline);*

**p.15**



- *Prior to offering land for sale by a public process, must have in place the most appropriate zoning (and other relevant planning provisions) so that the land can be sold on the basis of its highest and best use.*

A 'first right of refusal' for the purchase of the land was offered to other government agencies and the local council in accordance with the Department of Treasury and Finance's requirements. Council advised that they would like to acquire the site at no cost to create a park but Melbourne Water is unable to sell the site below the Valuer General's valuation. After protracted negotiations with Council, no agreement has been reached.

Accordingly, the authority must now put the site to the market for disposal to fulfil obligations under State policy.

## **Proposed Planning Scheme Changes**

### **Zoning**

In accordance with State Government policy and guidelines, the land must be rezoned to facilitate the future sale of the asset, so that Melbourne Water can fulfil its disposal obligations.

It is proposed that an appropriate zone for the subject site is the General Residential Zone – Schedule 2 (GRZ2), which facilitates residential land use. This zone will complement the existing residential uses, which already occur to the immediate vicinity of the site.

### **Overlays**

It is proposed to retain the Development Contributions Plan Overlay – Schedule 1 over the land.

No new overlay is proposed.





## 5. Is the Proposed Amendment Appropriate?

State Government Policy and Guidelines require that the appropriate zoning of the site is established and put in place before the sale of the land.

The current Public Use Zone (PUZ1) reserves the land for public uses and more specifically for service and utility purposes. Melbourne Water has found that the land is surplus to its requirements and therefore the existing PUZ1 is no longer an appropriate zone. The land must be rezoned to achieve the highest and best use and development of the land.

The subject land is vacant and is not affected by any significant physical development constraints. It is also located within an established residential area with good access to facilities and services, including fixed rail. The proposal to rezone the land to a General Residential Zone – Schedule 2 is a logical extension of the existing General Residential zoning surrounding the site. The rezoning also complements the residential uses in the broader area.

The subject site is serviced by a wide range of facilities and services including the Regent Railway Station (located 550m walk to the east), shops and commercial facilities in the Regent Village Retail Activity Centre / Local Activity Centre, Spring Street Local Activity Centre and Preston Activity Centre and public open space infrastructure.

### Policy Context

Plan Melbourne, the metropolitan planning strategy, posits that an additional 140,000 to 180,000 dwellings will be required in the northern subregion to help meet housing requirements for an additional 400,000-470,000 residents by 2031.

The proposed rezoning facilitates the use and development of the land for residential purposes and makes a modest contribution to meet housing needs.

The Strategic Framework Plan at **Clause 21.01-6 (Strategic Framework Plan)** does not contain any specific directions in relation to the subject site.

The Strategic Housing Framework Plan at **Clause 21.03 (Housing)** locates the site within an Incremental Housing Change Area. The General Residential zoning of the broader residential area surrounding the site reflects the area's designation for Incremental Housing Change.

**Clause 22.02 (Neighbourhood Character)** applies to the consideration of applications for development on land in the General Residential Zone (amongst others). Pursuant to the Neighbourhood Character Precinct Map at Clause 22.02, the subject site is located in Character Precinct F9.



The preferred character for the F9 Character Precinct is:

*The established residential character of the area will be retained and enhanced. New development will provide consistent front and side setbacks, ensuring that adequate space is provided around dwellings for landscaping. Older, Postwar style dwellings will be renovated, and well designed new dwellings and extensions will be constructed in a way that complements existing buildings and the character and rhythm of the streetscape. Additional planting in private gardens will improve the landscape quality of the streetscapes.*

*This will be achieved by:*

- Designing new dwellings that interpret elements of the Postwar era in a contemporary manner, while respecting existing period architecture.*
- Respecting the predominant height and setbacks of nearby buildings.*
- Maintaining the predominant single storey scale of building frontages of the area. Second storey additions at the rear must be designed to have minimal impact upon the streetscape.*
- Maintaining the spacious feel to the area, achieved by large site sizes, generous front and side setbacks and wide nature strips.*
- Keeping front fences low and preferably transparent.*
- Encouraging additional planting in all gardens across the precinct.*

The proposed rezoning would support this policy context.

## **Proposed Zoning**

The subject site is located within an established residential area. The 'Strategic Framework Plan' at Clause 21.01 of the Darebin Planning Scheme locates the subject site in an area where there is no specific designation within the subject site as being part of:

- An activity centre;
- A neighbourhood centre;
- A key gateway;
- An area of recreational open space; or



- A Tertiary Education, Key Employment or Strategic Development Precinct.

The Strategic Housing Framework Plan at Clause 21.03 identifies the subject site as being located within a residential area.

Having regard to these strategic policy directions, and the site's physical location within an established residential area, the most appropriate future use and development of the land is for residential purposes. Accordingly, it is appropriate to apply a zone that best facilitates residential land use and development.

Clause 21.03 'Housing' provides direction on the preferred location and type of housing anticipated throughout the municipality. The Strategic Housing Framework Plan locates the site within an 'Incremental Change Area'. This Housing Change Area is described as follows:

*Residential and commercial areas that have the capacity to accommodate a moderate level of residential development over time. It is expected that the general character of Incremental Change Areas will evolve over time as new yet modest types of development are accommodated. Incremental Change Areas generally display one or more of the following characteristics:*

- *A diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character. Typically areas include some medium density and small apartment development, but the predominant dwelling stock is single to double storey dwellings.*
- *Have some stand-alone or small clusters of heritage sites, including along strategic corridors, however are generally unaffected by extensive heritage recognition.*
- *Are located:*
  - *within an 800 metre walkable catchment of an activity centre.*
  - *generally within an 800 metre walkable catchment of train, tram or SmartBus services.*

The site fulfils the criteria set out above, as it is located within 800 metres of the Regent Railway Station, Tram Route 11, Regent Village Activity Centre and the Preston Activity Centre. There is also evidence that the area is undergoing incremental change, with medium density development interspersed among the existing detached dwelling stock.

The Implementation section of Clause 21.03 says (under Application of Zones and Overlays):



*Apply the General Residential Zone (GRZ) to land within Incremental Change Areas, as identified in the Strategic Housing Framework Plan, where housing growth and change should occur consistent with neighbourhood character.*

The same clause suggests that the Neighbourhood Residential Zone should only be applied to areas identified as Minimal Housing Change Areas.

Council's application of the General Residential Zone to areas of Incremental Change is consistent with *Planning Practice Note No. 78 – Applying the Residential Zones*, which identifies that the General Residential Zone should be applied in locations with a relative diversity in housing style, size and layout and where a moderate level of growth is anticipated.

The Purposes of **Clause 32.08 (General Residential Zone)** require that new development respect an area's character and provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.

The General Residential Zone seeks to facilitate residential land use and development. The use of land for a dwelling is a Section 1 (Permit not required) use. Educational, recreational, religious, community and other non-residential uses that serve local community needs can also be established, subject to a permit, in some circumstances.

The General Residential Zone would allow one dwelling to be constructed on the site without the need for a planning permit. A development incorporating more than one dwelling on the subject site under the General Residential Zone would require a planning permit and would be subject to the range of policies and controls that apply in the General Residential Zone and Incremental Change Areas. These policies and controls require that new development respects the area's character and responds to the features of the site and surrounding area.

There are two schedules to the General Residential Zone applied to land within Darebin:

- General Residential Zone – Schedule 1 'Modest Change Areas', which varies standards A5 and B8 (Site Coverage) and Standards A17 and B28 (Private Open Space) of Clauses 54 and 55; and
- General Residential Zone – Schedule 2 'Darebin General Residential Areas', which contains a blank schedule.

The General Residential Zone – Schedule 2 is applied broadly to Incremental Housing Change Areas and to the area surrounding the subject site.

The application of the General Residential Zone – Schedule 2 to the site will ensure future development on the site is compatible with the area's residential context and existing



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zoning of adjoining land. It will ensure that the level of built form change on the site is appropriate to the surrounding area.

The subject site is reasonably large (934qsm) and has no direct abuttals to existing dwellings. It has limited vegetation, is relatively flat and abuts Rona Street. It is considered that the site's strategic and physical context is suitable for residential use and development.

The application of the General Residential Zone – Schedule 2 to the subject site will ensure that the level of change on the site is appropriate to the surrounding area.



## 6. Strategic Considerations

*Minister's Direction No. 11 Strategic Assessment Guidelines* require a planning authority to evaluate and discuss how an amendment addresses a number of strategic considerations. Under *Planning Practice Note No. 46 (DTPLI, July 2014)*, the proposed amendment requires a full assessment against the Strategic Assessment Guidelines.

The full assessment is provided in this Section of the report.

### **Why is an Amendment required?**

Melbourne Water currently owns the subject site. It has determined that the subject site is surplus to its future needs and intends to dispose of the land, as required by Government policy. It has offered the first right of refusal to purchase the land to Council and other government agencies. Council indicated that it wanted to obtain the land at no cost to be used for a park. Melbourne Water cannot sell the land below the Valuer General valuation. As such, Melbourne Water must now dispose of the land via a public process.

As required by Government Policy, the most appropriate zoning of the land must be established and put in place before the sale of the land, as it is inappropriate to retain the subject land within a Public Use Zone. To comply with this requirement, an amendment to the Darebin Planning Scheme is required.

The proposed rezoning of the land from Public Use Zone 1 to General Residential Zone – Schedule 2 reflects the most appropriate use of the subject site.

Overall, the proposed planning scheme amendment will result in an appropriate and orderly planning outcome that facilitates the development of an underutilised parcel of land in a residential precinct for residential purposes. It will create an opportunity to make a modest contribution to increase housing stock and diversity needs in a suitable location.

### **Does the Amendment implement the objectives of planning and address any environmental, social and economic effects?**

#### **Environmental Effects**

The proposal is not considered to have significant environmental impacts. The site contains a scattering of trees, however, a permit is not required to remove the trees under the Darebin Planning Scheme.

The land is not located near any waterways or sensitive environmental corridors.



## **Social Effects**

The amendment will facilitate the development of vacant land that has become surplus to Melbourne Water's requirements. The amendment will have positive social effects by allowing an underutilised site to contribute to future housing needs identified by policy and Plan Melbourne. No adverse social impacts are anticipated to be generated as a result of the proposed rezoning.

## **Economic Effects**

The amendment is expected to generate positive economic effects for the following reasons:

- The proposed rezoning will facilitate the sale of disused and surplus land by Melbourne Water.
- It will facilitate the redevelopment of a currently vacant and underutilised site for residential purposes.
- The residential use of the land complements the existing uses of the surrounding area.
- It is anticipated that future residents are likely to shop locally and contribute to the local economy.

## **Does the Amendment address relevant bushfire risk?**

The subject site is not a bushfire prone area and will not result in any increase to the risk to life, property, community infrastructure and the natural environment from bushfire.

## **Does the Amendment comply with the requirements of any Minister's Direction applicable to the Amendment?**

This amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act.

Ministerial Direction No. 1 – Potentially Contaminated Land seeks to ensure that land is only rezoned to facilitate sensitive land uses, agriculture or public open space where a planning authority can be satisfied that the environmental conditions of the land are or will be suitable for that use. 'Potentially contaminated land' is defined as land used or known to have been used for industry, mining or storage of chemicals, gas, wastes or liquid fuel (if not ancillary to another use of land). A sensitive use is identified as a residential use, a child care centre, a pre-school or a primary school.



If land is identified as being potentially contaminated and a sensitive use is proposed, Ministerial Direction No. 1 provides that a planning authority must satisfy itself that the land is suitable for that use through an environmental audit.

The General Practice Note on Potentially Contaminated Land provides further guidance for potentially contaminated land. It broadens the consideration of potentially contaminated land to 'land that may have been contaminated by other means such as by ancillary activities, contamination from surrounding land, fill using contaminated soil or agricultural activities.' It also sets out how potentially contaminated land is identified and what uses might have a high or medium potential for contamination. A number of land uses are listed.

It is relevant that the land uses previously undertaken on the subject site are not identified as activities which may indicate potential contamination.

Ministerial Directions No. 9 – Metropolitan Planning Strategy seeks to ensure that planning scheme amendments have regard to Plan Melbourne: Metropolitan Planning Strategy (Department of Transport, Planning and Local Infrastructure, 2014).

Plan Melbourne located the subjects site Northern Subregion. The population within this Subregion is expected to grow by between 400,000 to 470,000 people by 2031. To accommodate the expected population growth, it is expected that an additional 140,000 to 180,000 dwellings will be required by 2031. The subject site is located in an Urban Area within the Metropolitan Urban Boundary and is in close proximity to the Preston-High Street Activity Centre, which is a Place of Local Significance.

It will also create a modest opportunity to accommodate some of the expected population growth and support the 20 minute neighbourhood concept.

The proposed amendment complies with the Ministerial Direction. No. 9.

Ministerial Direction No. 11 – Strategic Assessment of Amendments seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

A strategic assessment of the proposed amendment has been undertaken in accordance with this Ministerial Direction in this section of this report.

### **Does the Amendment support or implement the State Planning Policy Framework (SPPF)?**

The elements of the SPPF that are most relevant to the Planning Scheme Amendment include:

- Clause 9 – Plan Melbourne;
- Clause 10 – Operation of the State Planning Policy Framework;





- Clause 11 – Settlement;
- Clause 12 – Environmental and Landscape Values;
- Clause 15 – Built Environment and Heritage:
  - Clause 15.01 Urban Environment;
  - Clause 15.02 Sustainable Development;
- Clause 16 – Housing;
- Clause 17 – Economic Development; and
- Clause 18 Transport.

**Clause 9 ‘Plan Melbourne’** requires that planning and responsible authorities must consider Plan Melbourne: Metropolitan Planning Strategy (Department of Transport, Planning and Local Infrastructure, 2014). This is the same requirement as Ministerial Directions No. 9.

The proposed Amendment complies with Ministerial Direction No. 9. For this reason, the proposed amendment is considered to also comply with the requirements of Clause 9.

**Clause 10 ‘Operation of the State Planning Policy Framework’** seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The proposal supports this goal by applying the most appropriate zone to the subject site and will deliver a net community benefit by delivering new housing to meet community need in terms of population growth and housing diversity in an area with good access to services and transport.

**Clause 11 ‘Settlement’** provides that planning is to anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

The subject site is located within an established residential area with good access to facilities and services, including Regent Railway Station, approximately 550m walk to the



east. The proposed amendment facilitates an orderly infill development consolidation opportunity on land within an existing residential area.

**Clause 12 'Environmental and Landscape Values'** seeks to ensure that planning protects sites that have environmental and landscape values.

The site has limited environmental and landscape values. The site contains a scattering of trees, however, they have not been identified as significant through the application of planning controls and a permit is not required to remove the trees.

**Clause 15.01 'Urban environment'** seeks to create safe, functional and good quality urban environments. **Clause 15.02 'Sustainable development'** seeks to promote consolidation of urban development and integration of land use and transport.

The proposed rezoning will facilitate residential development at a location close public transport, shops and a range of services. This is consistent with the relevant strategies at Clause 15.02.

**Clause 16 'Housing'** states that new housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, school and open space.

The subject site is located in an established residential area that has good access to a wide range of existing commercial, community and transport infrastructure. The proposed amendment supports the objectives of this Clause.

**Clause 18 'Transport'** states that planning should deliver an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinate reliable movements of people and goods, and is safe.

The proposed amendment will facilitate redevelopment of the land for residential purposes in a location with good access to public transport. The proximity to existing public transport facility promotes the use of more sustainable modes of transport.

### **Does the Amendment support or implement the Local Planning Policy Framework (LPPF)?**

The following Clauses of the Municipal Strategic Statement (MSS) are relevant to the proposed amendment:

- Clause 21.01 – Introduction;
- Clause 21.03 – Housing;
- Clause 21.05 – Transport; and



- Clause 22.02 – Neighbourhood Character.

**Clause 21.01-6 (Strategic Framework Plan)** sets out the general pattern of land use and development in the Darebin municipality. The Strategic Framework Plan locates the subject site in an urban area but does not contain any specific direction in relation to the subject site.



### Strategic Housing Framework Plan, Clause 21.01-6

**Clause 21.03-1 (Housing)**, provides local content to support Clauses 11 and 16 under four sub-clauses, titled: *Strategic Housing Framework*, *Housing Development*, *Housing Diversity and Equity*, and *Character*.



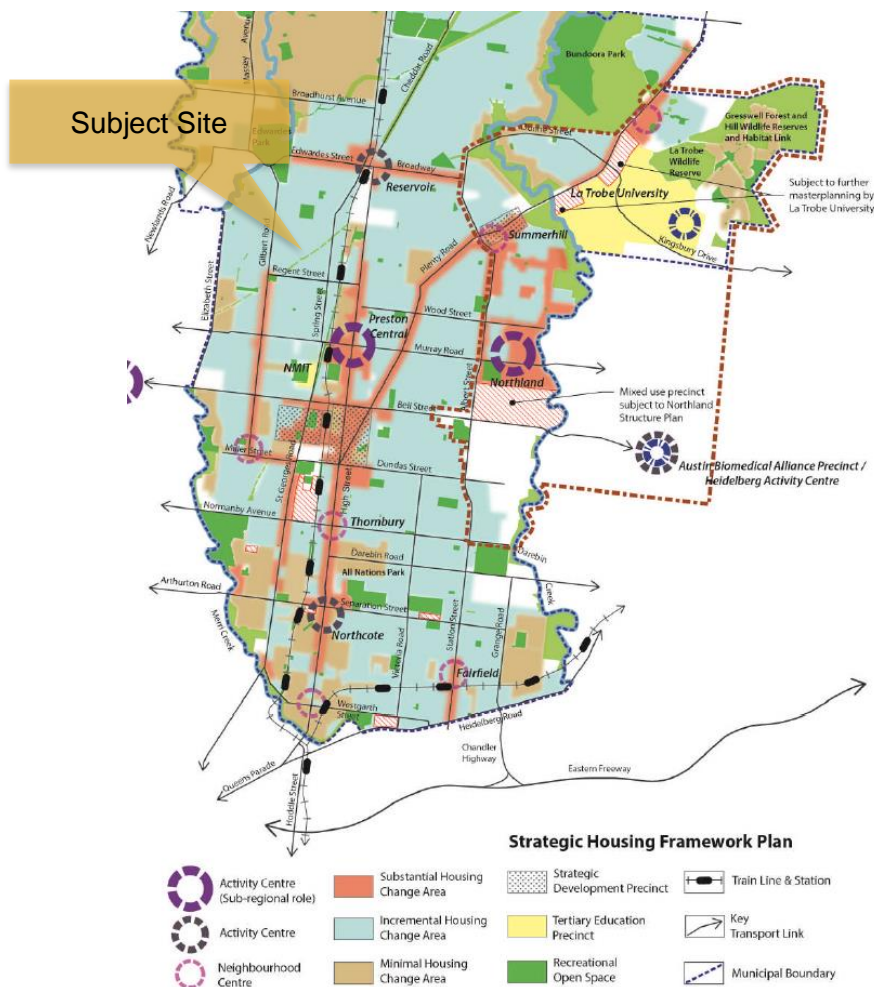
Clause 21.03-1 (Strategic Housing Framework) states that:

*The Strategic Housing Framework Plan illustrates the directions for residential land use and development in Darebin as set by the Darebin Housing Strategy (2013). This framework provides greater certainty as to where growth and change can be expected and the preferred scope of housing change in terms of the intensity and type of residential development to be encouraged in different areas.*

*The framework plan identifies activity centres, and strategic corridors and redevelopment precincts such as the Junction, High Street, Plenty Road, St Georges Rd, Bell Street and areas within the La Trobe National Employment Cluster as having the capacity to accommodate residential uses at a range of densities.*

*The framework plan also identifies three Housing Change Areas, which apply to all land in the municipality that currently has a zoning that permits residential uses.*

The Strategic Housing Framework Plan at Clause 21.03-1 locates the subject site within an 'Incremental Change Area'.



### Extract of Strategic Housing Framework Plan, Clause 21.03-1

Incremental Housing Change areas are described in the following terms at Clause 21.03:

*Residential and commercial areas that have the capacity to accommodate a moderate level of residential development over time. It is expected that the general character of Incremental Change Areas will evolve over time as new yet modest types of development are accommodated. Incremental Change Areas generally display one or more of the following characteristics:*

- *A diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character. Typically areas include some medium density and small apartment development, but the predominant dwelling stock is single to double storey dwellings;*



- *Have some stand-alone or small clusters of heritage sites, including along strategic corridors, however are generally unaffected by extensive heritage recognition;*
- *Are located:*
  - *within an 800 metre walkable catchment of an activity centre; and*
  - *generally within an 800 metre walkable catchment of train, tram or SmartBus services.*
- *Certain Incremental Housing Change areas (with the exception of that fronting a Road Zone Category 1 or 2) should only be considered suitable for limited scale and density of residential development. These are areas which:*
  - *Are generally outside of an 800 metre walkable catchment to an activity centre, train station, tram route or SmartBus route; and*
  - *Have experienced a modest degree of infill residential development which precludes their classification as minimal change areas.*

The subject site is located within 550m walk of Regent Railway Station, within 350m walk of Regent Village Retail Activity Centre / Local Activity Centre, within 350m walk of the Spring Street local Centre and within 600m walk of the Preston Activity Centre. As such, the subject site is not an Incremental Change Area where Clause 21.03 indicates is “only suitable for limited scale and density”.

**Clause 21.03-2 (Housing Development)**, states that: *Population growth and demographic trends in Darebin are driving down average household size, increasing demand for additional housing and requiring different types and sizes of housing. With land constraints and a decline in the supply of vacant land across Darebin, housing demand will need to be met through intensification of existing urban areas. Under ‘key Issues’, this clause indicates that: Population growth projections for 2011-2031 estimate an additional 30,300 new residents will call Darebin home; around 1517 new residents each year. This is expected to generate demand for approximately 13,600 additional dwellings over the next 20 years.*

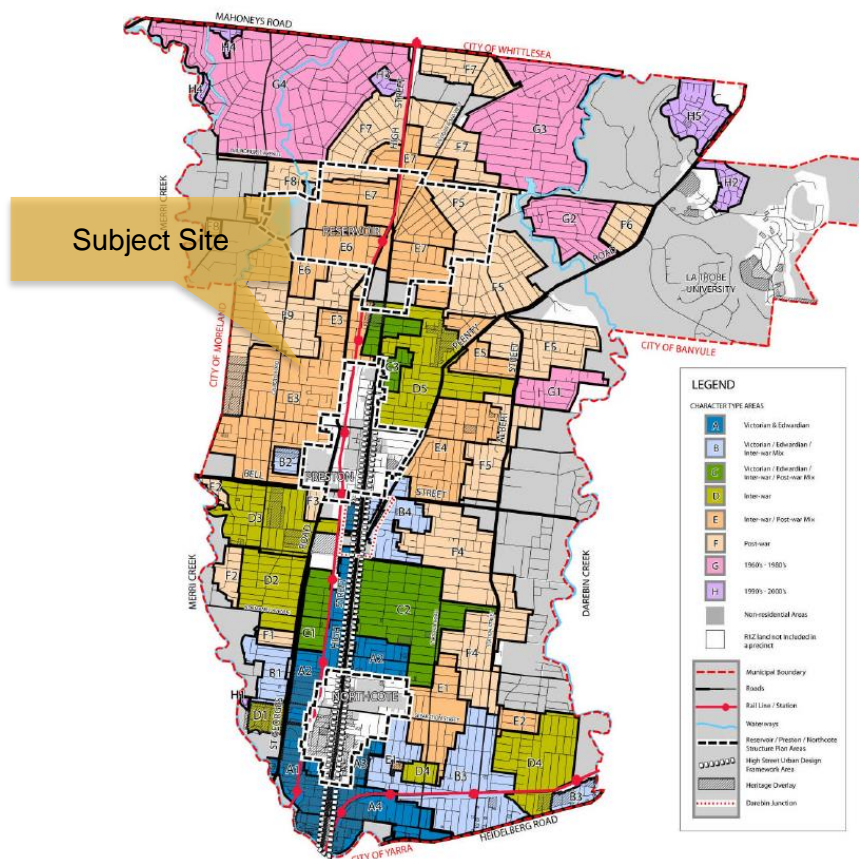
Objectives and strategies relevant to the proposal at Clause 21.03-2 include:



- *To facilitate housing development that has an appropriate scale and intensity in locations across the municipality.*
  - o *Encourage housing development in accordance with the Strategic Housing Framework Plan as follows:*
    - *In Incremental Housing Change Areas, encourage housing development and diversity that is generally consistent with the character of the area and responsive to varying local conditions, allowing for moderate housing growth and diversification over time*
- *To achieve higher density housing outcomes in identified locations to accommodate Darebin's projected population growth.*
  - o *Support low scale medium density housing development that respects existing neighbourhood character in Incremental Housing Change Areas, particularly in areas that are in proximity to shops, facilities, services and transport.*

**Clause 21.03-4 (Character)**, contains one objective, which seeks: *To ensure that development respects neighbourhood character in residential areas identified as Minimal and Incremental Housing Change Areas in the Strategic Housing Framework Plan.*

**Clause 22.02 (Neighbourhood Character)** applies to development applications on land zoned Neighbourhood Residential and General Residential, which are covered by the Neighbourhood Character Precinct Plan forming part of Clause 22.02. The subject site is located within Precinct 'F9'



### Neighbourhood Character Precinct Plan, **Clause 22.02**

## Does the Amendment make proper use of the Victoria Planning Provisions?

The Purpose of the General Residential Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*





The subject site is located within an established residential area (zoned General Residential – Schedule 2) and is close to a range of services and public transport (such as the Regent Railway Station, located 550m walk to the east). The use of the General Residential Zone – Schedule 2 on this land is the appropriate tool to encourage the most appropriate underlying use and development of the site. The GRZ1 (as opposed to the GRZ2) has been applied across the Darebin municipality to Incremental Change Areas to “encourage a lower scale and density of development in Incremental Change Areas that have reduced access to activity centres and public transport services”<sup>4</sup>. In the present case, the application of Schedule 2 to the GRZ is consistent with the zoning of land in the surrounding area. It also reflects the site’s access to activity centres and public transport services.

The application of these controls makes proper use of the VPPs and will not make any existing provisions in the Darebin Planning Scheme redundant.

### **How does the Amendment address the views of relevant agencies?**

The views of relevant agencies can be considered during the exhibition process

### **Does the Amendment address the requirements of the Transport Integration Act 2010?**

The amendment is not envisaged to have a significant effect on the transport system. Vehicle access to the subject site is available from Rona Street.

### **What impact will the new Amendment have on the resource administrative costs of the responsible authority?**

The proposed amendment could result in a permit application being lodged with Council in relation to the site, however, it is not considered to have any significant impact on the resource and administrative costs of the responsible authority.

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<sup>4</sup> Clause 21.03-2, Implementation



## 7. Conclusion

The proposed planning scheme amendment is appropriate for the following reasons:

- The subject site is surplus to Melbourne Water's requirements. As a government authority, Melbourne Water has obligations under Government policy to dispose of the landholding.
- Melbourne Water has followed the requirements of the Victorian Government Landholding Policy and Guidelines and Victorian Government Land Transactions Policy and Guidelines. The first right of refusal to purchase the land has been offered to Council. Council advised that they would like to acquire the site at no cost to create a park. However, Melbourne Water is unable to sell the site below the Valuer General valuation. No agreement has been reached. Melbourne Water must now dispose of the site via a public sales process.
- In accordance with policy requirements, the most appropriate zoning for the land must be put in place before the sale of the land. This proposal meets this requirement.
- The subject site is located within an established residential area close to the Regent Village Retail Activity Centre / Local Activity Centre, the Spring Street local Activity Centre and the Preston Activity Centre. The site is also located close to Regent Railway Station, tram route 11, public open space and shops and commercial facilities. The subject site is suitably located to make a contribution to the City's housing needs.
- The General Residential Zone – Schedule 2 is the most appropriate zone for the land and supports the relevant objectives of the State and Local Planning Policy Frameworks.
- The proposal will achieve a net community benefit by facilitating use and development outcomes that make appropriate use of the site and contribute to the housing needs of the municipality.
- The site is suitable for residential use and development.
- The amendment provides a fair, orderly and transparent process for the rezoning of the site.

On the basis of these reasons, the Amendment should be supported.

**GLOSSOP TOWN PLANNING PTY LTD**

**OCTOBER 2016**

**p.34**

**36.01**23/09/2011  
VC77**PUBLIC USE ZONE**

Shown on the planning scheme map as **PUZ** with a number.

**Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To recognise public land use for public utility and community services and facilities.

To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

**36.01-1**23/09/2011  
VC77**Table of uses****Section 1 - Permit not required**

Use	Condition
<b>Railway</b>	
<b>Railway station</b>	The total leasable floor area for the selling of food, drink and other convenience goods and services must not exceed 50 square metres.
<b>Tramway</b>	
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.
<b>Any other use</b>	The use must be for the purpose described in the table to Clause 36.01-6 which corresponds to the notation on the planning scheme map.  The use must be carried out by or on behalf of the public land manager.

**Section 2 - Permit required**

Use	Condition

**Section 3 - Prohibited**

Use
Nil

**36.01-2**19/01/2006  
VC37**Permit requirement**

A permit is required to:

- Construct a building or construct or carry out works for any use in Section 2 of Clause 36.01-1. This does not apply to navigational beacons and aids.
- Subdivide land.

**36.01-3**19/01/2006  
VC37**Application requirements**

An application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use or development.

**36.01-4**19/01/2006  
VC37**Decision guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The comments of any Minister or public land manager having responsibility for the care or management of the land or adjacent land.
- Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.

**36.01-5**19/01/2006  
VC37**Permit not required**

A permit is not required to use land, or to construct a building or construct or carry out works on land, listed in a schedule to this zone, provided any condition in the schedule is complied with.

**36.01-6**19/01/2006  
VC37**Table of public land use**

Shown on the planning scheme map	Purpose of public land use
PUZ1	Service & Utility
PUZ2	Education
PUZ3	Health & Community
PUZ4	Transport
PUZ5	Cemetery/Crematorium
PUZ6	Local Government
PUZ7	Other public use

**36.01-7**15/12/2008  
VC50**Advertising signs**

Advertising sign requirements are at Clause 52.05. This zone, except for the PUZ4 (Transport), is in Category 4 unless a different requirement is specified in the schedule to this zone.

For land within the PUZ4 (Transport), the category of advertising control which applies is the category which applies to the adjoining zone nearest to the land. If land is equidistant from two or more adjoining zones, the least restrictive category applies.

Where the Road Zone is the nearest adjoining zone, a permit is required to display a sign.

*Note: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

*Check whether an overlay also applies to the land.*

*Other requirements may also apply. These can be found at Particular Provisions.*

## **45.06**

19/01/2006  
VC37

## **DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO** with a number.

### **Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

## **45.06-1**

19/01/2006  
VC37

### **Development contributions plan**

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

## **45.06-2**

19/01/2006  
VC37

### **Preparation of a development contributions plan**

The development contributions plan may consist of plans or other documents and may, with the agreement of the planning authority, be prepared and implemented in stages.

The development contributions plan must:

- Specify the area to which the plan applies.
- Set out the works, services and facilities to be funded through the plan, including the staging of the provision of those works, services and facilities.
- Relate the need for the works, services or facilities to the proposed development of land in the area.
- Specify the estimated costs of each of the works, services and facilities.
- Specify the proportion of the total estimated costs of the works, services and facilities which is to be funded by a development infrastructure levy or community infrastructure levy or both.
- Specify the land in the area and the types of development in respect of which a levy is payable and the method for determining the levy payable in respect of any development of land.
- Provide for the procedures for the collection of a development infrastructure levy in respect to any development for which a permit is not required.

The development contributions plan may:

- Exempt certain land or certain types of development from payment of a development infrastructure levy or community infrastructure levy or both.
- Provide for different rates or amounts of levy to be payable in respect of different types of development of land or different parts of the area.

**Notes:** *Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

*Check the requirements of the zone which applies to the land.*

*Other requirements may also apply. These can be found at Particular Provisions.*

05/05/2016  
C148**SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO1**.**City of Darebin Development Contributions Plan****1.0****Area covered by this development contributions plan**19/01/2006  
VC37

The development contributions plan applies to all land contained within the municipality as shown on Planning Scheme Maps 1 to 18 DCPO1

**2.0****Summary of costs**05/05/2016  
C148

Facility	Total cost \$	Time of provision	Actual cost contribution including discount + GST attributable to development \$	Proportion of cost attributable to development (including existing development) %
Roads	37,114,024	Over 10 years as shown in the Development Contributions Plan	2,123,337	5.7%
Traffic & Road Safety	2,993,199	Over 10 years as shown in the Development Contributions Plan	79,481	2.7%
Drains	5,118,854	Over 10 years as shown in the Development Contributions Plan	304,742	6.0%
Open Space	7,992,332	Over 10 years as shown in the Development Contributions Plan	100,532	1.3%
Buildings	25,334,172	Over 16 years as shown in the Development Contributions Plan	7,148,136	28.2%
Feasibility Studies	79,623	Over 10 years as shown in the Development Contributions Plan	5,957	7.5%
<b>TOTAL</b>	<b>\$78,632,204</b>		<b>\$9,762,185</b>	<b>12.4%</b>

Total Cost (\$) is the actual cost of completed projects attributable to the DCP area.

Total Cost of Buildings includes the cost of the proposed Darebin Outdoor Multi-Use Sports Stadium Project.



Actual cost contribution refers to collections attributed to completed projects. Actual cost contribution for Buildings includes the excess/unspent funds collected under the DCP.

### 3.0

19/01/2006  
VC37

#### Equivalence Ratios

As the Development Contributions Plan relates to all development types, it is necessary to express non-residential development in terms of equivalent dwellings.

Development Type	Equivalent to One Dwelling (Charge Unit)
<b>For Roads and Ancillary Infrastructure</b>	
Retail	19m <sup>2</sup> floor area
Office/Service Industry	121m <sup>2</sup> floor area
Industrial	67m <sup>2</sup> floor area
Primary School	3.42 students
Secondary School	3.48 students
Tertiary Institution	5.70 students
Hospital	0.67 beds
<b>For Drainage Infrastructure</b>	
Retail	300m <sup>2</sup> site area
Office/Service Industry	360m <sup>2</sup> site area
Industrial	540m <sup>2</sup> site area
Primary School	540m <sup>2</sup> site area
Secondary School	540m <sup>2</sup> site area
Tertiary Institution	540m <sup>2</sup> site area
Hospital	540m <sup>2</sup> site area
<b>For Community Infrastructure</b>	
Retail	Not applicable
Office/Service Industry	Not applicable
Industrial	Not applicable
Primary School	Not applicable
Secondary School	Not applicable
Tertiary Institution	Not applicable
Hospital	Not applicable

### 4.0

19/01/2006  
VC37

#### Summary of contributions

*Note: Residential developments are subject to all levies below.*

*Note: Non-residential developments are exempt from charges relating to Community and Parkland Infrastructure.*

## LEVIES PER CHARGE UNIT PAYABLE BY THE DEVELOPMENT

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2330101	\$126.49	\$0.45	\$0.00	\$1.36
2330102	\$126.49	\$0.45	\$0.00	\$998.73
2330103	\$126.49	\$29.28	\$0.00	\$389.99
2330104	\$126.49	\$0.45	\$0.00	\$1,888.47
2330105	\$126.49	\$0.45	\$0.00	\$444.60
2330106	\$126.49	\$0.45	\$0.00	\$328.04
2330107	\$126.49	\$29.28	\$0.00	\$1,940.54
2330108	\$126.49	\$0.45	\$0.00	\$584.41
2330109	\$126.49	\$0.45	\$0.00	\$966.17
2330110	\$126.49	\$0.45	\$0.00	\$2,111.41
2330111	\$126.49	\$0.45	\$0.00	\$1.36
2330112	\$126.49	\$0.45	\$0.00	\$3,695.25
2330113	\$126.49	\$0.45	\$0.00	\$1,257.20
2330114	\$126.49	\$0.45	\$0.00	\$1,479.02
2330201	\$175.02	\$0.45	\$0.00	\$398.80
2330202	\$126.49	\$29.28	\$0.00	\$675.17
2330203	\$126.49	\$0.45	\$0.00	\$1,053.24
2330204	\$126.49	\$0.45	\$0.00	\$513.91
2330205	\$126.49	\$0.45	\$0.00	\$2,217.98
2330206	\$126.49	\$0.45	\$0.00	\$2,098.00
2330207	\$132.06	\$0.45	\$0.00	\$583.07
2330208	\$126.49	\$29.28	\$0.00	\$264.32
2330209	\$126.49	\$0.45	\$0.00	\$224.77
2330210	\$126.49	\$0.45	\$0.00	\$668.87

\*Non-residential developments are exempt from Community and Parkland Infrastructure charges

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2330211	\$126.49	\$0.45	\$0.00	\$680.42
2330301	\$175.02	\$7.40	\$0.00	\$167.97
2330302	\$30.30	\$0.45	\$23.02	\$485.31
2330303	\$35.77	\$0.45	\$0.00	\$1,011.95
2330304	\$35.77	\$45.98	\$0.00	\$1,169.55

DAREBIN PLANNING SCHEME

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2330305	\$30.30	\$45.98	\$21.27	\$153.09
2330306	\$30.30	\$0.45	\$0.00	\$99.12
2330307	\$175.02	\$7.40	\$0.00	\$631.54
2330308	\$35.77	\$45.98	\$0.00	\$1,784.05
2330309	\$175.02	\$7.40	\$0.00	\$346.24
2330310	\$35.77	\$0.45	\$0.00	\$64.47
2330401	\$137.53	\$0.45	\$0.00	\$228.60
2330402	\$131.96	\$0.45	\$0.00	\$542.32
2330403	\$131.96	\$0.45	\$0.00	\$807.43
2330404	\$131.96	\$0.45	\$0.00	\$1,137.89
2330405	\$131.96	\$0.45	\$0.00	\$894.55
2330406	\$131.96	\$0.45	\$0.00	\$1,104.37
2330407	\$131.96	\$0.45	\$0.00	\$1,038.84
2330408	\$126.49	\$0.45	\$0.00	\$250.09
2330501	\$126.49	\$0.45	\$0.00	\$511.39
2330502	\$131.96	\$0.45	\$107.93	\$726.48
2330503	\$126.49	\$0.45	\$0.00	\$489.89
2330504	\$126.49	\$0.45	\$52.56	\$311.91
2330505	\$30.30	\$8.24	\$173.04	\$1,219.38
2330506	\$280.72	\$8.24	\$244.48	\$1,045.76
2330507	\$280.72	\$0.45	\$507.94	\$325.85
2330508	\$131.96	\$0.45	\$0.00	\$350.40
2330509	\$126.49	\$0.45	\$0.00	\$889.64
2330601	\$35.77	\$0.45	\$0.00	\$3,940.65
2330602	\$30.30	\$0.45	\$339.92	\$504.24

\*Non-residential developments are exempt from Community and Parkland Infrastructure charges.

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2330603	\$30.30	\$0.45	\$85.68	\$1,037.47
2330604	\$30.30	\$0.45	\$0.00	\$1,523.37
2330605	\$30.30	\$0.45	\$0.00	\$1,247.28
2330606	\$30.30	\$0.45	\$0.00	\$667.27
2330607	\$30.30	\$8.24	\$0.00	\$112.67
2330608	\$30.30	\$0.45	\$173.04	\$1,286.56

DAREBIN PLANNING SCHEME

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2330609	\$30.30	\$0.45	\$0.00	\$1,940.23
2330610	\$30.30	\$0.45	\$0.00	\$467.15
2330611	\$30.30	\$0.45	\$106.95	\$1,275.02
2330612	\$30.30	\$0.45	\$0.00	\$485.25
2330702	\$126.49	\$0.45	\$0.00	\$1,810.72
2330703	\$30.30	\$0.45	\$639.95	\$2,129.31
2330704	\$30.30	\$0.45	\$220.26	\$409.77
2330705	\$30.30	\$0.45	\$0.00	\$522.95
2330706	\$30.30	\$0.45	\$0.00	\$51.04
2330707	\$126.49	\$0.45	\$0.00	\$1,919.34
2330708	\$30.30	\$0.45	\$639.95	\$2,307.48
2330709	\$30.30	\$0.45	\$0.00	\$562.42
2330801	\$280.72	\$85.01	\$0.00	\$604.07
2330802	\$280.72	\$0.45	\$0.00	\$340.85
2330803	\$280.72	\$0.45	\$0.00	\$1,095.13
2330804	\$126.49	\$0.45	\$0.00	\$3,029.03
2330809	\$30.30	\$8.24	\$0.00	\$3,587.60
2330805	\$126.49	\$0.45	\$0.00	\$2,277.70
2330806	\$30.30	\$0.45	\$0.00	\$568.94
2330807	\$30.30	\$0.45	\$0.00	\$722.47
2330808	\$280.72	\$85.01	\$0.00	\$605.33
2330901	\$126.49	\$0.45	\$382.99	\$256.24
2330902	\$126.49	\$0.45	\$0.00	\$429.74

\*Non-residential developments are exempt from Community and Parkland Infrastructure charges

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2330903	\$126.49	\$0.45	\$0.00	\$889.15
2330904	\$280.72	\$0.45	\$0.00	\$848.75
2330905	\$280.72	\$0.45	\$0.00	\$193.79
2330906	\$126.49	\$0.45	\$0.00	\$1,000.22
2330907	\$126.49	\$0.45	\$0.00	\$1,320.14
2330908	\$160.51	\$0.45	\$0.00	\$2,700.11
2330909	\$246.70	\$0.45	\$0.00	\$201.31
2330910	\$126.49	\$0.45	\$0.00	\$587.67

DAREBIN PLANNING SCHEME

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2330911	\$280.72	\$0.45	\$0.00	\$1,403.01
2331001	\$252.19	\$0.45	\$808.52	\$214.35
2331002	\$252.19	\$7.62	\$351.28	\$1,088.28
2331003	\$252.19	\$0.45	\$0.00	\$990.05
2331004	\$30.30	\$0.45	\$0.00	\$76.59
2331005	\$111.31	\$0.45	\$0.00	\$48.02
2331006	\$111.31	\$11.28	\$132.13	\$80.91
2331007	\$111.31	\$11.28	\$186.59	\$26.21
2331008	\$111.31	\$0.45	\$54.46	\$33.13
2331009	\$111.31	\$0.45	\$0.00	\$1.36
2331010	\$111.31	\$36.60	\$54.46	\$77.50
2331011	\$252.19	\$0.45	\$0.00	\$91.17
2331101	\$252.19	\$0.45	\$0.00	\$188.21
2331102	\$252.19	\$0.45	\$0.00	\$302.67
2331103	\$252.19	\$37.01	\$216.47	\$296.10
2331104	\$252.19	\$7.62	\$351.28	\$157.89
2331105	\$252.19	\$28.38	\$0.00	\$235.69
2331106	\$252.19	\$0.45	\$863.64	\$43.61
2331107	\$252.19	\$0.45	\$0.00	\$92.48
2331108	\$256.33	\$0.45	\$0.00	\$1.36
2331109	\$256.33	\$0.45	\$0.00	\$130.97
2331110	\$252.19	\$28.38	\$216.47	\$344.03

\*Non-residential developments are exempt from Community and Parkland Infrastructure charges.

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2331111	\$256.33	\$7.62	\$216.47	\$1,187.96
2331112	\$252.19	\$0.45	\$0.00	\$200.88
2331113	\$252.19	\$7.62	\$216.47	\$26.80
2331201	\$256.33	\$26.18	\$0.00	\$128.52
2331202	\$256.33	\$145.04	\$0.00	\$233.35
2331207	\$256.33	\$0.45	\$0.00	\$462.49
2331203	\$256.33	\$183.48	\$1,158.22	\$103.27
2331204	\$256.33	\$69.87	\$0.00	\$470.47
2331205	\$256.33	\$0.45	\$83.77	\$783.70

DAREBIN PLANNING SCHEME

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2331206	\$256.33	\$0.45	\$83.77	\$452.08
2331208	\$256.33	\$26.18	\$0.00	\$797.51
2331209	\$256.33	\$26.18	\$0.00	\$667.14
2331210	\$256.33	\$0.45	\$646.91	\$370.71
2331211	\$256.33	\$0.45	\$0.00	\$884.78
2331212	\$256.33	\$26.18	\$189.30	\$103.92
2331213	\$252.19	\$0.45	\$0.00	\$851.65
2331301	\$256.33	\$0.45	\$208.20	\$29.95
2331302	\$256.33	\$0.45	\$0.00	\$1,424.61
2331303	\$256.33	\$0.45	\$101.84	\$290.92
2331304	\$256.33	\$0.45	\$0.00	\$168.61
2331305	\$256.33	\$0.45	\$0.00	\$1.36
2331306	\$256.33	\$0.45	\$0.00	\$25.67
2331307	\$256.33	\$0.45	\$0.00	\$1.36
2331308	\$256.33	\$0.45	\$0.00	\$54.01
2331309	\$256.33	\$0.45	\$0.00	\$420.41
2331310	\$256.33	\$0.45	\$0.00	\$1.36
2331311	\$252.19	\$0.45	\$0.00	\$130.45
2331401	\$256.33	\$0.45	\$173.46	\$563.28
2331402	\$252.19	\$20.49	\$6.86	\$254.20
2331403	\$252.19	\$0.45	\$841.01	\$1.36

\*Non-residential developments are exempt from Community and Parkland Infrastructure charges.

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2331404	\$252.19	\$0.45	\$6.86	\$38.21
2331405	\$252.19	\$0.45	\$870.49	\$1.36
2331406	\$252.19	\$0.45	\$0.00	\$242.12
2331407	\$252.19	\$0.45	\$0.00	\$423.34
2331408	\$252.19	\$0.45	\$6.86	\$226.80
2331409	\$252.19	\$0.45	\$0.00	\$1.36
2331501	\$252.19	\$0.45	\$0.00	\$144.04
2331502	\$252.19	\$0.45	\$0.00	\$1,165.29
2331503	\$252.19	\$0.45	\$0.00	\$217.52
2331504	\$252.19	\$0.45	\$0.00	\$94.63

DAREBIN PLANNING SCHEME

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2331505	\$252.19	\$0.45	\$0.00	\$170.61
2331506	\$252.19	\$0.45	\$0.00	\$1.36
2331507	\$252.19	\$45.98	\$0.00	\$1,165.29
2331508	\$252.19	\$45.98	\$0.00	\$650.64
2331509	\$252.19	\$0.45	\$0.00	\$925.65
2331510	\$252.19	\$99.06	\$0.00	\$168.07
2331511	\$252.19	\$0.45	\$54.46	\$5.04
2331605	\$252.19	\$0.45	\$231.90	\$336.88
2331601	\$252.19	\$66.02	\$6.86	\$469.27
2331602	\$252.19	\$45.98	\$6.86	\$482.25
2331603	\$252.19	\$45.98	\$0.00	\$175.41
2331604	\$252.19	\$52.14	\$461.66	\$115.57
2331606	\$284.86	\$0.45	\$236.09	\$63.76
2331607	\$284.86	\$0.45	\$406.44	\$357.14
2331608	\$284.86	\$24.58	\$0.00	\$48.99
2331609	\$284.86	\$76.71	\$0.00	\$306.54
2331610	\$284.86	\$24.58	\$852.33	\$1.36
2331701	\$256.33	\$37.74	\$0.00	\$7.41
2331702	\$256.33	\$0.45	\$1,111.92	\$1,449.40
2331703	\$256.33	\$36.96	\$0.00	\$43.70

\*Non-residential developments are exempt from Community and Parkland Infrastructure charges.

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2331704	\$256.33	\$17.16	\$162.57	\$485.87
2331705	\$289.01	\$55.07	\$1,812.27	\$58.65
2331706	\$289.01	\$17.16	\$68.15	\$780.14
2331707	\$289.01	\$60.78	\$999.26	\$189.96
2331708	\$256.33	\$0.45	\$579.28	\$2,442.51
2331709	\$256.33	\$36.96	\$212.67	\$494.12
2331710	\$252.19	\$0.45	\$162.65	\$824.61
2331801	\$256.33	\$0.45	\$0.00	\$715.01
2331802	\$256.33	\$44.07	\$0.00	\$772.86
2331803	\$289.01	\$60.78	\$229.09	\$242.98
2331804	\$284.86	\$17.16	\$0.00	\$209.58

DAREBIN PLANNING SCHEME

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2331805	\$252.19	\$0.45	\$396.48	\$7.41
2331806	\$252.19	\$0.45	\$607.24	\$209.58
2331807	\$252.19	\$0.45	\$0.00	\$143.79
2331808	\$252.19	\$0.45	\$0.00	\$210.92
2331809	\$252.19	\$0.45	\$0.00	\$320.85
2331810	\$256.33	\$0.45	\$0.00	\$548.67
2331811	\$252.19	\$44.07	\$0.00	\$7.41
2331901	\$30.30	\$0.45	\$26.22	\$692.03
2331902	\$30.30	\$0.45	\$224.68	\$48.51
2331903	\$30.30	\$3.49	\$0.00	\$98.67
2331904	\$30.30	\$3.49	\$437.09	\$273.75
2331905	\$30.30	\$29.28	\$0.00	\$174.89
2331906	\$30.30	\$0.45	\$0.00	\$27.38
2331907	\$30.30	\$3.49	\$0.00	\$335.20
2331908	\$30.30	\$3.49	\$0.00	\$129.70
2331909	\$30.30	\$54.86	\$195.61	\$260.46
2331910	\$30.30	\$0.45	\$195.61	\$83.52
2331911	\$30.30	\$0.45	\$0.00	\$329.82
2332001	\$30.30	\$0.45	\$294.26	\$112.72

\*Non-residential developments are exempt from Community and Parkland Infrastructure charges.

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2332002	\$30.30	\$91.07	\$0.00	\$51.05
2332003	\$30.30	\$91.07	\$0.00	\$51.05
2332004	\$30.30	\$47.86	\$0.00	\$1.36
2332005	\$30.30	\$114.57	\$0.00	\$59.11
2332006	\$62.98	\$0.45	\$169.23	\$59.11
2332007	\$30.30	\$0.45	\$0.00	\$49.88
2332008	\$30.30	\$3.49	\$674.47	\$90.89
2332009	\$30.30	\$3.49	\$107.05	\$232.40
2332102	\$30.30	\$3.49	\$26.13	\$38.59
2332103	\$30.30	\$3.49	\$700.60	\$27.66
2332104	\$35.87	\$45.51	\$375.55	\$207.02
2332105	\$35.87	\$7.40	\$0.00	\$19.86



	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2332106	\$78.83	\$49.42	\$58.93	\$71.00
2332107	\$35.87	\$42.47	\$315.17	\$18.35
2332201	\$30.30	\$0.45	\$74.74	\$10.16
2332202	\$30.30	\$0.45	\$0.00	\$189.54
2332203	\$30.30	\$0.45	\$0.00	\$11.65
2332204	\$30.30	\$0.45	\$0.00	\$11.65
2332205	\$30.30	\$0.45	\$402.45	\$15.34
2332206	\$30.30	\$3.49	\$26.13	\$87.50
2332207	\$30.30	\$3.49	\$26.13	\$21.00
2332208	\$30.30	\$0.45	\$23.02	\$50.15

\*Non-residential developments are exempt from Community and Parkland Infrastructure charges.

## 5.0

05/05/2016  
C148

### Land or development excluded from development contributions plan

Exemptions from payment of development contributions apply in the following circumstances:

- results in a development that is less than the charge unit specified in Schedule 1 to the Development Contributions Plan Overlay.
- Non-residential development is exempt from Community and Parkland infrastructure charges.
- The carrying out of residential building works associated with an existing dwelling, including the replacement of a dwelling.

Notes:

*This schedule sets out a summary of the costs and contributions prescribed in the City of Darebin Development Contributions Plan, June 2004 (Revised 2015). Refer to the incorporated development contributions plan for full details.*

*As specified in Part 3.1 of the City of Darebin Development Contributions Plan, June 2004 (Revised 2015), no contributions are to be collected after 30 June 2014. Refer to the incorporated development contributions plan for full details.*

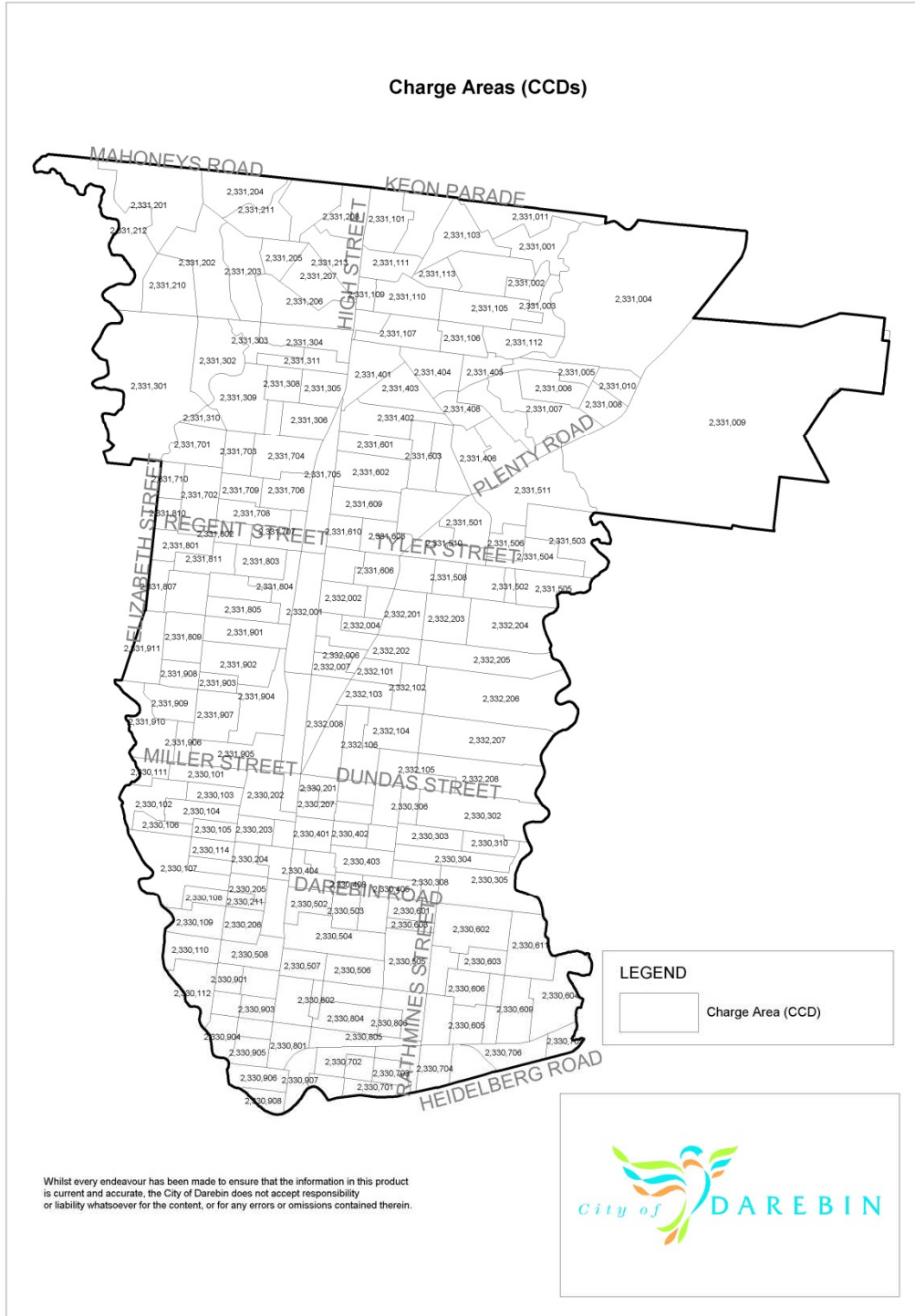
## 6.0

05/05/2016  
C148

### Reference Documents

- City of Darebin Development Contributions Plan: Audit and Management of Unspent Funds, 2015, SGS Economics and Planning

Charge Areas (CCDs)



Whilst every endeavour has been made to ensure that the information in this product is current and accurate, the City of Darebin does not accept responsibility or liability whatsoever for the content, or for any errors or omissions contained therein.

**32.08****GENERAL RESIDENTIAL ZONE**01/07/2014  
VC116

Shown on the planning scheme map as **GRZ, R1Z, R2Z or R3Z** with a number (if shown).

**Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To encourage development that respects the neighbourhood character of the area.

To implement neighbourhood character policy and adopted neighbourhood character guidelines.

To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

**32.08-1****Table of uses**01/07/2013  
V8**Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than 2 animals.
<b>Bed and breakfast</b>	No more than 10 persons may be accommodated away from their normal place of residence.  At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
<b>Dependent person's unit</b>	Must be the only dependent person's unit on the lot.
<b>Dwelling (other than Bed and breakfast)</b>	
<b>Home occupation</b>	
<b>Informal outdoor recreation</b>	
<b>Medical centre</b>	The gross floor area of all buildings must not exceed 250 square metres.  Must not require a permit under clause 52.06-3.  The site must adjoin, or have access to, a road in a Road Zone.
<b>Minor utility installation</b>	
<b>Place of worship</b>	The gross floor area of all buildings must not exceed 250 square metres.  The site must adjoin, or have access to, a road in a Road Zone.
<b>Railway</b>	
<b>Residential aged care facility</b>	

<b>Use</b>	<b>Condition</b>
<b>Tramway</b>	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

## **Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Accommodation (other than Dependent person's unit, Dwelling and Residential aged care facility)</b>	
<b>Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables and Intensive animal husbandry)</b>	
<b>Animal keeping (other than Animal boarding) – if the Section 1 condition is not met</b>	Must be no more than 5 animals.
<b>Car park</b>	Must be used in conjunction with another use in Section 1 or 2.
<b>Car wash</b>	The site must adjoin, or have access to, a road in a Road Zone.
<b>Community market</b>	
<b>Convenience restaurant</b>	The site must adjoin, or have access to, a road in a Road Zone.
<b>Convenience shop</b>	
<b>Food and drink premises (other than Convenience restaurant and Take away food premises)</b>	
<b>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</b>	
<b>Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship)</b>	
<b>Plant nursery</b>	
<b>Service station</b>	<p>The site must either:</p> <ul style="list-style-type: none"> <li>▪ Adjoin a commercial zone or industrial zone.</li> <li>▪ Adjoin, or have access to, a road in a Road Zone.</li> </ul> <p>The site must not exceed either:</p> <ul style="list-style-type: none"> <li>▪ 3000 square metres.</li> <li>▪ 3600 square metres if it adjoins on two boundaries a road in a Road Zone.</li> </ul>
<b>Store</b>	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
<b>Take away food premises</b>	The site must adjoin, or have access to, a road in a Road Zone.

Use	Condition
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

### Section 3 – Prohibited

Use
Amusement parlour
Animal boarding
Animal training
Brothel
Cinema based entertainment facility
Horse stables
Industry (other than Car wash)
Intensive animal husbandry
Motor racing track
Nightclub
Office (other than Medical centre)
Retail premises (other than Community market, Convenience shop, Food and drink premises, Plant nursery)
Saleyard
Stone extraction
Transport terminal
Warehouse (other than Store)

32.08-2

01/07/2013  
V8

### Subdivision

#### Permit requirement

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

**32.08-3**  
01/07/2013  
V8

### **Construction and extension of one dwelling on a lot**

#### **Permit requirement**

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.
- A lot of between 300 square metres and 500 square metres if specified in a schedule to this zone.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
  - A lot of less than 300 square metres, or
  - A lot of between 300 and 500 square metres if specified in a schedule to this zone, and
- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

#### **No permit required**

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

**32.08-4**  
22/08/2013  
VC104

### **Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings**

#### **Permit requirement**

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

A permit is not required to construct one dependent person's unit on a lot.

## **Transitional provisions**

Despite the amendments made to Clause 55 by Amendment VC100, Clause 55 does not apply to:

- an application to construct or extend a development of four or more storeys made before the approval date of the planning scheme amendment that introduces those amendments into the planning scheme; and
- an application under section 69 of the Act to extend a permit to construct or extend a development of four or more storeys granted on or before the approval date of Amendment VC100.

### **32.08-5**

01/07/2013  
V8

#### **Requirements of Clause 54 and Clause 55**

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

### **32.08-6**

01/07/2013  
V8

#### **Buildings and works associated with a Section 2 use**

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-1.

### **32.08-7**

01/07/2013  
V8

#### **Maximum building height requirement for a dwelling or residential building**

The maximum height of a building used for the purpose of a dwelling or residential building must not exceed the building height specified in a schedule to this zone.

This does not apply to:

- An extension of an existing building that exceeds the specified building height, provided that the extension does not exceed the existing building height.
- A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.

If no building height is specified, the requirement set out in the relevant standard of Clause 54 and Clause 55 applies.

### **32.08-8**

01/07/2013  
V8

#### **Application requirements**

An application must be accompanied by the following information, as appropriate:

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For residential development of five or more storeys, an urban context report and design response as required in Clause 52.35.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
  - Site shape, size, dimensions and orientation.
  - The siting and use of existing and proposed buildings.

- Adjacent buildings and uses.
- The building form and scale.
- Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

### **32.08-9 Exemption from notice and review**

01/07/2013  
V8

#### **Subdivision**

An application to subdivide land into lots each containing an existing dwelling or car parking space is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

### **32.08-10 Decision guidelines**

01/07/2013  
V8

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

#### **General**

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of this zone.
- Any other decision guidelines specified in a schedule to this zone.

#### **Subdivision**

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

#### **Dwellings and residential buildings**

- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.
- For a development of five or more storeys, excluding a basement, the Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004).



## **Non-residential use and development**

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

### **32.08-11 Advertising signs**

01/07/2013  
V8

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

*Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

*Check whether an overlay also applies to the land.*

*Other requirements may also apply. These can be found at Particular Provisions.*

30/10/2014  
C144**SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ2**.**DAREBIN GENERAL RESIDENTIAL AREAS****1.0 Permit requirement for the construction or extension of one dwelling on a lot**30/10/2014  
C144

**Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?**

None specified

**2.0 Requirements of Clause 54 and Clause 55**30/10/2014  
C144

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	None specified
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	None specified
<b>Side and rear setbacks</b>	A10 and B17	None specified
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	None specified
	B28	None specified
<b>Front fence height</b>	A20 and B32	None specified

**3.0 Maximum building height requirement for a dwelling or residential building**30/10/2014  
C144

None specified

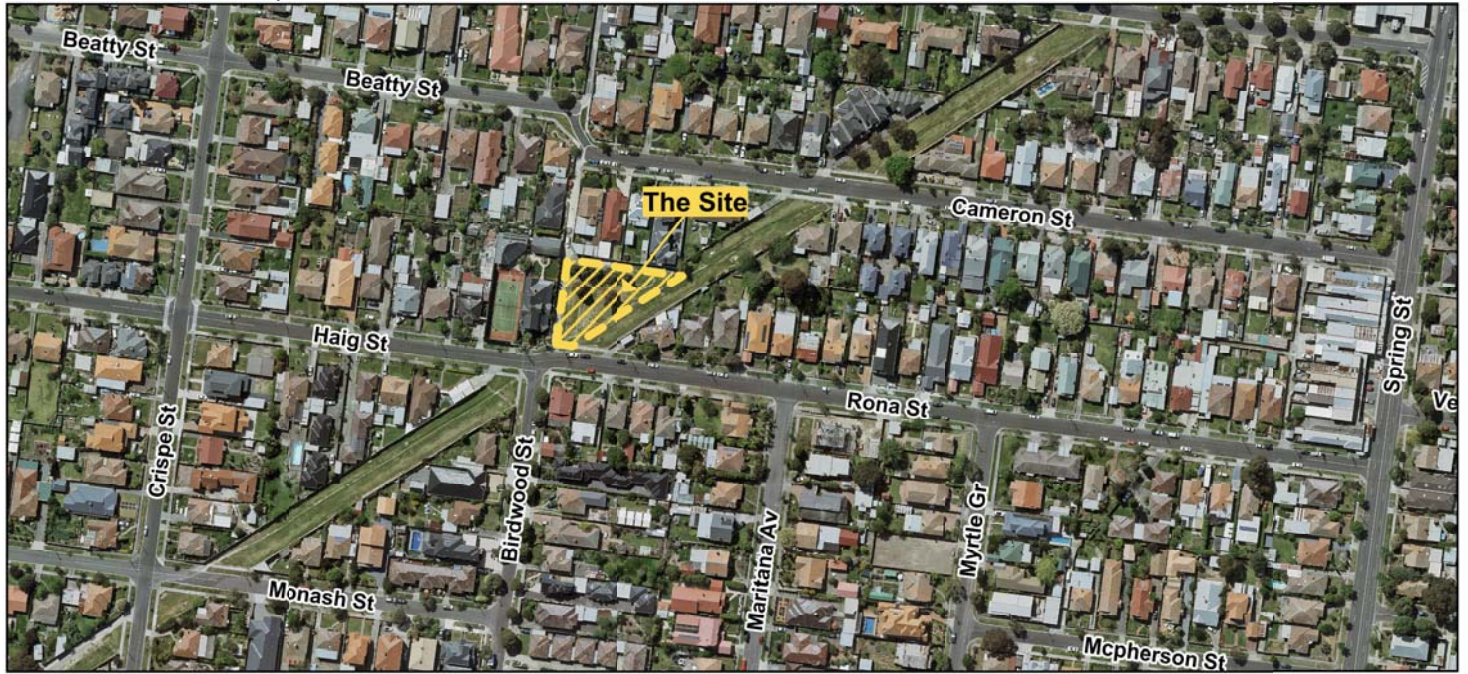
**4.0 Application requirements**30/10/2014  
C144

None specified

**5.0 Decision guidelines**30/10/2014  
C144

None specified

Location Map

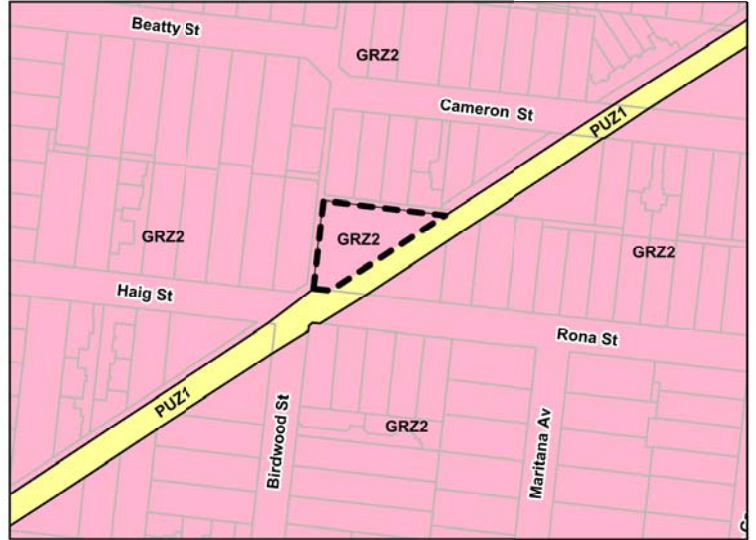


Existing Planning Scheme Zone Map



PUZ - Public Use Zone (Service and Utility)

Proposed Planning Scheme Zone Map



GRZ2 - General RESidential Zone, Schedule 2

**DAREBIN COUNCIL RESOLUTIONS RELATING TO 48 RONA STREET RESERVOIR  
CONSIDERATION OF REPORTS**

Minute No.	Resolution	Date of Meeting
286	<p>(1) Authorise officers to enter into a long-term community based lease arrangement with Melbourne Water for a section of the Yan Yean pipe track between Rona and Cameron Streets in Reservoir with the intention of providing neighbourhood playspace and otherwise making the land available for use by the general public.</p> <p>(2) Refer sufficient additional funding to the 2017/18 budget to allow for the increased maintenance costs of the land and playspace equipment.</p> <p>(3) Refer funding for the construction of a neighbourhood playspace within the Yan Yean pipe track between Rona and Cameron Streets in Reservoir to the 2017/18 capital works program for funding consideration.</p> <p>(4) Write to the local Members of Parliament, the Minister for Water and Managing Director of Melbourne Water thanking them for their assistance in obtaining a positive outcome for the local community.</p> <p>(5) Write to the Minister for Planning, Minister for Water and the Environment, upper and lower house MPs in the northern region and Managing Director of Melbourne Water requesting that the land at 48 Rona Street be formally recognised for its current use as public open space or other forms of public zoning, and its strategic importance as part of Darebin's Open Space Strategy and request that the land use zoning be recognised and retained in this regard for the future use of Darebin residents.</p> <p style="text-align: right;"><b>CARRIED UNANIMOUSLY</b></p>	18 July 2016

483	<p>(1) VicRoads be advised that Council has no strategic interest in acquiring surplus VicRoads land at 16-20 Dumbarton Street, Reservoir; Rear 16umbarton Street, Reservoir; 20 Lockton Avenue, Reservoir; and 122-124heddar Road, Reservoir and that land be transferred to Darebin Council at no cost.</p> <p>(2) VicRoads be advised that Council will require a 3m wide drainage easement to be provided along the southern boundary of 20 Lockton Street, Reservoir in order to protect an existing underground Council drainage asset.</p> <p>(3) VicRoads be advised that Council has no strategic interest in acquiring surplus VicRoads land at 1-11 McMahon Road, Reservoir and that land be transferred to Darebin Council at no cost.</p> <p>(4) The Chief Executive write to the Chief Executive of VicRoads and that the Mayor write to the local members of parliament to request the land at the following locations be transferred over to Darebin residents at no cost:</p> <ul style="list-style-type: none"> <li>a. Rear of 32-34 Clements Grove, Reservoir</li> <li>b. Rear of 22 Clements Grove, Reservoir</li> <li>c. Rear 30 Mia Close, Reservoir</li> <li>d. Rear 20 Lockton Avenue, Reservoir</li> </ul> <p>(5) The Chief Executive write to the Chief Executive Officer of Melbourne Water and that the Mayor write to the local Members of Parliament to request review of the offer of surplus Melbourne Water land at 48 Rona Street, Reservoir which is required by Council as open space to address a strategic deficiency in playspaces within the local area.</p> <p>(6) The Chief Executive write to the Chief Executive Officer of VicTrack and that the Mayor write to the local Members of Parliament and the Minister for Planning and the Minister for Environment, Climate Change and Water to:</p> <ul style="list-style-type: none"> <li>a. Request the Victorian Government consider declaring surplus Vic Track land at 45 Merri Parade as Crown Reserve</li> <li>b. Offer Council services as Committee of Management for that land</li> </ul> <p>(7) The Chief Executive be authorised to negotiate with the Department of Education in relation to surplus Department of Education Land at the former Ruthven Primary School and titled Council land within the former Preston Girls School with the intention of securing the entire 30,540m<sup>2</sup> of surplus land at the former Ruthven Primary School for municipal open space.</p> <p>(8) The Department of Education be advised that Council would only be interested in 18,760m<sup>2</sup> of land along the western edge of the former Lakeside Secondary College at 21-29 Radford Road, Reservoir in a scenario where the land is valued as open space.</p> <p>(9) Council receive a report on the progress of negotiations for the gifting of land or protection of land for open space at the following sites:</p> <ul style="list-style-type: none"> <li>a. 48 Rona Street, Reservoir</li> <li>b. 45 Merri Parade, Northcote</li> <li>c. Former Ruthven Primary School, Reservoir</li> <li>d. Rear 21-29 Radford Road, Reservoir (former Lakeside Secondary College).</li> </ul>	5 October 2015
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Mr Rasiah Dev  
Chief Executive  
City of Darebin  
274 Gower Street  
Preston VIC 3072

Dear Mr Dev

**REGARDING: 48 RONA STREET, RESERVOIR – MELBOURNE WATER LAND.**

I refer to your letter dated 11 December 2015 to Mr Michael Wandmaker, Managing Director of Melbourne Water. As Chief Financial Officer I have been asked to reply on behalf of Mr Wandmaker.

Melbourne Water is considering how best to deal with the land at 48 Rona Street in Reservoir which is freehold land surplus to Melbourne Water requirements.

As you are aware the matters relating to the land are complex. Current Government Policy dictates that if land is deemed surplus to Melbourne Water's future needs it can be sold for no less than the Valuer-General Victoria valuation. Unfortunately the land cannot be transferred to Darebin Council for \$Nil consideration.

Melbourne Water has identified an area available for lease which may be used for a playground area and can be included in Council's "Playspace Strategy". Please refer to the attached plan which shows the land available for lease hatched white. If the land available for lease meets Council's requirements please advise Melbourne Water at your earliest convenience.

A meeting between Council and Melbourne Water as proposed in your letter would be beneficial to all parties. Please contact Mr Doug Tipping, Manager Property, Commercial and Technology Services on 9679 7137 who has carriage of this matter.

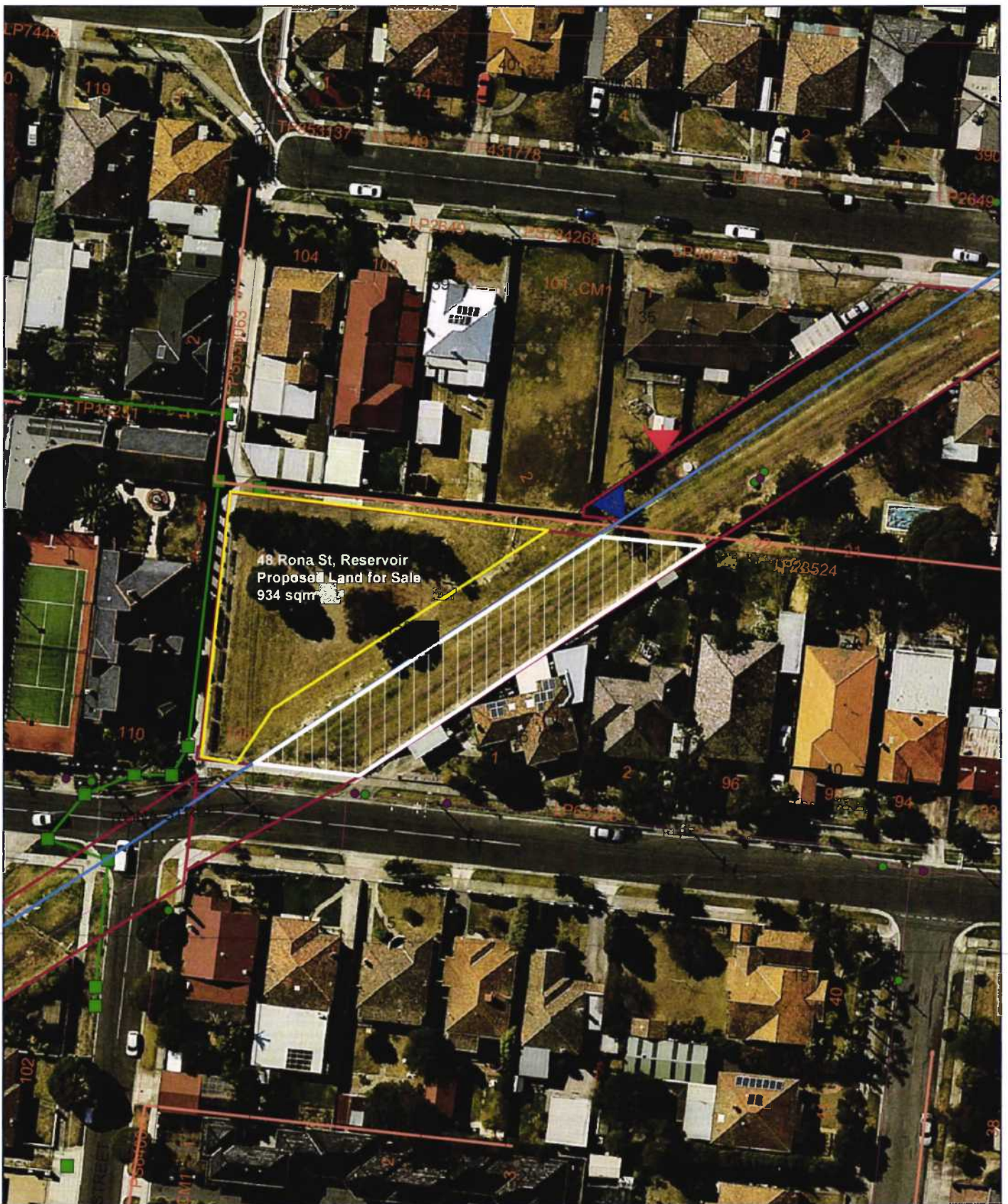
Thank you for your letter, Melbourne Water looks forward to working with Darebin Council on this matter.

Your sincerely

  
**Anthony O'Shannessy**  
Chief Financial Officer

...../...../2016

# ANNEXURE "A"



## 48 Rona Street, Reservoir

Map at A4  
Scale 1cm: 5.4m

2016



- MW owned subject land boundary
- Water supply main
- Abandoned water supply main
- Retail water

- Council drain pipe & pit
- Land available for licence
- Retail sewer
- MW owned land

Whilst all due skill and attention has been used Melbourne Water Corporation shall not be liable in anyway for loss of any kind including damages, costs, interest, loss of profits or special loss or damage, arising from any error, inaccuracy, incompleteness or other defect in this information. By receiving and accepting this information the recipient acknowledges that Melbourne Water Corporation makes no representations as to the accuracy or completeness of this information and ought carry out its own investigation if appropriate.



**9.3 SURPLUS VICTORIAN GOVERNMENT LAND****MINUTE NO. 483****AUTHOR: Manager Assets and Properties****REVIEWED BY: Director Assets and Business Services****SUMMARY**

Council has received advice through the Victorian Government's First Right of Refusal (FROR) process that several parcels of Victorian Government owned land within the municipality are considered surplus. This surplus land has been offered to Council, Victorian Government departments and the Commonwealth Government on a first right of refusal basis prior to being offered for private sale to the public.

VicRoads, Melbourne Water, VicTrack and the Department of Education have all identified surplus land within the City.

The identified surplus land has been assessed using the Darebin Property Management Strategy's Decision Logic Map. The outcomes of the Decision Logic Map assessments were then reviewed by the internal Land and Property Strategic Use Steering Committee. Department of Education land at the former Lakeside Secondary College was previously reported to Council on 15 September 2014 and Council has received briefings on land at the former Ruthven Primary School.

In most cases the land identified as surplus by Victorian Government departments and agencies is currently serving as publicly available open space. As this use is inconsistent with the stated purposes of the various departments and agencies which own the land, the land is considered to be surplus to their requirements. In order for Victorian Government land to be protected for open space, it must be of state significance. Most of the surplus land has not been identified by the Victorian Government as such, except for the VicTrack land at 45 Merri Parade, which is noted as open space in the Metropolitan Open Space Strategy.

This report recommends that Council take a range of actions to either acquire or secure land for open space through various means or pass on the opportunity to acquire surplus land due to a lack of strategic relevance. These actions include:

- Working with VicRoads to purchase land along the Merri and Darebin Creeks and advising them of the parcels of land which are considered to be not strategically justified within a municipal context.
- Negotiating with Melbourne Water and relevant members of the Victorian Government in an attempt achieve a price for land at 48 Rona Street that would be considered appropriate to its future use as open space. The current valuation of \$1.25M for 1,268m<sup>2</sup> is based on a residential use, is considered to be excessive and not value for money.
- Advising the Victorian Government that the surplus VicTrack land at 45 Merri Parade should be considered as open space of state significance, as noted within the Metropolitan Open Space Strategy, and that it should be protected accordingly. In this regard, it is recommended that Council offer to become Committee of Management for the land should it be declared a Crown Reserve.

The Department of Education has recently re-approached Council with offers for former schools in Reservoir offering discounts of up to 45-50% of the market value if Council commits to use the land as open space.



It is recommended that Council enter into negotiations with the Department of Education to consider opportunities to acquire land from the former Ruthven Primary School in Reservoir to fill a gap in the provision of large open spaces in this area. Potential options could include opportunities for a land-swap of Council titled properties within the bounds of the former Preston Girls School.

Council has secured an easement across the western portion of the site of the former Lakeside Secondary College in accordance with previous resolution of Council. The Department's offer of a potential for a 45-50% discount on the industrially zoned market value this land still does not provide value for money to the community. The land is covered by planning scheme protections aimed at retaining vegetation and preventing inappropriate development. It is considered appropriate that Council approach any future private owner of this land to negotiate a purchase in the future.

### **CONSULTATION**

- Councillor Briefing – 14 September 2015
- Department of Treasury and Finance
- Department of Education
- VicRoads
- VicTrack
- Melbourne Water
- City Valuer
- Land and Property Strategic Use Steering Committee

### **RECOMMENDATION**

**THAT:**

- (1) VicRoads be advised that Council has no strategic interest in acquiring surplus VicRoads land at 16-20 Dumbarton Street, Reservoir; Rear 16 Dumbarton Street, Reservoir; 20 Lockton Avenue, Reservoir; and 122-124 Cheddar Road, Reservoir.
- (2) VicRoads be advised that Council will require a 3m wide drainage easement to be provided along the southern boundary of 20 Lockton Street, Reservoir in order to protect an existing underground Council drainage asset.
- (3) VicRoads be advised that Council has no strategic interest in acquiring surplus VicRoads land at 1-11 McMahan Road, Reservoir.
- (4) Council authorise the Chief Executive to negotiate with VicRoads to acquire land at open space valuations at the following locations:
  - a. Rear of 32-34 Clements Grove, Reservoir
  - b. Rear of 22 Clements Grove, Reservoir
  - c. Rear 30 Mia Close, Reservoir
  - d. Rear 20 Lockton Avenue, Reservoir

- (5) Council authorise the Council seal to be affixed to any transfer of land made in accordance with this report in relation to the acquisition of land for municipal open space at:
  - a. Rear of 32-34 Clements Grove, Reservoir
  - b. Rear of 22 Clements Grove, Reservoir
  - c. Rear 30 Mia Close, Reservoir
  - d. Rear 20 Lockton Avenue, Reservoir
- (6) The Chief Executive write to the Chief Executive Officer of Melbourne Water and that the Mayor write to the local Members of Parliament to request review of the offer of surplus Melbourne Water land at 48 Rona Street, Reservoir which is required by Council as open space to address a strategic deficiency in playspaces within the local area.
- (7) The Chief Executive write to the Chief Executive Officer of VicTrack and that the Mayor write to the local Members of Parliament and the Minister for Planning and the Minister for Environment, Climate Change and Water to:
  - a. Request the Victorian Government consider declaring surplus VicTrack land at 45 Merri Parade as a Crown Reserve
  - b. Offer Council's services as Committee of Management for that land
- (8) The Chief Executive be authorised to negotiate with the Department of Education in relation to surplus Department of Education Land at the former Ruthven Primary School and titled Council land within the former Preston Girls School with the intention of securing the entire 30,540m<sup>2</sup> of surplus land at the former Ruthven Primary School for municipal open space.
- (9) The Department of Education be advised that Council would only be interested in 18,760m<sup>2</sup> of land along the western edge of the former Lakeside Secondary College at 21-29 Radford Road, Reservoir in a scenario where the land is valued as open space.
- (10) Council receive a report on the progress of negotiations for acquisition or protection of land for open space at the following sites:
  - a. 48 Rona Street, Reservoir
  - b. 45 Merri Parade, Northcote
  - c. Former Ruthven Primary School, Reservoir
  - d. Rear 21-29 Radford Road, Reservoir (former Lakeside Secondary College).

### COUNCIL RESOLUTION

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

**THAT:**

- (1) VicRoads be advised that Council has no strategic interest in acquiring surplus VicRoads land at 16-20 Dumbarton Street, Reservoir; Rear 16 Dumbarton Street, Reservoir; 20 Lockton Avenue, Reservoir; and 122-124 Cheddar Road, Reservoir and that land be transferred to Darebin Council at no cost.

- (2) VicRoads be advised that Council will require a 3m wide drainage easement to be provided along the southern boundary of 20 Lockton Street, Reservoir in order to protect an existing underground Council drainage asset.
- (3) VicRoads be advised that Council has no strategic interest in acquiring surplus VicRoads land at 1-11 McMahon Road, Reservoir and that land be transferred to Darebin Council at no cost.
- (4) The Chief Executive write to the Chief Executive of Vic Roads and that the Mayor write to the local members of parliament to request the land at the following locations be transferred over to Darebin residents at no cost:
  - a. Rear of 32-34 Clements Grove, Reservoir
  - b. Rear of 22 Clements Grove, Reservoir
  - c. Rear 30 Mia Close, Reservoir
  - d. Rear 20 Lockton Avenue, Reservoir
- (5) The Chief Executive write to the Chief Executive Officer of Melbourne Water and that the Mayor write to the local Members of Parliament to request review of the offer of surplus Melbourne Water land at 48 Rona Street, Reservoir (with a view to gifting the land to Darebin City Council) which is required by Council as open space to address a strategic deficiency in playspaces within the local area.
- (6) The Chief Executive write to the Chief Executive Officer of VicTrack and that the Mayor write to the local Members of Parliament and the Minister for Planning and the Minister for Environment, Climate Change and Water to:
  - a. Request the Victorian Government consider declaring surplus VicTrack land at 45 Merri Parade as a Crown Reserve
  - b. Offer Council's services as Committee of Management for that land
- (7) The Chief Executive be authorised to negotiate with the Department of Education in relation to surplus Department of Education Land at the former Ruthven Primary School and titled Council land within the former Preston Girls School with the intention of securing the entire 30,540m<sup>2</sup> of surplus land at the former Ruthven Primary School for municipal open space.
- (8) The Department of Education be advised that Council would only be interested in 18,760m<sup>2</sup> of land along the western edge of the former Lakeside Secondary College at 21-29 Radford Road, Reservoir in a scenario where the land is valued as open space.
- (9) Council receive a report on the progress of negotiations for the gifting of land or protection of land for open space at the following sites:
  - a. 48 Rona Street, Reservoir
  - b. 45 Merri Parade, Northcote
  - c. Former Ruthven Primary School, Reservoir
  - d. Rear 21-29 Radford Road, Reservoir (former Lakeside Secondary College).

**CARRIED**

Cr. Greco called for a Division:

For

Cr. Oliver Walsh  
Cr. Tim Laurence  
Cr. Gaetano Greco  
Cr. Angela Villella  
Cr. Julie Williams

Against

Cr. Steven Tsitas  
Cr. Vince Fontana

The Chairperson, Cr. Tsitas, declared the motion to be carried.

## REPORT

### INTRODUCTION AND BACKGROUND

#### Victorian Government Surplus Land Process

The Victorian Government endorsed the *Victorian Government Landholding Policy and Guidelines* in early 2015. The policy states that Victorian Government agencies must only hold land where state ownership of that land contributes directly to current or future service delivery outcomes.

The policy and guidelines require Victorian Government departments and authorities to undertake strategic assessments of their property portfolios and provide annual reporting to the Department of Treasury and Finance (DTF) on property utilisation, including identifying parcels which are considered surplus.

The *Victorian Government Landholding Policy and Guidelines* introduces amendments to the process for notification and offering surplus land to local governments which was previously contained within Government Land Monitor's *Policy and Instructions for the purchase, compulsory acquisition and sale of land*. Under the previous process, councils were provided notification after Victorian Government departments/authorities were notified and councils were only provided with 30 days to respond. The new process features concurrent notification for local, state and federal and provides a 60 day period for response (see outline below).

- Upon declaring land surplus to agency requirements, Victorian Government agencies give notice of the surplus land to the DTF
- DTF provides email notification to Victorian Government agencies, local government and the Commonwealth Government of the surplus land
- All other Victorian Government agencies, local government and the Commonwealth Government have a period of 60 days from the date of notification by the Department of Treasury and Finance in which to submit an expression of interest to acquire the surplus land for a public or community purpose
- If an expression of interest is not received within 60 days, the disposing agency may proceed to dispose of the surplus land by public process in accordance with the Victorian Government Land Transactions Policy
- If an expression of interest is received within 60 days, the parties are required to negotiate in good faith to attempt to agree on the terms of sale within 30 days after the close of the expression of interest period (or such other period as may be agreed between the parties)

- If the terms of sale are not agreed between the parties, the disposing agency may proceed to dispose of the surplus land by public process in accordance with the Victorian Government Land Transactions Policy
- If the terms of sale are agreed between the parties, transfer of the surplus land may proceed according to the agreed terms, at a price equal to the current market value of the land as determined by the Valuer-General Victoria
- The landholding Minister may approve the sale of land for a community purpose at a price less than the current market value of the land as determined by the Valuer-General Victoria
- If more than one expression of interest is received in respect of surplus land, expressions of interest by Victorian Government agencies will take precedence over other expressions of interest.

### **Notifications of Surplus Victorian Government Land**

It would appear that some Victorian Government departments and authorities are more advanced in assessing their landholdings than others. Council has received information from the Department of Education, VicRoads, VicTrack and Melbourne Water regarding parcels of land which are considered surplus.

#### Department of Education

Surplus Department of Education land has been the subject of earlier reports and resolutions of Council, including a recent general business item calling for Council to write to various member of the Victorian Government requesting a meeting with the relevant Minister and local Member for Preston to discuss options to retain the former Ruthven primary school site in public ownership for community use.

The Department of Education provided Council with an easement for the bicycle path at the rear of the former Lakeside Secondary College at 21 Radford Road in Reservoir. This site still remains zoned PUZ2 and has yet to be offered to market.

The future of the former Preston Girls School site in Cooma Street, Preston remains under investigation by the Department of Education. Members of the local community have expressed strong interest in this site being used as a high school. Council has made several approaches to the Department of Education to secure a lease over the land until such time as the land is determined to be required for educational use again.

#### VicRoads

VicRoads contacted Council in October 2014 advising that it had undertaken an audit of its landholdings within the City and that it had identified five locations where it had landholdings that were now considered surplus. Individual discussion of each of the sites identified by VicRoads is contained in Appendices C through to G. In the main, these sites are being used as open space and in most cases have been solely maintained by Council for decades.

Review of this land and discussions with VicRoads continued until August 2015 whereupon VicRoads advised that it considered the timeframe within the VGLP to have expired. Despite this, and within the same letter, VicRoads invited Council to provide details to support its history of use and intentions to continue to use the land as open space to enable an open space valuation to be prepared.

Council is yet to receive valuations of the land from VicRoads; however estimated open space valuations have been prepared by the City Valuer which are contained within the relevant appendices.

#### Melbourne Water

Melbourne Water contacted Council in November 2014 about rezoning a parcel of land in Rona Street, Reservoir which was adjacent to the Yan Yean pipe track. This land was considered by Melbourne Water to be surplus to their needs and of a sufficient size (1,268m<sup>2</sup>) to enable development.

Council received a FROR notification email from the DTF in April 2015 which contained advice that this parcel of Melbourne Water owned land (refer to Appendix I for details) was considered surplus to Victorian Government needs. Based on a preliminary investigation of the site, with reference to applicable strategic documents, Melbourne Water were advised that Council may be interested in acquiring this land to remain as open space.

Melbourne Water arranged for a valuation to be undertaken through the office of the Valuer General Victoria (VGV). The VGV valuation was based on a residential development scenario and not Council's intended use of the land as open space.

#### VicTrack

The majority of VicTrack's landholdings within the City of Darebin are in alignment with the rail corridors and are required (to a greater or lesser extent) for the purposes of providing rail transport. Council received a FROR notification email from the DTF in April 2015 which contained advice of a large parcel of VicTrack owned land on the corner of Merri Parade and St Georges Road in Northcote (refer to Appendix I for details).

A preliminary investigation by Council officers identified that this was a landmark site that should be retained as open space, so VicTrack was formally advised that Council would be interested in acquiring the land, subject to the outcome of a valuation. VicTrack advised that no other government department or authority advised of any interest in the land. From the outset of discussions, VicTrack was amenable to valuation being undertaken on the basis of the open space use of the land.

A valuation was organised by VicTrack through a VGV approved valuer as well as a second check valuation from another approved VGV valuer. Due to the disparity in value in the two valuations, a valuers' conference was held and a compromise value arrived at. The final valuation takes into account the idea that part of the land is undevelopable and that the remainder is heavily impacted by easements, zoning, past use and potential for future opposition to a change in use.

## ISSUES AND DISCUSSION

### Surplus Land

Table 1, below, lists the various parcels of land that have been most recently identified by State Government authorities as being surplus. More detailed information on each parcel of land is contained within **Appendix A** (summary) and **Appendices C - J** (individual assessments).

Land	Area	Authority	Appendix
16 Dumbarton Street, Reservoir	833m <sup>2</sup>	VicRoads	C
18 Dumbarton Street, Reservoir	832m <sup>2</sup>	VicRoads	C
20 Dumbarton Street, Reservoir	831m <sup>2</sup>	VicRoads	C
Rear 16-20 Dumbarton Street, Reservoir	3,550m <sup>2</sup>	VicRoads	C
1-11 McMahon Road, Reservoir	3,962m <sup>2</sup>	VicRoads	D
Rear 32-34 Clements Grove, Reservoir	1,393m <sup>2</sup>	VicRoads	D
Rear 22 Clements Grove, Reservoir	4,354m <sup>2</sup>	VicRoads	D
Rear 30 Mia Close, Reservoir	528m <sup>2</sup>	VicRoads	E
20 Lockton Street, Reservoir	534m <sup>2</sup>	VicRoads	F
Rear 20 Lockton Street, Reservoir	516m <sup>2</sup>	VicRoads	F
122 Cheddar Road, Reservoir	522m <sup>2</sup>	VicRoads	G
124 Cheddar Road Reservoir	806m <sup>2</sup>	VicRoads	G
48 Rona Street, Reservoir	1,268m <sup>2</sup>	Melbourne Water	H
45 Merri Parade, Northcote (Railway lot 34 Merri)	9,672m <sup>2</sup>	VicTrack	I
Former Ruthven Primary School	30,540m <sup>2</sup>	Department of Education	J
Former Lakeside Secondary College	18,760m <sup>2</sup>	Department of Education	-

**Table 1 – Surplus State Government Land**

### **Property Asset Management Strategy and the Decision Logic Matrix**

Council adopted a Property Asset Management Strategy (PAMS) in 2014 which seeks to enable strategic decision making and align actions relating to property assets to Council's broader policy objectives. PAMS provides Council with a basis for achieving a sustainable property portfolio capable of generating enhanced community outcomes.

PAMS contains a Property Management Framework (Figure 1) which depicts a methodology for municipal decision making which is founded on service needs and is responsive to budgetary implications.

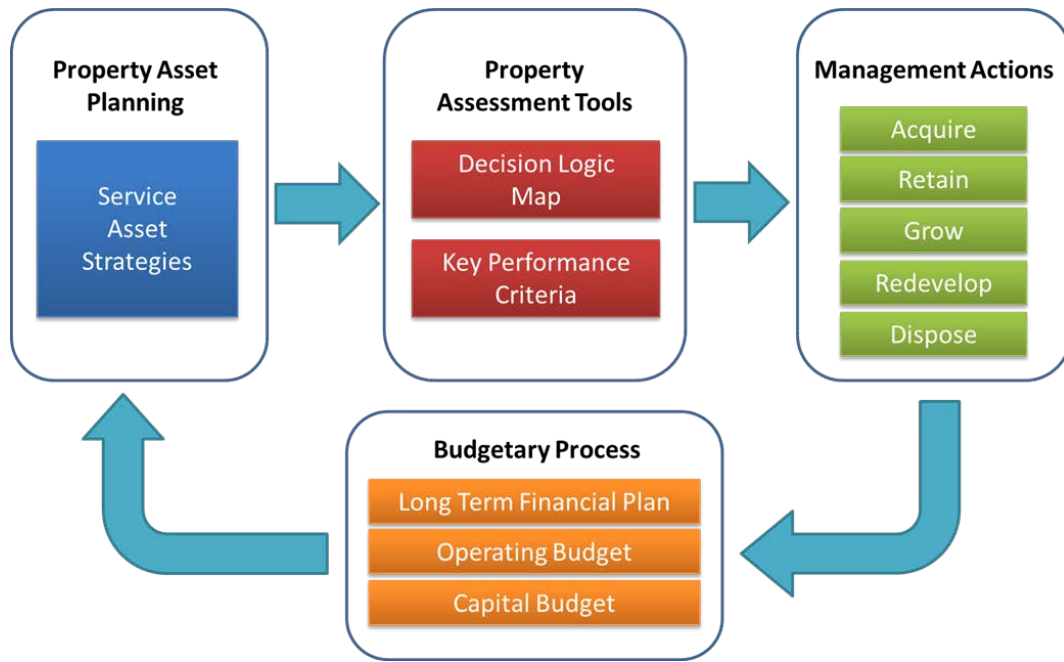


Figure 1- Property Management Framework

A vital element of the Property Asset Management Strategy is the Decision Logic Map (refer to **Appendix B**) which asks a series of key questions in order to arrive at one of four hold points – Dispose, Maintain, Grow or Redevelop as shown in Figure 2.

		Service Provision	
		High	Low
Development Potential	High	<p><b>Grow</b></p> <p>(Council undertakes actions to develop the property or transform existing use)</p>	<p><b>Redevelop</b></p> <p>(partnership with other parties to develop property or transform existing use)</p>
	Low	<p><b>Maintain</b></p> <p>(business as usual)</p>	<p><b>Dispose</b></p> <p>(Council sells the property)</p>

Figure 2- Decision Logic Matrix

Each site has been assessed using service based asset strategies and the property assessment tools to arrive at an appropriate management action (refer **Appendices C through I**). The assessment process now requires input from Council to balance outcomes and resources to determine if these management actions are indeed appropriate.



## POLICY IMPLICATIONS

### Environmental Sustainability

Environmental sustainability issues are covered under the strategic assessments for each of the candidate sites.

In general, the open spaces along the creeks promote biodiversity and natural environmental values throughout their local areas. There is significant threat involved in transfer of these parcels of land from public to private ownership.

### Human Rights, Equity and Inclusion

No significant issues relating to human rights, equity or inclusion are anticipated to have been raised by the matters discussed in this report.

It is expected that issues relating to human rights, equity and inclusion have been raised and dealt with under each strategy which has been consulted to prepare the individual property assessments.

### Economic Development

The sale and development of surplus Victorian Government land presents an opportunity for local economic development which would be likely to result in, at least temporarily, an increase in employment and economic activity throughout the City.

Where sites have been identified as being required to be retained as open space, it is considered that the long term environmental, social and cultural benefits of the land remaining open space would outweigh any short-term economic gain.

### Other

Nil

## FINANCIAL AND RESOURCE IMPLICATIONS

The proposed acquisition of land at the values shown in **Appendix A**, presents a significant financial challenge to Council.

One solution would be for the Victorian Government to gift the land to Council at no cost on the grounds that the land is to remain in public ownership and will be retained for community purposes. Council can, and does, take an advocacy approach (e.g. former Ruthven Primary School, Lakeside Secondary College) in an attempt to acquire surplus Victorian Government land at low or no cost. This approach is contrary to Victorian Government policy and sales evidence from transfers of government land to other councils.

Another option available to Council is the use of the Open Space Reserve (OSR) to fund purchases of open space land. Council collects payments in lieu of the provision of open space from subdividers of properties with the municipal area of the City of Darebin via section 20 of the *Subdivision Act 1988*.

Section 20(2) of the *Subdivision Act 1988* notes:

- “(2) *The Council must use any payment towards public open space it receives under this Act or has received under this Act or the proceeds of any sale of public open space to—*
- (a) *Buy land for use for public recreation or public Resort, as parklands or similar purposes; or*
  - (b) *Improve land already set aside, zoned or reserved for use for public recreation or public resort, as parkland or for similar purposes”*

Council received approximately \$3.9M in OSR contributions in 2014/2015. Each year the OSR contributes funds to the upgrade of open spaces throughout Darebin via the annual Capital Works Program.

At the beginning of the 2015/2016 financial year the OSR had a balance of \$9.788M. \$3.5M of this was budgeted as a contribution to open space projects in the 2015/2016 Capital Works Program, leaving \$6.288M in funds remaining in the OSR at the start of the financial year. By the end of the financial year an additional \$2.775M is expected to have been collected.

Based on the above, and noting that these funds are collected with the intention of them being expended on improving or acquiring open space, it is considered that Council would have sufficient funds within the OSR to acquire the land identified as required within this report.

It is noted that use of the OSR for purchase of surplus Victorian Government land would effectively be purchasing existing open spaces that are already in public hand. However if the land is not acquired by Council for open space and passes into private ownership, continued public access to this land could not be guaranteed.

## CONCLUSION

The Victorian Government is committed to offering local government first right of refusal to purchase surplus land prior to that land being released for sale to the general public.

Analysis of sites of surplus Victorian Government land has identified that most of those sites are considered required for municipal purposes.

Four VicRoads sites (two at the rear of Clements Grove and rear 20 Lockton Street) have been identified as required. Council is yet to receive valuations for this land from VicRoads. Should VicRoads' assessment of market value be in line with the open space values prepared by the City Valuer then it is proposed that Council take action to acquire this land through purchase which could be funded from the Open Space Reserve.

The remaining VicRoads sites (16-20 Dumbarton Street and Rear 16 Dumbarton Street, 20 Lockton Street and 122-124 Cheddar Road) are not considered to be required for municipal purposes.

The Melbourne Water land (48 Rona Street) provides an opportunity for Council to fill a gap identified within the Playspace Strategy for facilities within a small portion of central Reservoir. Melbourne Water's valuation of the land as a potential residential development site is excessive in comparison to Council's intended use as open space.

Despite the positive benefits to be gained from acquisition of open space and creation of a playspace, the proposal is not considered to provide value for money. It is recommended that Council advise Melbourne Water of its interest in acquiring the land at an open space valuation and that advocacy action be undertaken to support this outcome.

VicTrack's substantial (9,672m<sup>2</sup>) parcel of land on the corner of Merri Parade and St Georges Road is open space of state significance and should be retained by the Victorian Government as such. It is recommended that correspondence be provided to VicTrack, local members and the relevant Ministries to this effect.

The Department of Education has identified two former schools as being surplus to their requirements; Ruthven and Lakeside. The site of the former Ruthven Primary School would, if acquired by Council, serve to fill a strategic gap in open space provision in the north western quadrant of Reservoir. Negotiation with the Department of Education and advocacy with other stakeholders may ensure that this open space can be secured for future generations. The land at the former Lakeside Secondary College is of significance to the local ecosystem of the Merri Creek. Whilst existing planning overlays will protect the Lakeside site's vegetation from removal, no provisions exist for maintenance – a job which has been undertaken by Council for the past thirty odd years. Acquisition of this land, which at over 18,000m<sup>2</sup> is substantial, would enable Council to protect this special part of the Merri Creek.

## **FUTURE ACTIONS**

- Letter to VicRoads and negotiation with VicRoads to acquire land
- Letter to Melbourne Water regarding 48 Rona Street
- Letter to VicTrack regarding 45 Merri Parade
- Letters to Minister for Planning and Minister for Environment, Climate Change and Water regarding land at 45 Merri Parade
- Letters to local Members regarding land at 48 Rona Street and 45 Merri Parade
- Negotiations with the Department of Education with the intent of negotiating transfer of the former Ruthven Primary School to Council ownership
- Report to be provided to Council on the outcome of negotiations for various parcels of land

## **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**

- Summary of Surplus Victorian Government Land (**Appendix A**)
- Decision Logic Map (**Appendix B**)
- Individual site assessments (**Appendices C- J**)
- Council Minutes - 15 September 2014
- Property Asset Management Strategy, Darebin City Council, 2014
- Victorian Government Landholding Policy and Guidelines, Victorian Government, 2015
- Policy and Instructions for the purchase, compulsory acquisition and sale of land, Victorian Government, 2000
- *Subdivision Act 1988*, Victorian Government
- Metropolitan Open Space Strategy, Melbourne Planning Authority, 2015 (draft)

**6.4 SURPLUS STATE GOVERNMENT LAND – 48 RONA STREET, RESERVOIR (MELBOURNE WATER)****MINUTE NO. 286****Author:** Manager Assets and Properties**Reviewed By:** Director Assets and Business Services**Report Background**

This report provides Council with an update on negotiations with Melbourne Water with regard to surplus Melbourne Water land at 48 Rona Street, Reservoir which has been offered to Council through the State Government's First Right of Refusal process.

**Previous Council Resolution**

At its meeting held on 15 October 2015, Council resolved that:

*"The Chief Executive write to the Chief Executive Officer of Melbourne Water and that the Mayor write to the local Members of Parliament to request review of the offer of surplus Melbourne Water land at 48 Rona Street, Reservoir (with a view to gifting the land to Darebin City Council) which is required by Council as open space to address a strategic deficiency in playspaces within the local area."*

And that:

*"Council receive a report on the progress of negotiations for the gifting of land or protection of land for open space at the following sites:*

*a. 48 Rona Street, Reservoir"*

**Previous Briefing(s)**

Councillor Briefing – 14 June 2016.

**Council Plan Goal/Endorsed Strategy**

Goal – Vibrant City and Innovative Economy

- Promote an innovative, vibrant and thriving economy with physical infrastructure that is both well maintained and appropriately regulated

**Summary**

Council had previously received a report outlining notification via the Victorian Government's First Right of Refusal (FROR) process that a parcel of Melbourne Water owned land in Rona Street, Reservoir had been determined to be surplus to Melbourne Water's requirements. This surplus land was offered to Council, Victorian Government departments and the Commonwealth Government on a first right of refusal basis prior to being offered for private sale to the public. No other government department registered an interest in the land.

The land was assessed using the Darebin Property Management Strategy's Decision Logic Map (**Appendices A and B**). The assessment has identified the land was located in a position which would enable Council to fill a strategic gap in the playspace network, however the residential use valuation of \$1.25M for 1,268m<sup>2</sup> of land was considered to be excessive and not value for money, particularly given Council's intent to utilise the land as open space.

On the basis of this assessment Council resolved to request Melbourne Water to review their declaration of the land as surplus with a view to Melbourne Water gifting the land to Council. Melbourne Water have subsequently advised that they are bound by the Victorian Government's land policies and guidelines, which requires them to sell surplus land at current market value. As an alternative to purchase of the land at 48 Rona Street, Melbourne Water have provided Council with an option to provide playspace in this area by offering a long-term community lease over the adjacent pipe track land (**Appendix C**) – an open space that is approximately 15m wide and 120m long (1,800m<sup>2</sup>). This area is considered to be large enough to place a playground, whilst avoiding the underground Melbourne Water pipes.

Melbourne Water have also presented an option to extend the offer of a long term community lease for the land adjacent to 48 Rona Street to the entire pipe track from railway line next to the reservoirs in the north diagonally down to Elizabeth Street in the south – spanning a distance of approximately 2.2km (refer to **Appendix D**).

Should the land at 48 Rona Street not be acquired for municipal open space, Melbourne Water has advised that it is their intention to sell the land on the open market to a private developer. Given the unusual shape of the 1,200m<sup>2</sup> site and the underlying GRZ2 zoning, it is likely that the land would become a multi-storey multi-unit development. As the land is currently zoned as PUZ1 a planning scheme amendment would be required to change the zone. It is likely that such an amendment would be made via the state government's Fast Track Government Land Service.

### Recommendation

**That Council:**

- (1) Authorise officers to enter into a long-term community-based lease arrangement with Melbourne Water for section of the Yan Yean pipe track between Rona and Cameron Streets in Reservoir with the intention of providing neighbourhood playspace and otherwise making the land available for use by the general public.
- (2) Refer sufficient additional funding to the 2017/18 budget to allow for the increased maintenance costs of the land and playspace equipment.
- (3) Refer funding for the construction of a neighbourhood playspace within the Yan Yean pipe track between Rona and Cameron Streets in Reservoir to the 2017/18 capital works program for funding consideration.
- (4) Write to the local Members of Parliament, the Minister for Water and the Managing Director of Melbourne Water thanking them for their assistance in obtaining a positive outcome for the local community.

### Council Resolution

**MOVED: Cr. B. Li**  
**SECONDED: Cr. J. Williams**

**That Council:**

- (1) Authorise officers to enter into a long-term community-based lease arrangement with Melbourne Water for section of the Yan Yean pipe track between Rona and Cameron Streets in Reservoir with the intention of providing neighbourhood playspace and otherwise making the land available for use by the general public.
- (2) Refer sufficient additional funding to the 2017/18 budget to allow for the increased maintenance costs of the land and playspace equipment.

- (3) Refer funding for the construction of a neighbourhood playspace within the Yan Yean pipe track between Rona and Cameron Streets in Reservoir to the 2017/18 capital works program for funding consideration.
- (4) Write to the local Members of Parliament, the Minister for Water and the Managing Director of Melbourne Water thanking them for their assistance in obtaining a positive outcome for the local community.
- (5) Write to the Minister for Planning, Minister for Water and the Environment, upper and lower house MPs in the northern region and Managing Director of Melbourne Water requesting that the land at 48 Rona Street be formally recognised for its current use as public open space or other forms of public zoning, and its strategic importance as part of Darebin's Open Space Strategy, and request that the land use zoning be recognised and retained in this regard for the future use of Darebin residents

**CARRIED UNANIMOUSLY**

*Cr. Walsh temporarily left the meeting during discussion of the above item at 7.25 pm and returned at 7.27 pm.*

# Government Land Standing Advisory Committee

## *Terms of Reference*

Version: July 2015

**Standing Advisory Committee appointed pursuant to Part 7, Section 151 of the *Planning and Environment Act 1987* to report on proposals to change the planning provisions to land owned by the Victorian Government.**

### Name

1. The Standing Advisory Committee is to be known as the 'Government Land Standing Advisory Committee'.
2. The Standing Advisory Committee is to have members with the following skills:
  - Statutory and strategic land use planning
  - Land development and property economics
  - Civil engineering and transport planning
  - Social and environmental planning.
3. The Standing Advisory Committee will include an appointed Chair, Deputy Chair and not less than five other appropriately qualified members.

### Purpose

4. The purpose of the Standing Advisory Committee is to advise the Minister for Planning on the suitability of changes to planning provisions for land owned by the Victorian Government.

### Background

5. The Victorian Government continuously reviews its land holdings to determine sites that are surplus to current or future service delivery requirements. It sells this land so as to:
  - Reinvest in new infrastructure such as schools, hospitals and public transport
  - Reduce the cost of government services and deliver more services
  - Eliminate unnecessary expenditure on maintenance and security services at vacated sites
  - Provide for the renewal of sites which are no longer required.
6. When a department or agency identifies land as surplus, it is first offered for sale to all other Victorian Government departments and agencies, as well as to the relevant local government and the Commonwealth Government. Once it is determined that there is no other government purchaser for future service delivery, the site is determined to be surplus to requirements. It is outside the scope of the Standing Advisory Committee to review the decision that a subject site is surplus to government needs.
7. Ensuring that appropriate planning provisions are in place on the subject site is critical. Often government sites are zoned Public Use Zone (PUZ) to reflect their public ownership and purpose. Sites zoned PUZ cannot be sold to the private sector, so an appropriate zone needs to be put in place, together with any other planning provisions that should be applied to ensure that the site has consistent requirements and opportunities as other privately held land.
8. The Standing Advisory Committee process has been established to provide a consistent and transparent process to facilitate changes to planning provisions of government land.





## Method

9. The Minister for Planning or delegate will refer sites or groups of sites to the Standing Advisory Committee for advice on future planning provisions for the land.

### *Stage 1 – Exhibition*

10. Once a referral has been received, the Standing Advisory Committee will meet with the Project Manager to discuss the procedures and timeframes, including pre-setting the Hearing dates.
11. The Department of Environment, Land, Water & Planning (DELWP) will write to each of the relevant councils, government agencies and services authorities with a copy of the planning proposals seeking comments within six weeks.
12. DELWP will notify nearby residents who may be affected by the rezoning of the sites and place a notice in local newspapers.
13. The Standing Advisory Committee will hold a briefing session with all relevant councils, government departments, agencies, service authorities and other interested parties three weeks after the commencement of the consultation period to discuss the Standing Advisory Committee process.
14. Submitters will have six weeks from notification to prepare written submissions, with all relevant submissions referred to the Standing Advisory Committee.
15. All submissions are to be collected at the office of Planning Panels Victoria in accordance with the *Guide to Privacy at PPV*. Hard copies will be made for each relevant council, DELWP and government land owning body, and electronic copies may also be provided to other submitters upon request.
16. Petitions and pro-forma letters will be treated as single submissions and only the first name to appear on the first page of the submission will receive correspondence in relation to Standing Advisory Committee matters.

### *Stage 2 – Public Hearings*

17. The Standing Advisory Committee is expected to carry out a Public Hearing and provide all submitters with an opportunity to be heard. Submitters are not required to have formal representation at the Hearing.
18. The Standing Advisory Committee may limit the time of parties who wish to appear before it at the public Hearing and may regulate cross-examination. The Standing Advisory Committee will set time frames as follows:
  - local council – 3 hours
  - land owner – 3 hours
  - agency or statutory authority – 1 hour
  - community group – 1 hour
  - individual – 30 minutes
19. The Standing Advisory Committee may meet and invite others to meet with it when there is a quorum of at least two of the Committee members.

### *Stage 3 – Outcomes*

20. The Standing Advisory Committee may inform itself in anyway it sees fit, but must consider:
  - The suitability of the proposed land rezoning, and any overlay, for each property in light of the relevant planning scheme, State and Local Planning Policy Frameworks and public open space contributions in line with current development requirements. It is not open to the Standing Advisory Committee to consider the application of any public land zones unless requested to by DELWP.
  - The extent to which the proposed planning framework is responsive to any key issues on the site or within the local context.
  - All relevant documentation prepared by or for DELWP, or otherwise provided to the Standing Advisory Committee.
  - All relevant submissions made in regard to the proposed planning controls for identified government land.
21. The Standing Advisory Committee must produce a written report for the Minister for Planning providing:
  - An assessment of the appropriateness of any changes of planning provisions, in light of the relevant planning scheme and State and Local Planning Policy Frameworks.
  - An assessment of whether planning scheme amendments could be prepared and adopted in relation to each of the proposals.
  - An assessment of submissions to the Standing Advisory Committee.
  - Any other relevant matters raised in the course of the Standing Advisory Committee Hearing.
  - A list of persons who made submissions considered by the Standing Advisory Committee.
  - A list of persons consulted or heard.
22. The Chair or the Deputy Chair must endorse and submit the report for each sites or group of sites.
23. The Standing Advisory Committee may apply to vary these Terms of Reference in any way it sees fit prior to submission of its report to the Minister for Planning.

### **Submissions are public documents**

24. The Standing Advisory Committee must retain a library of any written submissions or other supporting documentation provided to it directly until a decision has been made on its report or five years has passed from the time of its appointment.
25. Any written submissions or other supporting documentation provided to the Standing Advisory Committee must be available for public inspection until the submission of its report, unless the Standing Advisory Committee specifically directs that the material is to remain 'in camera'.

### **Timing**

26. The Standing Advisory Committee is required to begin its hearings no later than 20 business days from the date of final date of submissions.
27. The Standing Advisory Committee is required to submit its report in writing as soon as practicable but no later than 20 business days from the completion of its hearings. The report may be submitted in stages for a site or a group of sites.

## Fee

28. The fee for the Standing Advisory Committee will be set at the current rate for a Panel appointed under Part 8 of the *Planning and Environment Act 1987*.
29. The costs of the Standing Advisory Committee will be met by the relevant government land holding agency. Where there is more than one government land holding agency, the costs will be pro-rated between the agencies.

## Project Manager

30. Day to day liaison for this matter will be through Kate Stapleton, Senior Planner, Department of Environment, Land, Water and Planning on 90948473 or [kate.stapleton@delwp.vic.gov.au](mailto:kate.stapleton@delwp.vic.gov.au).
31. Inquiries regarding the Standing Advisory Committee Process can be made to Planning Panels Victoria on 8302 6369 or [planning.panels@dewlp.vic.gov.au](mailto:planning.panels@dewlp.vic.gov.au).



Hon Richard Wynne MP

Minister for Planning

Date:

19/7/15

**6.7 MAYORAL AND COUNCILLOR ALLOWANCES ANNUAL ADJUSTMENT****Author:** Acting Manager Governance and Corporate Information**Reviewed By:** Director Civic Governance and Compliance**Report Background**

The Minister for Local Government, the Hon. Natalie Hutchins MP, has reviewed current Mayoral and Councillor Allowances and has determined under section 73B of the *Local Government Act* 1989 to increase the allowances by 2.5% from 1 December 2016.

**Previous Council Resolution**

At its Special Council meeting on 14 November 2016 Council resolved that:

*“Council receive and note this report on Mayoral and Councillor allowances and support for the 2016/2017 Council year.”*

**Previous Briefing(s)**

This matter has not previously been to a Councillor briefing.

**Council Plan Goal/Endorsed Strategy**

Goal 6 - Open and Accountable Democracy

**Summary**

Section 74(1) of the *Local Government Act* 1989 provides for each Council to review and determine Mayoral and Councillor allowances within six months after each general election or by the next 30 June, whichever is later. The allowances fixed become payable for the next four financial years, subject to any variations or adjustments made by the Minister for Local Government.

At its Special meeting on 14 November 2016, Council noted the allowances payable to Darebin Councillors as being:

- Councillors - \$28,907 plus an amount equivalent to the superannuation guarantee contribution.
- Mayor - \$92,333 plus an amount equivalent to the superannuation guarantee contribution.

**Recommendation****That Council:**

- (1) Set the Mayoral allowance at \$94,641 plus 9.5%, an amount equivalent to the superannuation guarantee for the 2016/2017 and 2017/2018 financial years.
- (2) Set the Councillor allowance at \$29,630 plus 9.5% an amount equivalent to the superannuation guarantee for the 2016/2017 and 2017/2018 financial years.
- (3) Note that the allowances resolved by Council will be subject to any future adjustments made by the Minister for Local Government during the four-year Council term.

**Introduction**

Section 74(1) of the *Local Government Act* 1989 provides for each Council to review and determine Mayoral and Councillor allowances within six months after each general election or by the next 30 June, whichever is later.

**Issues and Discussion**

The Minister for Local Government, the Hon. Natalie Hutchins MP, has reviewed current Mayoral and Councillor Allowances and has determined under section 73B of the *Local Government Act* 1989 that these allowances be increased by 2.5% from 1 December 2016.

The Mayoral allowance has increased from \$92,333 to \$94,641 per annum and the Councillor allowance has increased from \$28,907 to \$29,630 per annum.

An amount of 9.5% equivalent to the superannuation guarantee under Commonwealth taxation legislation is payable in addition to these allowances.

**Options for Consideration**

Nil

**Financial and Resource Implications**

The Mayoral and Councillor allowance will be paid out of existing operational budget.

**Risk Management**

Nil

**Policy Implications****Economic Development**

Nil

**Environmental Sustainability**

Nil

**Human Rights, Equity and Inclusion**

Nil

**Other**

Nil

**Future Actions**

Nil

**Consultation and Advocacy**

Nil

**Related Documents**

- Council Minutes – 14 November 2016
- Local Government Victoria Circular 42/2016

**Disclosure of Interest**

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.

**6.8 INSTRUMENTS OF DELEGATION – SPECIAL COMMITTEES****Author: Coordinator Council Business****Reviewed By: Director Civic Governance and Compliance****Report Background**

This report proposes formal delegation of authority by Council to the Planning Committee, Hearing of Submissions Committee and Bundoora Homestead Board of Management as indicated in the respective Committee Charters endorsed by the Council at its Special (Statutory) meeting on 14 November 2016.

**Previous Council Resolution**

At its meeting held on 23 November 2015 Council resolved that:

That:

1. Council pursuant to section 86(3) of the *Local Government Act 1989* resolves to delegate to the Planning Committee, being a Special Committee established by resolution of the Council, the functions, duties and powers set out in the *Instrument of Delegation* enclosed as **Appendix A** to this report subject to the conditions and limitations specified in that Instrument.
2. Council pursuant to section 86(3) of the *Local Government Act 1989* resolves to delegate to the Hearing of Submissions Committee, being a Special Committee established by resolution of the Council, the functions, duties and powers set out in the *Instrument of Delegation* enclosed as **Appendix B** to this report subject to the conditions and limitations specified in that Instrument.
3. Council pursuant to section 86(3) of the *Local Government Act 1989* resolves to delegate to the Bundoora Homestead Board of Management, being a Special Committee established by resolution of the Council, the functions, duties and powers set out in the *Instrument of Delegation* enclosed as **Appendix C** to this report subject to the conditions and limitations specified in that Instrument.
4. The *Instruments of Delegation* come into force immediately the common seal of Council is fixed to the Instruments.
5. Previous *Instruments of Delegation* which are inconsistent with, or superseded by, these Instruments of Delegation are hereby revoked.

**Previous Briefing(s)**

This matter has not previously been to a Councillor briefing.

**Council Plan Goal/Endorsed Strategy**

Goal 6 - Open and Accountable Democracy

**Summary**

This report proposes formal delegation of authority by Council to the Planning Committee, Hearing of Submissions Committee and Bundoora Homestead Board of Management as indicated in the respective Committee Charters endorsed by the Council at its Special (Statutory) meeting on 14 November 2016.

The respective Instruments of Delegation remain in force until revoked or varied by Council resolution.

<b>Recommendation</b>
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**That:**

- (1) Council pursuant to section 86(3) of the *Local Government Act 1989* resolves to delegate to the Planning Committee, being a Special Committee established by resolution of the Council, the functions, duties and powers set out in the *Instrument of Delegation* enclosed as **Appendix A** to this report subject to the conditions and limitations specified in that Instrument.
- (2) Council pursuant to section 86(3) of the *Local Government Act 1989* resolves to delegate to the Hearing of Submissions Committee, being a Special Committee established by resolution of the Council, the functions, duties and powers set out in the *Instrument of Delegation* enclosed as **Appendix B** to this report subject to the conditions and limitations specified in that Instrument.
- (3) Council pursuant to section 86(3) of the *Local Government Act 1989* resolves to delegate to the Bundoora Homestead Board of Management, being a Special Committee established by resolution of the Council, the functions, duties and powers set out in the *Instrument of Delegation* enclosed as **Appendix C** to this report subject to the conditions and limitations specified in that Instrument.
- (4) The *Instruments of Delegation* come into force immediately the common seal of Council is fixed to the Instruments.
- (5) Previous *Instruments of Delegation* which are inconsistent with, or superseded by, these Instruments of Delegation are hereby revoked.

**Introduction**

Council at its Special (Statutory) meeting on 14 November 2016 established the Planning Committee, Hearing of Submissions Committee and Bundoora Homestead Board of Management as Special Committees for the 2016/2017 Council year pursuant to section 86 of the *Local Government Act 1989* with the purpose, membership, scope of activity and delegated authority as detailed in the respective Committee Charters adopted at that meeting.

Each of the special committees has delegated authority from Council. A formal *Instrument of Delegation* is required.

The respective *Instruments of Delegation* remain in force until revoked or varied by Council resolution.

**Issues and Discussion****Planning Committee**

The Planning Committee has delegated authority under section 188 of the *Planning and Environment Act 1987* to determine applications and minor amendments to Development Plans within the framework set out in the Committee Charter.



The attached *Instrument of Delegation (Appendix A)* has been prepared in accordance with section 86(3) of the *Local Government Act 1989* for Council to formally delegate the required authority to the Planning Committee under section 188 of the *Planning and Environment Act 1987*.

There are no changes to the Planning Committee *Instrument of Delegation* which was last reviewed and approved by the Council on 23 November 2015 for the 2015/2016 Council year.

### **Hearing of Submissions Committee**

The Hearing of Submissions Committee has been established to hear and report to Council on submissions received by Council in accordance with section 223 of the *Local Government Act 1989*.

The Committee has authority to hear any person who has requested to be heard in support of a written submission which the person has made under section 223 of the *Local Government Act 1989*.

The Committee reports as required to a subsequent meeting of the Council. The Committee also arranges for a separate report on each specific matter heard by the Committee to be submitted for formal consideration by the Council.

The attached *Instrument of Delegation (Appendix B)* has been prepared in accordance with section 86(3) of the *Local Government Act 1989* for Council to formally delegate the required authority to the Hearing of Submissions Committee.

There are no changes to the Hearing of Submissions Committee *Instrument of Delegation* which was last reviewed and approved by the Council on 23 November 2015 for the 2015/2016 Council year

### **Bundoora Homestead Board of Management**

The Bundoora Homestead Board of Management has been established to manage the operation of Bundoora Homestead Arts Centre. Subject to the limitations outlined in the Committee Charter, the Board (Special Committee) has Council's powers, duties and functions under the *Local Government Act 1989* to manage Bundoora Homestead Art Centre.

The attached *Instrument of Delegation (Appendix C)* has been prepared in accordance with section 86(3) of the *Local Government Act 1989* for Council to formally delegate the required authority to the Bundoora Homestead Board of Management.

There are no changes to the Bundoora Homestead Board of Management *Instrument of Delegation* which was last reviewed and approved by the Council on 23 November 2015 for the 2015/2016 Council year.

### **Options for Consideration**

There are no options associated with this information.

### **Financial and Resource Implications**

Nil

**Risk Management**

Given that Council has endorsed that the Planning Committee, Hearing of Submissions Committee and the Bundoora Homestead Board of Management as special committees without this instrument of delegation Council is breaching section 86(3) of the *Local Government Act 1989*.

**Policy Implications****Economic Development**

Nil

**Environmental Sustainability**

Nil

**Human Rights, Equity and Inclusion**

Nil

**Other**

The delegation of Council powers to Committees is a long established practice facilitated and regulated by the *Local Government Act* to share the decision making load and to develop expertise in particular areas of Council activity.

The proposed *Instruments of Delegation* are based on models developed by Council lawyers.

**Future Actions**

The *Instruments of Delegation* will be held in the Register of Delegations which is available for inspection by the public.

**Consultation and Advocacy**

Maddocks  
A/g Manager Governance and Corporate Information.

**Related Documents**

- Instrument of Delegation - Planning Committee Charter (**Appendix A**)
- Instrument of Delegation - Hearing of Submissions Committee Charter (**Appendix B**)
- Instrument of Delegation - Bundoora Homestead Board of Management Charter (**Appendix C**)
- Council Minutes – 12 November 2013, 2 December 2013, 10 November 2014, 9 November 2015, 23 November 2015, 14 November 2016

**Disclosure of Interest**

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.

**DAREBIN CITY COUNCIL**

**PLANNING COMMITTEE**

**INSTRUMENT OF DELEGATION – 2016/2017**

1. Council, pursuant to the powers of delegation conferred on the Council by section 86(3) of the *Local Government Act 1989*, HEREBY DELEGATES to the Planning Committee, being a Special Committee established by resolution of the Council, all of the Council's powers, functions and duties relating to the consideration and determination of applications for permits and minor amendments to Development Plans under section 188 of the *Planning and Environment Act 1987*.
2.
  - 2.1 This delegation operates until it is earlier revoked or varied but otherwise is for an unlimited period of time.
  - 2.2 This delegation does not cease to operate merely because of a change in the title or description of the Special Committee provided the Special Committee continues to commonly undertake some or all of the powers, functions or duties previously undertaken.
  - 2.3 This Instrument of Delegation is in substitution for and replaces any and all previous delegations (including any and all variations made to such delegations) given to the Special Committee.
3. The powers, functions and duties delegated are to be exercised or performed by the Special Committee:-
  - 3.1 in accordance with such guidelines, policies or protocols, or any combination of them as may be adopted from time to time by the Council as applying to such exercise and performance; and
  - 3.2 subject to any conditions or limitations in the relevant legislation or this delegation.

4. The Special Committee must:

- 4.1 keep such records in relation to the exercise of the powers, functions and duties delegated as the Council by resolution decides or the relevant legislation, guidelines or policies or any combination of them require; and
- 4.2 provide to the Council such information and documents as may be necessary or expedient to enable the Council to review all decisions made by the Special Committee under this delegation.

DATED this 5<sup>th</sup> day of December 2016.

**THE COMMON SEAL** of )  
**DAREBIN CITY COUNCIL** )  
was affixed on )  
with the authority of the Council: )

.....  
Chief Executive

**DAREBIN CITY COUNCIL**

**HEARING OF SUBMISSIONS COMMITTEE**

**INSTRUMENT OF DELEGATION – 2016/2017**

1. Council, pursuant to the powers of delegation conferred on the Council by section 86(3) of the *Local Government Act 1989*, HEREBY DELEGATES to the Hearing of Submissions Committee, being a Special Committee established by resolution of the Council, all of the Council's powers, functions and duties relating to the hearing of submissions received by Council in accordance with section 223 of the *Local Government Act 1989*.
2.
  - 2.1 This delegation operates until it is earlier revoked or varied but otherwise is for an unlimited period of time.
  - 2.2 This delegation does not cease to operate merely because of a change in the title or description of the Special Committee provided the Special Committee continues to commonly undertake some or all of the powers, functions or duties previously undertaken.
  - 2.3 This Instrument of Delegation is in substitution for and replaces any and all previous delegations (including any and all variations made to such delegations) given to the Special Committee.
3. The powers, functions and duties delegated are to be exercised or performed by the Special Committee:-
  - 3.1 in accordance with such guidelines, policies or protocols, or any combination of them as may be adopted from time to time by the Council as applying to such exercise and performance; and
  - 3.2 subject to any conditions or limitations in the relevant legislation or this delegation.

- 4. The Special Committee must:
  - 4.1 keep such records in relation to the exercise of the powers, functions and duties delegated as the Council by resolution decides or the relevant legislation, guidelines or policies or any combination of them require; and
  - 4.2 provide to the Council such information and documents as may be necessary or expedient to enable the Council to review all actions taken by the Special Committee under this delegation.
  - 4.3 arrange for a separate report on each specific matter heard by the Committee, to be submitted for formal consideration by the Council.

DATED this 5<sup>th</sup> day of December 2016.

**THE COMMON SEAL of** )  
**DAREBIN CITY COUNCIL** )  
 was affixed on )  
 with the authority of the Council: )

.....  
 Chief Executive

DAREBIN CITY COUNCIL

**BUNDOORA HOMESTEAD  
BOARD OF MANAGEMENT**

**INSTRUMENT OF DELEGATION – 2016/2017**

**1. PREAMBLE**

- 1.1 Darebin City Council (“the Council”) at its meeting held on 9 November 2015, pursuant to its powers set out in section 86 of the *Local Government Act 1989* (“the Act”) established for the 2015/2016 Council year, a Special Committee of Councillors, Council staff and other members to be known as the Bundoora Homestead Board of Management to manage the operation of Bundoora Homestead Art Centre (“the purpose”).
- 1.2 In order to fulfil the purpose, Council by this Instrument delegates to the Special Committee pursuant to section 86(3) of the Act the following powers, duties and functions.

**2. DUTIES AND FUNCTIONS**

- 2.1 Ensure effective management of the Bundoora Homestead Art Centre buildings and grounds as a heritage, cultural and recreation facility for the community.
- 2.2 Provide an exhibition facility where high quality contemporary, fine and decorative art works can be displayed and studied.
- 2.3 Enable accessibility and foster an appreciation of the arts by all sections of the community.
- 2.4 Celebrate, through the Board’s programs, the diverse cultures of the municipality of the City of Darebin.
- 2.5 Enhance the position of the City of Darebin as a place proud to foster and assist with the appreciation and development of arts and cultural activities
- 2.5 Facilitate and support community involvement in the program and operations of the Homestead.
- 2.6 Seek to maximise funding from external sources and minimise recurrent expenditure contributions from the City of Darebin.
- 2.7 Ensure the Centre operates within the Committee objectives and the Bundoora Homestead Art Centre service plan.



- 2.8 Adopt policies and strategies for the Bundoora Homestead Art Centre.
- 2.9 Overview financial operations of the Bundoora Homestead Art Centre.
- 2.10 Explore and obtain external funding contributions to the Bundoora Homestead Art Centre through grants, sponsorships, gifts and donations.

### **3. POWERS**

- 3.1 Council's powers, duties and functions under the *Local Government Act 1989* to manage the Bundoora Homestead Art Centre are delegated to the Committee.
- 3.2 The Committee is empowered to develop strategies and policies to meet its objects in accordance with the Council adopted business plan and budget.

### **4. GUIDELINES AND LIMITATIONS**

- 4.1 Council may by resolution vary or revoke this delegation.
- 4.2 A power, duty or function delegated to the Special Committee shall be exercised in accordance with this Instrument of Delegation and be subject to the conditions and limitations contained in this delegation.
- 4.3 The delegation of a power, duty or function by Council does not prevent the exercise of the power, duty or function by the Council.
- 4.4 Any act or thing done in the performance of a power, duty or function by the Special Committee has the same force and effect as if it had been done by Council.
- 4.5 The later revocation or variation of the delegation shall not invalidate an act of the Special Committee done within the scope of this delegation.
- 4.6 A copy of this delegation shall be kept in the Council's Register of Delegations.
- 4.7 The Special Committee shall not:
  - 4.7.1 Delegate any of the powers, duties or functions hereby delegated to it.
  - 4.7.2 Borrow money.
  - 4.7.3 Enter into any contracts for an amount not approved in a Budget endorsed by the Council.

**5. REPORTING**

5.1 The Special Committee will provide an Annual Report to Council on its activities for the year. Specific proposals outside the scope of this delegation will be separately reported to Council for consideration.

**6. DURATION OF DELEGATION**

6.1 This Instrument of Delegation shall remain in force until revoked or varied by Council resolution.

DATED this 5<sup>th</sup> day of December 2016.

The COMMON SEAL of )  
DAREBIN CITY COUNCIL )  
was affixed on )  
with the authority of the Council: )

.....  
Chief Executive

**6.9 BILL LAWRY AND OLDIS GARDEN MASTER PLAN****Author:** Manager Transport and Public Places**Reviewed By:** Director City Futures and Assets**Report Background**

The purpose of this report is to present for adoption the draft Bill Lawry and Oldis Gardens Master Plan (the Master Plan), following a three week community consultation process.

**Previous Council Resolution**

At its meeting on 18 April 2016 Council resolved to '*present the draft Bill Lawry Oval and Oldis Gardens Master Plan for community consultation*'.

**Previous Briefing(s)**

Councillor Briefing 8 March 2016 and 28 November 2016

**Council Plan Goal/Endorsed Strategy**

- Council Plan 2013 – 2017
  - Goal 1: Vibrant City and Innovative Economy
  - Goal 2: Healthy and Connected Community
  - Goal 3: Sustainable and Resilient Neighbourhoods
- Darebin Health and Wellbeing Plan 2013
- Darebin Open Space Strategy 2007-2017
- Darebin Playspace Strategy
- Darebin Cycling Strategy
- Darebin 'Outdoor Sports Infrastructure Priority Plan'

**Summary**

Bounded by Westgarth Street, Heidelberg Road and Merri Creek, Bill Lawry Oval and Oldis Gardens are two sites of historic, recreational and social importance to the Northcote community. During the 19th Century (1860-1907) they were the only public recreation reserves servicing the area.

Oldis Gardens is classified as a Neighbourhood Park and is primarily used for passive recreation such as walking, reading or yoga. The formal pathway layout, rockery, garden beds, heritage entrance gates, water fountain and mature vegetation are the significant heritage elements of the gardens. Bill Lawry Oval is used for active recreational uses. It is the home ground to the Northcote Park Football Club and Northcote Cricket Club. The two parks are used separately but are actually a single parcel of public open space.

The need for the master plan was identified in the Darebin's Open Space Strategy (2007-2017), which recommend that '*prepare management plans to guide ongoing management and development into the future for Northcote Park encompassing Oldis Gardens and Bill Lawry Oval.*'

The draft Master Plan has been prepared to guide future projects to improve the integration, amenity and functionality of Bill Lawry Oval and Oldis Gardens, in response to the needs of a growing community.

The draft Master Plan was placed on public exhibition for a three week period, where community feedback was sought. A total of 31 responses were provided to the draft master plan. The Master Plan has been revised considering community feedback and is now ready for adoption.

### Recommendation

**That** Council adopt the Bill Lawry and Oldis Gardens Master Plan 2016 as attached in **Appendix A** to this report.

### Introduction

- Named after a former Mayor, Oldis Gardens is classified as a Neighbourhood Park, with passive recreational and historic value. The pathway layout, rockery beds, entrance gates, water fountain and mature vegetation are the significant elements of the gardens. It has a large collection of historic exotic trees and conifers, however drought and time has taken its toll on the park as some trees are in decline. The Jika Jika Community Centre also operates from the Council facility in the gardens. Capital improvements made in 2012/2013 to Oldis Gardens, including a new playspace, half basketball court and minor landscaping improvements. These works were done in consultation with the community and are well used additions to the park.
- Bill Lawry Oval is used for active recreational uses. It is the home ground to the Northcote Park Football Club and Northcote Cricket Club. The 1926 grandstand, bluestone retaining wall along Westgarth Street and the row of Elms and Peppercorn Trees are of heritage value to the site.
- Both sites are located on Crown land, for which Council is the Committee of Management. The parkland also forms part of an important off-road cycling link, connecting cyclists to the T.H. Westfield Reserve (City of Yarra) and Main Yarra Bike Trial.
- The need for the master plan was identified in the Darebin Open Space strategy (2007-2017), which recommend that Council '*prepare management plans to guide ongoing management and development into the future for Northcote Park encompassing Oldis Gardens and Bill Lawry Oval.*'
- To assist Council officers in commencing the master plan process, two onsite community consultation sessions were held in late August 2015 to gather ideas and community aspirations for the wider improvements of the park and oval. The suggestions were used to help shape the draft BLOG master plan.
- The draft Master Plan has been prepared to guide future projects to improve the integration, amenity and functionality of Bill Lawry Oval and Oldis Gardens, in response to the needs of a growing community.

## Issues and Discussion

### Community Consultation

The community has been instrumental in shaping the direction and key actions in the Master Plan. This has assisted Council officers in understanding the key issues and opportunities of the sites, and has helped Council in prioritising key capital work projects to improve their parks.

Key aspects of the community consultation program include:

Public exhibition period of 3 weeks

The delivery of 3000 letters and draft Master Plan to residents and businesses within 500m from the study area

Notification to key stakeholders and agencies, such as Department of Housing, Jika Jika, Darebin Bicycle Advisory Committee and local Sporting clubs.

Information on Council's website

An online survey was prepared to prioritised the projects

Promotion of the public exhibition period via Social media.

A well-attended community 'drop-in' session was held on Saturday 7 May in Oldis Gardens.

This provided the local community and sporting groups an opportunity to chat with Council officers about the draft master plan

A full summary of the community consultation activities and outcome summary can be found in **Appendix B**.

### Key Messages from Community Consultation

The key actions identified in the draft Master Plan were supported by the local community. A total of 16 written submissions were received and 15 online surveys completed. The drop-in consultation sessions attracted over 30 people over a 2 hour period.

Feedback regarding the Master Plan was generally positive with several core themes:

- Strong preference to preserve, protect and enhance the heritage look and feel of the parklands by keeping the overall structure and character of the Oldis gardens.
- Strong support for the planting of new trees and renewing existing gardens with denser plantings. Many residents and the Merri Creek Management Committee (MCMC) favoured successional indigenous plantings for the park.
- Strong support to improve the visual appearance and interface of Bill Lawry Oval and provide a new welcome entry to both parks from Westgarth Street.
- The upgrade of fencing around Bill Lawry Oval caused a mixed response. Majority of the community supported who provided their feedback supported an upgrade of the fencing around Bill Lawry Oval. Some members of the community suggested that it should be removed. The sporting clubs have advocated for the Oval to continue to be fenced.
- Strong support for the relocation or removal of internal fencing, which can create opportunities to expand the size of Oldis Gardens.
- Strong support for the reconfiguration of the toilets in Bill Lawry Oval, to provide better public access from Westgarth Street.
- Strong support for the delivery of a 'Green Exercise' in Oldis Gardens in the short term.

- Recognition that a safe crossing over Heidelberg Road must be provided for the local community. Many residents were advocating for overpass or underpass options to be explored by Council and VicRoads.
- Many Community members who attended the drop-in session requested that Council establish a 'Friend of Oldis gardens' to help with the maintenance of the park and implementation of the master plan.
- Strong support for the creation of a new community garden in the park.
- Strong support for the upgrade of the internal path network - in particular the new path connection to Cunningham Street.
- Support for better integration of both sites.

Community feedback also raised some issues regarding:

- The Master Plan proposing lots of uses in the park, reducing the amount of open lawn area.
- The upkeep and visual appearance of the maintenance sheds associated with the sporting facilities.
- The relocation of the bus stop on Westgarth Street, negatively impacting on users from the neighbouring nursing home.
- The classification of Oldis Gardens and Bill Lawry Oval being a 'Dog-On Lead' Park.

Internal stakeholders provided information around the proposed Pavilion upgrade design and staging, consideration of future carparking requirements for any new uses and sporting upgrades within the site.

As the sites are located on Crown land comments from land owner Department of Environment, Land, Water and Planning (DEWLP) were sought regarding the proposed actions in the draft Master Plan. DEWLP have provided in principal support for the Master Plan, as it reinforces the recreational functions of both sites. DEWLP have advised that proposed works requiring a planning permit will require consent from DEWLP as they are land owner. Ongoing input and approval will be sought from DEWLP, as Council starts to implement the Master Plan.

Stakeholder Community feedback has been essential in testing and refining the proposed actions in the draft Master Plan. Key changes include:

- Retention of the Bus Stop in its current location, and incorporating a new bus stop in a new welcome feature entry to both sites (Action 1 on Bill Lawry Plan)
- Where possible, removing unnecessary internal fencing between the Bill Lawry and Oldis Gardens (Action 14 on Oldis Gardens Plan) to increase the size of Oldis Gardens.
- Providing additional end-of-trip bicycling facilities for both sites
- Supporting the need to indigenous successional planting for both sites (Action 6 of Oldis Gardens).
- Reduction of the rain gardens and removal of some proposed trees to retain more open lawn area in Oldis Gardens.

**Implementation**

The Master Plan has also been amended to include a staging delivery plan. This considers the Community’s feedback to the projects and implementation of other internal department projects and/or strategies. No timeframes have been associated with the delivery of the master plan. Implementation will subject to Council budget bid requests each financial year.

Priority Projects that will be nominated through the capital business cycle for the coming financial years will include projects in the table below. The table lists projects in order of priority however this is subject to change which will be determined annually.

<b>Both Sites</b>	<b>Oldis Garden</b>	<b>Bill Lawry Oval</b>
Plant more trees and plants and investigate opportunities for new and successional planting of native species	1. Improved paths, but in particular a new connection to East Street	1. Upgrade fencing around Bill Lawry Oval to improve public access
Install new signage	2. Remove as much fencing as possible to improve interface between the sporting ground and Oldis gardens and Westgarth Street.	2. Pavilion upgrade – investigate opportunities to remove internal fencing.
Community committee to help maintain/improve the park	3. Green exercise in Oldis Gardens	3. Investigate opportunities to new entrance to Bill Lawry to include better signage and interface between the two sites
Provide additional end-of trip cycling facilities for both sites	4. New picnic, BBQ facilities drinking fountain	4. Improve public access Public toilet access.
Provide a new connection between Oldis Gardens and Bill Lawry Oval to improve public access and integration of both sites.	5. Upgrade of the landscaping, fencing and around Jika Jika facility	5. Advocate for a safe crossing over Heidelberg Road
Improve maintenance of the landscape area.	6. New lawns in Oldis Gardens	6. Upgrade Sporting facilities and Spectator areas.
	7. Enhance existing playspace with additional equipment	7. New gravel path around oval.
	8. Enhance existing basketball court with additional line-marking for multisports	8. New Platform viewing Area and native landscaping
	9. Renewing the heritage features of the park	9. Enhance area a new pocket park with indigenous theme
		10. Renew the Heidelberg Road park entrance with new indigenous and decorative planting.

**Options for Consideration**

Approval of the Bill Lawry Oval and Oldis Gardens Master Plan (recommended)

**Financial and Resource Implications**

The implementation of all the actions identified in the Master Plan will cost \$1.8 - \$2.2 million over time. No defined timeline has been allocated to the implementation of the master plan as projects will be subject to future capital works budget proposals.

Funding for the implementation of key projects can come from several sources, among them the annual Council capital budget cycle as well as through advocacy to external organisations and grants. As part of the process to implement the key actions suggested in this master plan, partnerships and funding will be sought:

- Through collaborative relationships with local sporting clubs, Council will explore funding opportunities from Sports and Recreation Victoria (SRV) and various state government initiatives for the upgrade works to the Pavilion at Bill Lawry Oval.
- Through collaboration with the Merri Creek Management Committee, Council will explore funding opportunities through Melbourne Water's 'Living Rivers' program for integrated stormwater management.
- Through applications to the Public Safety Infrastructure Fund and Community Crime Prevention grants for funding to implement improved passive surveillance of both sites.
- There are also opportunities to work in partnership with local community groups such as the Merri Creek Management Committee (MCMC) and Jika Jika centre to advocate for revegetation and indigenous plantings along Merri Creek.
- Through any other State and Federal grant opportunities.

**Risk Management**

These proposals will be subject to future capital works budget proposals. Each project resulting from the Bill Lawry Oval and Oldis Gardens Master Plan will be subject to a risk analysis.

**Policy Implications****Economic Development**

Increasing amenity, usability and accessibility of public realm and parks will have a positive impact on the community. Parks offer places for communities to gather and make vital connections. Improvements to parks also demonstrate council's commitment to public spaces and illustrates the value they can contribute to the community. Improving the amenity of parks in this way will have flow on effects on adjacent retail centres, residential area and public transport corridors.

**Environmental Sustainability**

Increasing tree planting and vegetation in Oldis Garden and the Bill Lawry Oval is a simple and cost effective way to create habitat, maximise shade, and reduce heat island effect in the park as well as in the area surrounding the park.

**Human Rights, Equity and Inclusion**

Bill Lawry Oval and Oldis Gardens are public spaces for all people. The proposed actions in the Master Plan will increase the human rights, equality and inclusion in the park, specifically with regards to the upgrades to the existing pathway network.



**Future Actions**

- Endorse the Bill Lawry and Oldis Gardens Master Plan.
- Include capital projects from the Bill Lawry and Oldis Gardens Master Plan in subsequent capital bid cycles.
- Advocate for funding from State and Federal Government bodies to implement proposed actions in the master plan.

**Consultation and Advocacy**

- Manager Leisure and Public Realm
- Manager Parks and Open Space
- Coordinator Park Maintenance
- Coordinator Urban Tree Management
- Coordinator Public Realm
- Coordinator Leisure Services
- Coordinator – Facilities
- Team Leader – Transport Strategy
- Property and Assets Officer
- Yarra City Council Transport Officers
- Department of Housing
- Department of Environment, Land, Water and Planning
- Northcote football club
- Northcote Cricket Club
- Darebin Bicycling Advocacy Committee
- Merri Creek Management Committee

**Related Documents**

- Bill Lawry and Oldis Garden Master Plan 2016 - **Appendix A**
- Community consultation summary and outcomes - **Appendix B**
- Summary of Residents Submissions - **Appendix C**
- Council Minutes – 18 April 2016

**Disclosure of Interest**

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.

# APPENDIX A



## Project Overview

This draft Master Plan has been prepared to guide future projects to improve the amenity and functionality of Bill Lawry Oval and Oldis Gardens.

Located on Westgarth Street, Northcote both spaces contribute significantly to the social and historic importance of the area. During the 19th century, they were the only public recreation reserves servicing the local community. A Heritage Overlay has been applied to the site to ensure the heritage qualities are retained. They both are located on Crown land, for which Council is the Committee of Management.

Named after a former Mayor, Oldis Gardens is classified as a Neighbourhood Park, with passive recreational and historic value. The pathway layout, rockery beds, entrance gates, water fountain and mature vegetation are the significant elements of the Gardens. It has a large collection of historic exotic trees and conifers, including Elms, Poplars, Peppercorns, Willows, Oaks, Sugar Gums and Blue Atlantic Cedars. Drought and time has taken its toll on the park as some trees are in decline. Significant works were undertaken around 1986, and again in 2012 to include a new playspace and half basketball court (as recommended by Council's Playspace Strategy 2010-2020). Oldis Gardens also forms an important connection for off-road cycling, with should be reflected in any pathway improvements.

Bill Lawry Oval is used for active recreation purposes and is home to the Northcote Park Football Club and Northcote Cricket Club. Originally called 'Northcote Park', it was renamed in 2001, to honour the recognition Bill Lawry, former captain of the Australia cricket team and Darebin resident.

## Project Implementation

The timing and delivery of the proposed actions identified in this Master Plan is subject to Council budget allocations each financial year.

## Proposed Actions for Oldis Gardens

1. Preserve and repaint Oldis Garden historical gates
2. Preserve and repaint existing park entrance with historic turnstile feature. Enhance existing entry with new feature paving using brick highlights to reflect existing design.
3. Retain park entry with feature vintage bollards. Enhance existing entry with new way finding signage and a feature paving using brick highlights to reflect existing design. Refer to Action 1 on Bill Lawry Oval for further guidance.
4. Provide a new curving path system, generally based on existing garden bed layout and existing trees. Provide additional seating in the shade of large Oak Tree
5. Renew existing concrete paths, keeping the historic layout. Increase paths to 2.5m wide to support the diversity of park users. Enhance existing lighting and replace light poles
6. Develop a heritage inspired plant palette for both sites. Explore suitable indigenous species for succession planting of the heritage exotics where appropriate. Undertake a tree audit of existing vegetation to confirm health and required treatments of trees. Clear out overgrown woody shrubs and weed species. Rejuvenate garden beds and plant with a diverse display of drought tolerant and hardy botanical varieties including exotic species. Plant more trees to complement existing and maintain views into the park.
7. Renew all lawn surfaces with cultivation, soil amelioration and new grass. Investigate opportunities to irrigate lawn areas with harvested storm-water.
8. Provide new shade trees in lawn (otherwise tree planting generally within garden beds).
9. Upgrade existing informal path through the existing garden bed to encourage people to experience the renewed botanical variety in detail. Provide links to picnic area and play.
10. Improve visibility in existing garden bed. Remove lower branches from trees to provide clear sight-lines at pedestrian level. Dense vegetation to be thinned, remove all weed species, rejuvenate and replant garden beds.
11. New shelter with BBQ, picnic tables, bike hoops and drinking fountain. Provide new footpath connection.
12. Enhance existing playspace with additional equipment. Provide natural play elements (i.e. logs, rocks), new ground-cover planting with a variety of colour and texture in adjoining garden beds – encouraging children to explore.
13. Enhance existing basketball court with additional line-marking for multi-sports.
14. Investigate opportunities to remove barrier fencing, and provide additional space to Oldis Gardens. This includes removing fencing opposite the basketball court with the gymnasium wall forming the boundary and creating tennis hit-up or down-ball wall. Art murals could be also be considered.
15. New Green Exercise stations
16. Provide a new connection between Oldis Gardens and Bill Lawry Oval to improve public access and integration of both sites. Demolish existing bluestone wall and rebuild to accommodate new path. Provide new fencing with gates to allow for closing off during game days. Potential for additional landscaping and rock-work to this boundary.
17. Extend the indigenous vegetation planting. Replace some sections of the lawn area between escarpment fence south of path with indigenous grasses and groundcovers (in consultation with Merri Creek Management Committee [MCMC]). Consider truck access for maintenance.
18. Investigate opportunities for a potential dry creek bed and shallow raingarden as a landscape feature, to improve storm-water quality and improve habitat. Investigate potential to direct low flows from existing drainage infrastructure along open channel (in consultation with MCMC). Consider truck access for maintenance.
19. Provide a new 2.5m shared path connecting to East Street and Cunningham Street.
20. Improve the integration of the Jika Jika Centre to Oldis Gardens. Clear scrubby vegetation and replace existing fencing with steel picket type fence. Improve paths and access to the Centre. Better integrate the upgraded the existing picnic table area with new tables, a drinking fountain with dog bowl addition and landscaping.
21. Investigate options for a community garden to be maintained by the future 'Friends of Oldis Gardens' group.
22. Retain and repaint the historic drinking fountain (1911) for ornamental value only.
23. Undertake signage audit to remove redundant signage in both Oldis Gardens and Bill Lawry Oval (not shown on plan).
24. Provide additional end-of trip cycling facilities for both sites (not shown on plan).
25. Changes to the function of reserves are to encourage sustainable transport modes due to parking constraints of the sites.



Existing tree to be protected and retained (where possible)

New tree planting

New concrete path

Gravel Path. Potential for brick edging.

New feature paving to entrances with brick highlights

Grasslands and Raingarden planting.

Existing light location.

New planting and garden bed

Bench Seat

Significant views

NORTH

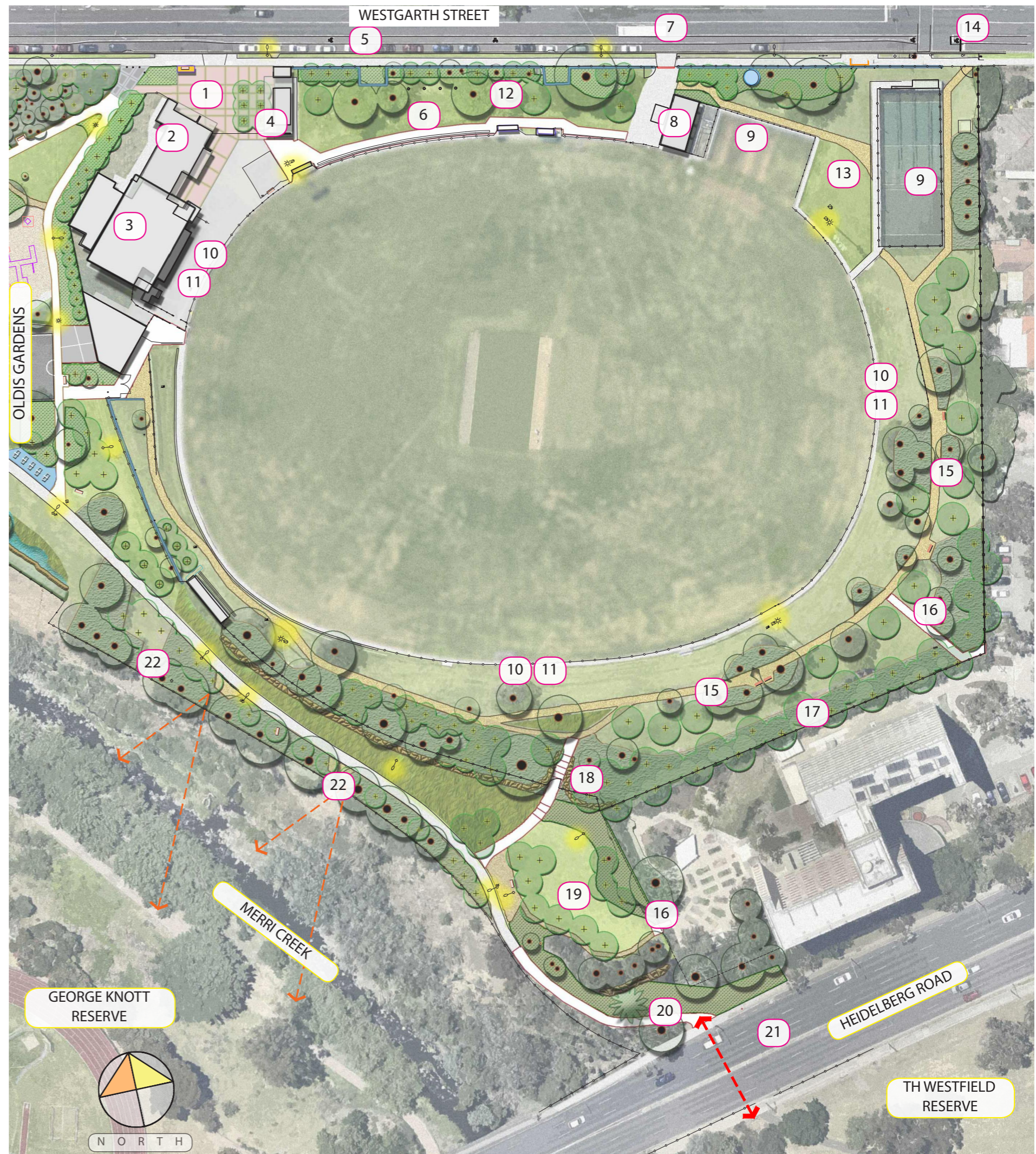


## Oldis Gardens Landscape Masterplan (November 2016)

# Bill Lawry Oval Landscape Masterplan (Nov 2016)

## Proposed Actions for Bill Lawry Oval

1. Create a new welcome entry feature to both sites from Westgarth Street. Improvements should include new feature gates, fencing, landscaping & reserve and way-finding signage. Investigate options to remotely open/lock gates to Oval and consider Public toilet access to Westgarth Street. Retain bus stop and work with the PTV to setback the bus stop and incorporate it into the entry design. New entry to consider Oldis Gardens vintage bollards and paving and explore options to remove existing fencing.
2. Upgrade the Bill Lawry Oval pavilion, in accordance with Council's 'Outdoor Sports Infrastructure Priority Plan' - Scheduled to occur in 16/17 and 18/19. Ensure that redevelopment provides greater opportunity for wall activation to Oldis Gardens.
3. Retain clubrooms and historic grand stand (1926). Investigate opportunities to reduce the amount of internal fencing to improve pedestrian circulation and interface with Oldis gardens.
4. Reconfigure existing public toilets, to improve public access and visibility from Westgarth Street, in accordance with the Darebin Public Toilet Strategy.
5. Retain the heritage bluestone retaining walls along Westgarth Street. Landscape existing alcoves. Replace cyclone fencing with new steel picket palisade type fence along entire boundary to Westgarth Street.
6. Improve existing spectator area in front of existing flag-poles. Install new concrete path, new low concrete seat-wall or terracing to retain existing slope. Improve landscaping to Westgarth Street.
7. Replace access gate for park maintenance (short term only) with view to relocating the maintenance shed within Pavilion longer term.
8. Investigate options for relocating the existing maintenance shed through a redevelopment of the Pavilion. If relocation is unfeasible, improve the visual appearance and upkeep of the shed from Westgarth Street.
9. Retain existing turf wicket practice nets and synthetic cricket nets.
10. Upgrade playing arena boundary fence, in accordance with Council's 'Outdoor Sports Infrastructure Priority Plan'.
11. Replace the existing oval concrete spoon drain. Reinstate playing surface levels to the new concrete spoon drain and fence.
12. Install a basic irrigation system to provide a high quality lawn area between the path and the fence line.
13. Install a basic irrigation system to provide a high quality lawn area between the turf practice nets and the synthetic practice nets.
14. New pedestrian entry with way-finding directional signage highlighting new circuit path. dogs on lead. Gates to be open except for game days.
15. Provide a new circuit path around oval along the top of spectator mound. Provide new seating under shade of existing trees. Incorporate existing trees into mulched beds and add new canopy trees to provide additional shade.
16. Liaise with Office of Housing (DHHS) create new connections from the Holmes street housing complex to Bill Lawry oval and/or Oldis Garden.
17. Remove all bushy vegetation along south boundary and plant more canopy trees. Place emphasis on maintaining clear views through reserve for improved passive surveillance by adjoining residents. Install new chain-mesh perimeter fence, and repair retaining wall in conjunction with DHHS.
18. Provide new path to connect oval and adjoining parkland. Demolish existing timber sleeper wall and chain-mesh fence. Re-grade slopes incorporating local basalt rocks to create a more natural planted edge that relates to the escarpment landscape of the Merri Creek. (Provide retaining walls only where absolutely required). Install new black PVC perimeter fence, with gates that can be closed on game days.
19. Enhance area as a new pocket park with indigenous theme - including indigenous planting, seating and shade trees, way-finding signage, indigenous Australian historical information and an art element to create interest.
20. Renew the Heidelberg Road park entrance with new indigenous and decorative planting – emphasising the natural basalt escarpment feature. Improve park access from Heidelberg Road with new diagonal path across existing rock face. Explore options to improve cycling access at this entrance to the park.
21. In partnership with Yarra Council, advocate to VicRoads for a safer crossing over Heidelberg Road to TH Westfield Reserve.
22. Retain and protect existing Cypress Trees and incorporate into new mulched beds. In longer term incrementally replace with indigenous Sheoaks, as Cypress Trees decline. Provide logs, timber carvings and rocks as informal seating and as balance beams. Enhance escarpment landscape experience; including new raised lookout sympathetic to the steep cliff and rock escarpment.



## Implementing the Master Plan

Implementation of the Bill Lawry and Oldis Master Plan will occur over several years and depend on Council Budget. The following section identifies a preferred plan for staging the delivery of the master plan. This list has been determined by other Council strategies and the understanding the community priorities identified during the community consultation phases.

Staging of projects		
Both Sites / Ongoing	Oldis Gardens	Bill Lawry Oval
<p>Plant more trees and plants and investigate opportunities for new and successional planting of native species.</p> <p>Undertake a Tree Audit to understand the condition and health of existing trees. Work with a landscape architecture to create a 'Plant Palette' for both site.</p> <p><i>Budget Estimate: \$100,000-\$130,000 over the life of BLOG</i></p>	<p>1. Improved paths, but in particular a new connection to East Street.</p> <p><i>Budget Estimate: East street link - \$25,00-\$30,000, Remainder - \$80,000 to \$100,000 Works to include demolition of existing concrete, and install of new surface.</i></p>	<p>1. Upgrade fencing around Bill Lawry Oval to improve public access</p> <p><i>Budget Estimate: \$30,000-\$40,000 Works to include demolition, install of equipment and landscaping</i></p>
<p>Install new signage</p> <p><i>Budget Estimate: \$4,000-\$6,000</i></p>	<p>2. Remove as much fencing as possible to improve interface between the sporting ground and Oldis gardens and Westgarth Street.</p> <p><i>Budget Estimate: \$100,000-\$130,000 over the life of BLOG Works to include demolition and infill landscaping.</i></p>	<p>2. Pavilion upgrade – investigate opportunities to remove internal fencing.</p> <p><i>Budget Estimate: to be determined by separate process</i></p>
<p>Community committee to help maintain/improve the park</p> <p><i>Budget Estimate: \$2,000 (to provide plants/support for group)</i></p>	<p>3. Green exercise in Oldis Gardens</p> <p><i>Budget Estimate: \$8,000- \$12,000 Works to include demolition, install of equipment and landscaping</i></p>	<p>3. Investigate opportunities to new entrance to Bill Lawry to include better signage and interface between the two sites.</p> <p><i>Budget Estimate: \$100,000 Works to include demolition of fencing, excavation earthworks, new fencing</i></p>
<p>Provide additional end-of trip cycling facilities for both sites</p> <p><i>Budget Estimate: \$1,000</i></p>	<p>4. New picnic, BBQ facilities drinking fountain</p> <p><i>Budget Estimate: \$50,000 - \$70,000 Works to include demolition, new equipment, landscaping.</i></p>	<p>4. Improve public access Public toilet access.</p> <p><i>Budget Estimate: \$100,000 Works to include demolition of fencing, excavation earthworks, new fencing</i></p>
<p>Provide a new connection between Oldis Gardens and Bill Lawry Oval to improve public access and integration of both sites.</p> <p><i>Budget Estimate: \$100,000 Works to include demolition of fencing, excavation earthworks, new fencing</i></p>	<p>5. Upgrade of the landscaping, fencing and around Jika Jika facility</p> <p><i>Budget Estimate: \$8,000- \$12,000 Works to include demolition, install of equipment and landscaping</i></p>	<p>5. Advocate for a safe crossing over Heidelberg Road</p> <p><i>Budget Estimate: \$15,000-20,000 Works to include traffic assessments and modelling to support advocacy to VicRoads</i></p>
<p>Improve maintenance of the landscape areas</p> <p><i>Budget Estimate (\$13,000-\$16,000) each year.</i></p>	<p>6. New lawns in Oldis Gardens</p> <p><i>Budget Estimate: \$15,000-20,000</i></p>	<p>6. Upgrade Sporting facilities and Spectator areas.</p> <p><i>Budget Estimate: to be determined by separate process</i></p>
	<p>7. Enhance existing playspace with additional equipment</p> <p><i>Budget Estimate: \$30,000-\$40,000 Works to include demolition, install of equipment and landscaping</i></p>	<p>7. New gravel path around oval.</p> <p><i>Budget Estimate: \$100,000 Works to include demolition of fencing, excavation earthworks, new fencing</i></p>
	<p>8. Enhance existing basketball court with additional line-marking for multisports.</p> <p><i>Budget Estimate: \$5,000-\$7,000</i></p>	<p>8. New Platform viewing Area and native landscaping</p> <p><i>Budget Estimate: \$60,000-90,000 Works to include demolition of fencing, excavation earthworks, new fencing</i></p>
	<p>9. Renewing the heritage features of the park</p> <p><i>Budget Estimate: \$40,000</i></p>	<p>9. Enhance area a new pocket park with indigenous theme</p> <p><i>Budget Estimate: \$60,000-90,000 Works to include demolition of, excavation earthworks, new equipment</i></p>
		<p>10. Renew the Heidelberg Road park entrance with new indigenous and decorative planting.</p> <p><i>Budget Estimate: \$60,000-90,000 Works to include demolition of, excavation earthworks, new landscape features-</i></p>

## **Appendix B – Community Consultation Summary and Outcomes**

### **Draft Bill Lawry and Oldis Gardens Master Plan Community Consultation activities and outcomes**

The following provides an overview of the community consultation program and community responses that have helped shape the draft Bill Lawry and Oldis Gardens Master Plan.

#### **Phase 1 – Understanding the Issues and Opportunities of Bill Lawry Oval and Oldis Gardens**

Two onsite community consultation sessions were held in late August 2015 to gather ideas and community aspirations for the wider improvements of the park and oval. These meetings were supported by a two-week feedback period where residents could provide their input via email, letter or telephone. These consultation sessions attracted over 15 people attending the onsite consultation sessions and 20 people providing online or verbal feedback via phone.

Key issues raised by the community include:

- Retain and renew the heritage elements of the park, including the historical gates, turnstile, water fountain, bluestone fencing, pathway network and mature trees.
- Improve the public access and interface of Bill Lawry Oval, by replacing the existing and out-dated cyclone fencing, with a new fencing treatment (i.e. similar treatment at Preston Oval).
- Provide a series of new connections and entrances between Oldis Gardens and Bill Lawry Oval to improve public access and integration of both sites.
- Improve the 'passive recreation' function of Oldis Gardens, with additional seating areas, improve walking paths and viewing platform (capitalising on the sites views of the city skyline and heritage bridge).
- Renew the existing concrete path; by increasing its width from 1m to 2.5m, to support the variety of park users and comply with modern accessibility standards. A new pathway connection to East Street is proposed.

#### **Phase 2 – Consultation of the draft BLOG Master Plan**

The draft Bill Lawry and Oldis Gardens Master Plan was placed on public consultation for a three-week period from 25 May – 15 May 2014. During this time the community was invited to make submissions to Council to help refine the draft BLOG Master Plan.

Key community engagement activities included:

- Over 3000 letters with the draft master plan enclosed were distributed to homes, businesses and community groups within a 500m radius of the sites.
- Email notification was sent out to residents who provided their details or contributed ideas during phase 1 of the master plan process.
- Social media and Council's website was used to promote the draft master plan and invited the community to submit comments within a 3 week timeframe.

- An online survey was prepared, encouraging the community to help Council prioritize projects for implementation.
- Invitations for one-on-one meetings were offered to the local community and sporting groups.
- An informal 'drop-in' session was held on Saturday 7 May outside the Jika Jika Centr, with over 30 people attending the session over a 2 hour period.
- Internal comments were also sought regarding the proposed actions in the master plan.
- Letters were distributed to key government and community stakeholders, including Department of Human Services, local sporting clubs, Yarra Council, Darebin Bicycle User Group and VicRoads.
- A total of 16 written submissions were received and 15 online surveys completed.

### **Key Issues and Opportunities raised**

Feedback regarding the master plan was generally positive with several core themes:

- Strong preference to preserve, protect and enhance the heritage look and feel of the parklands by keeping the overall structure and character of the Oldis gardens.
- Strong support for the planting of new trees and renewing existing gardens with denser plantings. Many residents and the Merri Creek Management Committee (MCMC) favoured successional indigenous plantings for the park.
- Strong support to improve the visual appearance of Bill Lawry Oval and provide a new welcome entry to both sites from Westgarth Street.
- The upgrade of fencing around Bill Lawry Oval caused a mixed response. Majority of the community supported who provided their feedback supported an upgrade of the fencing around Bill Lawry Oval. Some members of the community suggested that it should be removed. The sporting clubs have advocated for the Oval to continue to be fenced.
- Strong support for the relocation or removal of internal fencing, which created opportunities to expand Oldis Gardens.
- Strong support for the reconfiguration of the toilets in Bill Lawry, to provide better public access from Westgarth Street.
- Lots support for the delivery of a 'Green Exercise' in Oldis Gardens in the short term.
- Recognition that a safe crossing over Heidelberg Road must be provided for the local community. Many residents were advocating for options for an overpass or underpass to be explored by Council and VicRoads.
- Many Community members who attended the drop-in session requested that Council establish a 'Friend of Oldis gardens' to help with the maintenance of the park and implementation of the master plan.
- Strong support for the addition of a community garden in the park.
- Strong support for the upgrade of the path network, in particular the new path connection to Cunningham Street.

Community feedback also raised some issues regarding:

- The Master Plan is proposing lots of uses in the park - reducing the amount of open lawn area.
- The upkeep and visual appearance of the maintenance sheds associated with the sporting facilities.
- The relocation of the bus stop on Westgarth Street, negatively impacting on users from the neighbouring nursing home.
- The classification of Oldis Gardens and Bill Lawry Oval being a 'Dog-On Lead' Park.

## Results from on-site consultation

### 1. Help us understand what type of projects you want implemented first at Oldis Gardens , by ranking the projects in priority order

#### OLDIS GARDENS

Proposed Project	Action(s)	Short Term	Medium Term	Long Term
		1-2 Years	3-4 Years	4+ Years
Green exercise.	15	10		
New lawn in Oldis gardens.	7	8	3	
Planting new trees and plants, renewing existing gardens beds.	6, 8, 17, 20, 9, 10, 17, 18, 20, 25	7	2	3
More play features for children.	12, 13, 14, 15	5	1	
New picnic and BBQ facilities.	11, 22	4	2	
Renewing the heritage features of the park.	1, 2, 3, 23	3	2	
Improve connection between both sites.	16	3	1	
Improve signage and maintenance.	7, 10, 21, 24	3		
New, wider footpath through the park with a new connection to East Street.	4, 5, 19	2	2	
Upgrade of the landscaping, fencing and around Jika Jika facility.	21, 22	1	2	



**2. Help us understand what type of projects you want implemented first at Bill Lawry Oval , by ranking the projects in priority order**

**BILL LAWRY OVAL**

Proposed Project	Action(s)	Short Term	Medium Term	Long Term
		1-2 Years	3-4 Years	4+ Years
Provide a new informal crossing point on Heidelberg Road.	17	20		
New walking gravel path around oval.	16	12		
Upgrade the fencing around Bill Lawry Oval to improve public access.	6	9		
Improve access to public toilets.	5	5		1
New pocket park with indigenous planting theme.	20	5	2	
Renew existing garden beds and plant new trees.	18, 23	4	2	
Upgrade existing sporting facilities and spectator areas.	3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 24	2		
Taking advantage of city views and create a new viewing platform area.	23	2	1	
New landscape entrances and signage to Bill Lawry Oval from Westgarth Street and Heidelberg Road.	15, 19, 21	1	1	
Relocate Bus stop on Westgarth Street.	2	1		

**3. Had we forgotten something?**

- How about a flying fox in the playground
- No veggie patch inc?? Why not?
- Why are you not working with VicRoads to inc repair of Heidelberg Road heritage bridge? Seems to be a forgotten landmark – one hand not talking to the other... Again.
- Retain quince tree in garden west of Jika Jika Centre.
- Equipment for bigger kids
- Points 17 and 18 are very important for protecting Merri Creek and educating people about impact of urban stormwater runoff. Strongly supported (but could be in other area)
- Points 17-18 DO NOT plant at 17 or 18 but retain as open lawn space. If reticulating system is necessary place on northern boundary of park - nearest

road. 17 and 18 are a quiet area protected from the road and better for quick relaxation, open space, picnics, etc.

- Friends of the Gardens work because oval/cricket club look at Edinburgh Gardens and Victory Park.
- Fitness area!
- Adult fitness area with apparatus for various ages and fitness levels similar to City of Benalla's Jaycee Island.
- Maybe a swizzle stick
- The park can you please make it for older kids too. Like a giant slide and other things like that for people who are older and want to go to the park.
- Have a look at Gillon Park in Brunswick. They have a beautifully integrated park and sport and made the area accessible and usable by all the community.
- Look at the fitness station on the Koornung Creek for example. Before Elgar Rd exit
- Improve lighting for safety
- Access to fresh water – improved drinking fountain, dog bowl (more than one)
- Shade cloth/structure over playground! (sun smart garden)
- Link Westfield Park with Oldis Gardens with an overpass to create/connect one parkland precinct for the community. Heidelberg will only get busier with Chandler Highway expanding.
- Reduce planting along north side of south path. Keep open green space.
- This park needs a dog off lead area because lots of local people have dogs that need to run.
- There needs to be signs to the toilet in the oval.
- I think you should keep the same structure of the park lights.
- Restore historic drinking fountain for drinking purposes and add a dog bowl because its in the middle where people walk through.
- Football teams shouldn't warm up in Oldis!
- Concrete path is not necessary (point 19)
- We like the wall to hit against
- Bocce court
- Community committee to help maintain/improve the park

- Retain open space next to basketball court and along path in south
- No biofilter at southern site. Can be at north boundary – retain open lawn at south 17-18s
- Waterway biofilter system a must, could be in northern space
- Drought resistant plants and hardy herbs of rosemary
- Restore drinking fountain more important
- Better lighting
- Concrete table tennis

### Results from Online Survey

An online community survey was prepared to assist Council to understand what the Community priority projects for implementing the master plan were.

Only 14 people responded to the online survey. Below are the outcomes of the survey:

- **Help us understand what type of projects you want implemented first at Oldis Gardens, by ranking the projects in priority order.**

	Score*	Overall Rank
Planting new trees and plants, renewing exiting gardens beds (refer to actions 6,8,17,20, 9, 10, 17, 18, 20, 25)	97	1
New, wider footpath through the park with a new connection to East Street (refer to actions 4, 5, 19)	76	2
Provide better connections between sites (refer to actions 16)	74	3
New lawn in Oldis gardens (refer to actions 7)	74	4
Upgrade of the landscaping, fencing and around Jika Jika facility (refer to actions 21, 22)	73	5
New picnic and BBQ facilities (refer to actions 11, 22)	70	6
Renewing the heritage features of the park (refer to actions 1, 2, 3, 23)	64	7
Green exercise (refer to action 15)	64	8
Improve signage and maintenance (refer to actions 7, 10, 21, 24)	61	9
More play features for children (refer to actions 12. 13,14, 15)	61	10

- **Help us understand what type of projects you want implemented first at Bill Lawry Oval , by ranking the projects in priority order.**

- **Are there any proposed actions you don't agree with? Please let us know below:**

	Score*	Overall Rank
<b>Upgrade the fencing around Bill Lawry Oval to improve public access</b> (refer to action 6)	92	1
<b>provide a new informal crossing point on Heidelberg Road</b> (refer to actions 17)	90	2
<b>New landscape entrances and signage to Bill Lawry Oval from Westgarth Street and Heidelberg Road</b> (refer to actions 15, 19, 21)	90	3
<b>Renew existing garden beds and plant new trees</b> (refer to actions 18, 23)	77	4
<b>Improve access to public toilets</b> (refer to action 5)	70	5
<b>New walking gravel path around oval</b> (refer to action 16)	69	6
<b>New pocket park with indigenous planting theme</b> (refer to actions 20)	69	7
<b>Upgrade existing sporting facilities and spectator areas</b> (refer to actions 3,4, 7, 8, 9,10, 11, 12, 13, 14,24)	62	8
<b>Taking advantage of city views and create a new viewing platform area</b> (refer to actions 23)	53	9
<b>Relocate Bus stop on Westgarth Street</b> ( refer to action 2)	42	10

- Action 25 for Bill Lawry – new crossing over Heidelberg road, will not be sufficient to solve the problem
- Action 6 for Bill Lawry - Remove the all the fencing in the park including fencing around Bill Lawry and Jika Jika centre.
- Action 16 for Bill Lawry - Gravel stones around the oval , will impact participants and machinery
- Action 12 for Bill Lawry – need to provide clear signage stating All signage in the park should advise dogs must be on leash at all times in all of the park
- Action 24 for Bill Lawry - Retain scoreboard. It contains asbestos and is in poor condition. I think it should be removed
- Action 23 for Oldis Gardens – Remove historic drinking fountain.
- Action 6 for Bill Lawry - Get rid of all fencing around Bill Lawry Oval to open access up completely to the public. See Victoria Park (Collingwood), Arden Street (Nth Melb), Gillon Oval (Brunswick). This approach works for all parties, including resident sporting clubs, if done right. The local community have paid for the upkeep & maintenance of Bill Lawry Oval for decades and have been almost completely excluded. Outrageous Sports clubs are entitled to compete at the ground, but not entitled to exclude the community that pays for these facilities. Instead of fencing to assist clubs collect entry fees on game days; demand the clubs create an attractive and profitable cafe/canteen as part of their conditions of residence.

- Action 2 for Bill Lawry - relocation of bus stop seems unnecessary. Should the BBQ and toilets be so close to play area? Is this a danger?
- **Have we forgotten something? Let us know of your idea that has not been identified in the draft Master Plan by writing it down in the text box below.**
- Nothing in particular, but be wary of over development and excessive concreting, which can spoil the natural feel of the park if overdone. Most of the proposals seem balanced but it's easy to overdo it.
- Access for vehicle viewing of events on commission flats side of ground.
- Suggest removing Jika Jika Centre.
- Removal of earth mounds which seem designed purely to reduce visibility to ground from outer areas, particularly outside ground. 2. Enhance access as much as possible (compare Victoria Park, Abbotsford). Access should not be compromised for the sake of minimal football club admittance revenue. If they need more money to cover losses, Council could contribute.
- In all lighting , yellow globes would be good. they create a warmer, and safer atmosphere than the white globes. 2. The playground adjacent to the children's hospital with the indigenous 6 seasons theme is really wonderful in its use of landscape elements, and the indigenous six seasons theme. 3. Is there a way to take advantage of / create more access to the creek? At the moment the creek is fenced off from public access. Terracing could be a great solution - An inspiring example of this is the new parklands at Barangaroo Point in Sydney <http://www.barangaroo.com/discover-barangaroo/barangaroo-reserve.aspx>
- The preservation of the historical gates (item 1) should include the conservation of the bluestone walls either side. They are currently pointed with cement mortar which has had a very detrimental impact on the stone. 2. For all heritage-related matters, I would like to see a suitably qualified heritage consultant should be employed to ensure works are carried out sympathetically to original building fabric. 3. Toilets should be made available to the public 24/7. 4. I would like to see the drinking fountain (item no. 23) repaired to working order. At the very least a drinking fountain should be provided somewhere in the park.
- Overall, a terrific initiative and a wonderful improvement on a wonderful public asset and precinct.
- Masterplan is good. Oldis gardens is currently neglected and poorly maintained. It could be a beautiful park with these changes and better maintenance
- Looks good - I'm particularly keen on the green exercise station as I love the one in All Nations Park for doing Dips, Pull ups, etc.
- would like the fences around Bill Lawry oval taken down as I do not believe they are necessary and detract from it being a community facility. The club

can still charge entrance fees on game day without a fence. I am most excited about the tennis wall - great idea!!!

- Parking. The local roads are chaos throughout the winter (and to a lesser extent) the summer sport seasons with it often being impossible to park near our house. By near, I'm not being precious about parking outside my house, I mean it is often impossible to park in the same street. We have two small kids and my wife has a disability that makes it hard for her to walk long distances. We've repeatedly asked for parking to be improved in a variety of ways with no effect. I love that you're investing in the space, that's awesome. you'll encourage more and more people to use it.....and place a greater and greater strain on the parking in the local area. I'm disappointed not to see any accommodation to deal with this issue in this plan
- The fence around the oval should come down to make it more of a community facility and provide better access, and better on the eye.
- I just want to highlight some specifics which may be implicit in the proposals. I regularly cycle through the Oldis Gardens as a connector between Northcote (via Harper, Mason & Andrew Sts) and Richmond (via Dwyer, Yambla, Grey, Trennery & Nicholson sts). Re Action 10 for Oldis Gardens: Blind spots at this point are quite dangerous. Trees should be cut to allow for cyclists passing underneath - we're usually taller than pedestrians. Consider altering the curve of the path to remove blind corners. Action 5 (2.5m paths) will help too. Lawry Oval Action 22 (crossing), is a great idea (as is 20 (indigenous garden – a much underused space). Re 21, if the steep incline at this point could be reduced would be a great help. 19: the sleeper wall and fence have been acting as a natural litter trap using the north wind. This could continue to work well if it was set up for easy removal of litter. It'd be worth considering how to capture this litter in the new plan and to ensure it doesn't end up blowing into the creek. Great work, thanks!

## Draft Bill Lawry and Oldis Gardens Master Plan

### Summary of Submissions

No.	Summary of Submissions	Council Officer Response	Amendments to Master Plan
1	<ul style="list-style-type: none"> <li>Concerns regarding the proposed action 2, which proposes relocation of the bus stop on Westgarth Street.</li> <li>The bus stop plays a key role in serving people with limited mobility in the neighbouring aged care facilities.</li> <li>The submitter advised that he is disabled and relies on this bus stop for daily travel.</li> </ul>	<ul style="list-style-type: none"> <li>Acknowledge the submitter's valid concerns.</li> <li>Action 2 for Bill Lawry was nominated as in the draft master plan responding to limited footpath in this location. The footpath is very narrow and the bus shelter occupies a significant proportion of it. This location, adjacent to the entry of both parks, carries higher foot traffic.</li> <li>A redesign of this entry should consider incorporating a new bus stop, with a greater setback to Westgarth Street.</li> </ul>	<ul style="list-style-type: none"> <li>Delete Action 2.</li> <li>Reword Action 1 to include:  <i>...Retain bus stop and work with the PTV to setback the bus stop and incorporate it into the entry design....</i></li> </ul>
2	<ul style="list-style-type: none"> <li>Supportive of the draft BLOG Master Plan.</li> <li>Native plantings should be further encouraged, as they foster an environment for native wildlife. <i>'We have seen the return of a variety of birdlife species to our garden since Australian plants increased in frequency from 6 years ago. On the grand scale of a park with an accompanying creek, the possibilities are even more significant.'</i></li> </ul>	<ul style="list-style-type: none"> <li>Acknowledge the submitter's support.</li> <li>Native plantings will be encouraged for both sites particularly, where it interfaces with the Creek.</li> <li>Action 22 will remain, but wording be revised to recognise that this project will require State Government approval – and that Council should work in partnership with Yarra Council to advocate for a safer pedestrian and cycling crossing over Heidelberg Road.</li> </ul>	<ul style="list-style-type: none"> <li>Action 22 will be revised state:  <i>'In partnership with Yarra Council, advocate to VicRoads for a safer crossing over Heidelberg Road to TH Westfield Reserve'.</i></li> </ul>

	<ul style="list-style-type: none"> <li>• Supportive of Action 22, that a safe crossing over Heidelberg Road is provided. The current situation of no crossing provides <i>'little margin for error while standing in the middle of Heidelberg Road, waiting for traffic to pass, before proceeding to Fairfield Park. It is really the scene of an accident waiting to happen.'</i></li> <li>• Suggests that a small fence be erected within the garden bed along the Westgarth Street interface, to create a safer environment for children and dogs, which may run through the garden.</li> </ul>	<ul style="list-style-type: none"> <li>• Do not support the idea of new fencing to Westgarth Street.</li> </ul> <p>The master plan suggests that these garden beds will be renewed with new planting. This planting can act as a natural edge.</p> <p>It is also worth noting that Oldis Gardens is a 'Dog-on Lead' park, therefore dogs must be on a lead at all time, adhering to the Darebin Local Laws.</p>	
3	<ul style="list-style-type: none"> <li>• Supportive of the draft BLOG Master Plan – <i>'it's great the park and oval are getting some love and attention.'</i></li> <li>• Supportive of Actions 11 – New BBQ facility and 15 - Green exercise equipment.</li> <li>• Submission believes that need to provide a public toilet has been overlooked. Suggests that a new public toilet should be provided in the park, or Council should investigate opportunities to redesign an element in Bill Lawry Oval.</li> </ul>	<ul style="list-style-type: none"> <li>• Acknowledge the submitters support.</li> <li>• Bill Lawry Plan Action 5 states: <i>Reconfigure existing public toilets, to improve public access and visibility from Westgarth Street.</i></li> </ul>	<ul style="list-style-type: none"> <li>• No changes required.</li> </ul>



4	<ul style="list-style-type: none"> <li>• Supportive of the proposed actions in the master plan</li> <li>• Submitter has made some suggestions to denser, lush plantings in the gardens beds. Future plantings could be inspired by Curtain Square in North Carlton &amp; Edinburgh Gardens in North Fitzroy.</li> </ul> <p><i>She states 'they contribute to the green oasis feel to both parks and the community responds with both areas being well utilised by the community.'</i></p>	<ul style="list-style-type: none"> <li>• Acknowledge the submitters support.</li> <li>• Action 6 on the Oldis garden plan supports the opportunity to renew the garden beds with new landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>• No changes required.</li> </ul>
5	<ul style="list-style-type: none"> <li>• Supportive of the proposed actions in the master plan, in particular Action 19 for Oldis Gardens.</li> <li>• In regards to improving cycling access from Heidelberg Road to the park, the submitter suggests <i>'if you are cycling east on Heidelberg Rd, there's an option to cross the creek just before the entrance to the path along the oval, using the footpath. If you then want to ride up along the path by the oval, the turn is really tight and hard. If this could be improved (by changing the path curve, removing / shifting the bollard/s, etc, that would be great.'</i></li> </ul>	<ul style="list-style-type: none"> <li>• Acknowledge the submitter's support.</li> <li>• Improving this access from Heidelberg Road was investigated during the site analysis process. Due to the topography of the site, it will be too difficult to change this curveline. However shifting the bollards to improve cycling access can be reviewed, during the detailed design phase of this project.</li> </ul>	<ol style="list-style-type: none"> <li>1. Action 20 of the Bill Lawry Plan has been amended to include <i>'Improve the safety of cycling access at the entrance.'</i></li> </ol>
6	<ul style="list-style-type: none"> <li>• Submitter does not support the idea of introducing BBQ facilities into the park, as the space would not be adequately maintain by Council staff and the community.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposal for the new BBQ and picnic facility (action 11) has had significant support from the wider community and will remain in the master plan.</li> <li>• Oldis Gardens is a classified 'Dog-</li> </ul>	<ul style="list-style-type: none"> <li>• No changes required.</li> </ul>

	<ul style="list-style-type: none"> <li>• Submitter also believes that the park should be classified a 'dog-off Lead Park'.</li> </ul>	<p>on-Lead' Park, under our Local Laws. The Master Plan supports this existing control.</p>	
7	<ul style="list-style-type: none"> <li>• Submitter has suggestion that additional cycling facilities should be encouraged in the park, as it contains a safe 'shared-bike' path through the site.</li> </ul> <p>Oldis Gardens contains a number of facilities (i.e. half basketball court etc). Council should encourage additional end of trip facilities to support sustainable transport to the park.</p>	<ul style="list-style-type: none"> <li>• Will include the following action: <i>'Provide additional end-of trip cycling facilities to Bill Lawry and Oldis Gardens to further encourage cycling to the sites.'</i></li> </ul>	<ul style="list-style-type: none"> <li>• Amend the Master Plan to include the following action:  Action 24 on the Oldis Garden plan: <i>Provide additional end-of trip cycling facilities for both sites</i></li> </ul>
8	<ul style="list-style-type: none"> <li>• Submitter has suggested that Action 18 'is undertaken in consultation with the local residents of the Holmes Road Housing complex.</li> </ul>	<ul style="list-style-type: none"> <li>• Acknowledge the submitter's considerate response. Residents and DHS were notified of the master plan.</li> </ul> <p>Further consultation will occur with the residents of the Holmes Street complex and wider area, as Council starts to implement the Master Plan.</p>	<ul style="list-style-type: none"> <li>• No changes required.</li> </ul>
9	<ul style="list-style-type: none"> <li>• Supportive of the proposed actions in the master plan, in particular Action 15 (green exercise) for Oldis Gardens.</li> <li>• Submitter has suggested that <i>'whole body functional equipment (like princes park) will appeal more to the community rather than the usual isolated body part machines that you see everywhere with hardly anyone using.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Acknowledge the submitter's support.</li> <li>• The community will be further consulted on design options when Council officers implement this project.</li> </ul>	<ul style="list-style-type: none"> <li>• No changes required.</li> </ul>

	<i>Things like bars, boxes and a small runway.'</i>		
10	<ul style="list-style-type: none"> <li>• Supportive of the proposed actions in the master plan and the consultation process.</li> <li>• The submitter is a long-standing resident and user of the parks and would like to participate in project to 'improve the gardens in any way we can'.</li> <li>• Submitter has made suggestion to improving draft actions:   <b>Bill Lawry Action 22:</b> An overpass of underpass should be considered when thinking about a solution to fixing the north/south crossing on Heidelberg Road.   <b>Oldis Gardens Action 21</b>  Improving the interface of Oldis Gardens and the Jika Jika centre. – and make it become a welcoming destination in the gardens.   The submitter suggests <i>'Uncaging the Jika Jika Community Centre, remove the fence, provide security to the building, retain the playground with a low fence and as in the plan, remove the scrubby vegetation. Rationalise the paths to and from to create an "address" and destination.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Acknowledge the submitter's support.</li> <li>• In response to the submitters proposed revision to the following actions:</li> <li>• Revised <b>Bill Lawry Action 22</b> - <i>In partnership with Yarra Council, advocate to VicRoads for a safer crossing over Heidelberg Road to TH Westfield Reserve.</i></li> <li>• Revised <b>Action 21</b> to provide clearer direction to 'better integration of the Jika Jika Centre and Oldis Gardens.</li> <li>• The Master Plan have been revised to give clearer direction and examine more opportunities to improve the interface of Bill Lawry and Oldis Gardens. This includes the removal of fencing to increase the area of Oldis Garden (refer to Action 14 and 16 of Oldis Gardens).</li> </ul>	<p>In response to the submitters proposed revision to the following actions:</p> <ul style="list-style-type: none"> <li>• Revised <b>Bill Lawry Action 22</b> - <i>In partnership with Yarra Council, advocate to VicRoads for a safer crossing over Heidelberg Road to TH Westfield Reserve.</i></li> <li>• Revised <b>Action 21</b> to provide clearer direction to 'better integration of the Jika Jika Centre and Oldis Gardens.</li> </ul>

	<ul style="list-style-type: none"> <li>• Supports Action 2 of Bill Lawry Oval to improve the appearance of the Westgarth Street frontage, and suggests that ' <i>moving the bus stop, using the bluestone alcoves, pushing the fence back</i> ', will assist in improve the Westgarth street appearance.</li> <li>• The submitter would like to see as much public access to the Bill Lawry Oval Access open as possible.</li> </ul>		
11	<p>The submitter would like to see the park redevelop along the lines of the newly developed Victoria Park and the established environment of the oval at Edinburgh Gardens.</p> <p>The submitter has provided comments to revising the following actions associated with the Bill Lawry Oval:</p> <ul style="list-style-type: none"> <li>• <b>Action 6</b> should be revised to '<b>requested that the blue stone wall and alcoves be removed</b>, as they are structurally unsound and serve no purpose. The alcoves are in disrepair with rubbish frequently dumped in them, they serve no useful purpose. Submitter believes that the new landscaping to Westgarth Street can provide a new edge to the facility.</li> <li>• <b>Action 22 - Link to TH Westerfield Reserve (Yarra Parklands)</b> The development of a Heidelberg crossing is supported, however, it is requested that plans for an alternative be considered.</li> </ul>	<p>In response to the submitters proposed revision to the following actions:</p> <ul style="list-style-type: none"> <li>• <b>Action 6</b> – the bluetone wall is heritage listed; therefore any demolition will require planning approval. The walls will be retained for their heritage significance to the site – and they provide a structure support role as they are retaining walls. Any redesign of this site would involve the re-grade and potential reduction of the oval size. The master plan acknowledges that the alcoves currently collect rubbish, and is recommending 'filling' this area with landscaping. Replacing the fencing will also play a significant role in improving the visual amenity of the site from Westgarth Street.</li> </ul> <p><b>Action 22</b> will remain, but wording be revised to recognise that this project will require State Government approval – and that Council should work in partnership with Yarra</p>	<p><b>Action 22</b> has been amended to state:</p> <p><i>In partnership with Yarra Council, advocate to VicRoads for a safer crossing over Heidelberg Road to TH Westfield Reserve.</i></p>

	<p>The preference would be for a pedestrian bridge walkover above Heidelberg Road, a pedestrian underpass under the traffic bridge should also be considered.</p> <p>In addition, it could be feasible to create access to Merri Creek before Heidelberg Road and construct a small foot bridge across the creek to link up with the existing path under the Heidelberg Road.</p> <ul style="list-style-type: none"> <li>• <b>Action 5 - reconfigure public toilets and increase visibility.</b> Consideration must be given to any potential negative implications from increased signage and/or undesirable uses of public toilets if more visible.</li> <li>• <b>Action 9 - Relocate maintenance Shed,</b> is a high priority and must coincide with removal of existing sheds and equipment rather than allocation to an alternative use.</li> <li>• <b>Supportive of Action 9 to investigate opportunities to remove internal fencing.</b> Submitter suggests that all perimeter fencing at the interface with Oldis Gardens should be removed. <i>'These are unnecessarily hard onto the walking track and are empty voids on the oval side. Several of the buildings which back onto the gardens negate the need for fencing anyway.'</i></li> </ul>	<p>Council to advocate for a safer pedestrian and cycling crossing over Heidelberg Road.</p> <ul style="list-style-type: none"> <li>• <b>Action 5 - reconfigure public toilets and increase visibility,</b> will be undertaken considering community safety, with Crime Prevention through Environmental Design (CPTED) and the design principles of the Darebin Public Toilet Strategy. This action to improve access of these toilets has been highly supported by the wider community.</li> <li>• Support and proposed amendments to Action 9 is noted.</li> </ul>	
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	Beyond the Master Plan, the submitter raised the following concerns with the condition and appearance of the Bill Lawry Oval. These have been reviewed and addressed by Council's Leisure Department separately.		
12	<p>Submitter's local park for the past 25 years. Suggestions raised by the submitter include:</p> <ul style="list-style-type: none"> <li>• Retaining some open lawn areas in Oldis Gardens.</li> <li>• Locations include the <i>'space next to the basketball court and along the north side of the southern path – an open lawn area...this area is used by people picnicking, dog walking and those who want some open space away from the noise of busy Westgarth Street.</i></li> <li>• Retaining open parkland to retain views of the CBD.</li> <li>• Oldis Gardens is unique in being linked to the Merri Creek and is also a significant wildlife habitat. In keeping with the City of Darebin's Conservation and Wildlife policy, wildlife habitat should be protected. Some habitat assets identified by the submitter include:</li> </ul>	<p>In response to the submitters proposed revision to the following actions:</p> <ul style="list-style-type: none"> <li>• The location of proposed trees and the conceptual size of the raingarden and native grass plantings has been reduced on the concept plan.</li> </ul> <p>The area associated with Action17 and 18 has been revised. After further review of the site in consultation with a Landscape Architect, this is the best location to house any raingarden features – due to the slope of the land. It will provide an opportunity to clean any stormwater runoff before it enters the creek. The size of the rain garden has been reduced on the master plan, and can be further defined during the detailed design phase of this project. Again, this project will be subject to further community consultation when it is delivered.</p> <ul style="list-style-type: none"> <li>• The submitter's advice regarding habitat protection is noted and supported. It will be considered when new planting occurs.</li> </ul>	<p>The graphical maps have been revised to:</p> <ul style="list-style-type: none"> <li>- Show a reduce rain garden, and native grass area.</li> <li>- Remove the proposed locations to new trees, allowing for more open lawn areas.</li> </ul>

	<ul style="list-style-type: none"> <li>○ Palm trees are nest and roosting sites for several native species including: Brushtail possums, ringtail possums, micro bats, rainbow lorikeets and purple crowned lorikeets. <i>Micro bats wake at dusk and fly about the open areas of the park feeding on small insects. Red-rumped parrots feed in these open areas in the daytime.</i></li> <li>○ Retain the existing lights as they provide for the <i>'Tawny frogmouths that feed in the park at night. They perch on the top of the curved lighting pole. The light attracts the insects they feed on. I would like to see the existing lighting remain.'</i></li> <li>○ <i>Other native species that call the park home are blue tongue lizards and tiger snakes. Tiger snakes enter the park from the rocks along the Merri creek in the warm months. They are clearly visible on the grass. Further planting of native grasses in this area would make it harder to see them and increase the danger of someone being bitten.</i></li> <li>○ Planting of native flowering eucalypts will provide food and shelter for many native species including birds and fruit bats which fly along waterways including Merri creek looking for food. They feed on the nectar of the flowering eucalypts.</li> </ul>	<ul style="list-style-type: none"> <li>● New drinking fountains with Dog Bowl additions are proposed in the draft master plan – refer to Action 20.</li> <li>● New action has been proposed to include a community garden at the Jika Jika Centre. This presents a great opportunity for better integration of this facility with the park.</li> <li>● Comments for new signage are noted, and will be reviewed again when new signs are created for the park.</li> </ul>	
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	<ul style="list-style-type: none"> <li>• The City of Darebin’s website also states that chemicals such as pesticides and weed killers should not be used - this creates a good opportunity for Darebin to investigate the use of mulching etc instead of weed sprays.</li> <li>• Dog drinking bowls should be provided in the park.</li> <li>• Establish a community garden at the Jika Jika Centre, near the quince tree.</li> <li>• Any new signage to the park should highlight the parks’ <i>‘flora and fauna and link to local indigenous culture would increase understanding of urban native habitats and local history.’</i></li> </ul>		
13	<p>Submitter raises the following considerations for the draft Master Plan:</p> <ul style="list-style-type: none"> <li>• Concerns regarding the ‘Dog on Lead’ signage renewal. Would like to see a section of Oldis Gardens become a Dog-off Lead Park.</li> <li>• To see new signage directing cyclists to slow down or dismounts when riding through Oldis gardens. The large trees and garden bed in the centre of the garden totally obscure the path ahead for cyclists and walkers and it is quite dangerous. <i>I have seen many near misses between children and cyclists.</i> And questions whether these internal paths should be shared paths.</li> </ul>	<ul style="list-style-type: none"> <li>• Oldis Gardens is a classified ‘Dog-On Lead’ park. Under the Domestic Animals Act 1994 and Council local law regulations all dogs in the public environment should be <i>“A dog must be on lead at all times, unless a designated/sign posted area nominated by Council telling them otherwise”</i>.</li> </ul> <p>There is signage in Oldis Gardens stating this classification.</p> <ul style="list-style-type: none"> <li>• The path in Oldis Gardens is a classified off road cycle path. It provides an important connection for users taking the main Yarra Trail and</li> </ul>	



		<p>those riders to prefer to avoid on-road cycling.</p> <ul style="list-style-type: none"> <li>• A key action in the master plan is the removal of vegetation at the garden bed identified.</li> <li>• Council officers will continue to monitor the shared path access and liaise with cycling advocacy groups to promote a shared bike path environment.</li> </ul>	
14	<p>Merri Creek Management Committee (MCMC) are supportive of the master plan in particular:</p> <ul style="list-style-type: none"> <li>• <i>We are highly supportive of proposed actions 17. and 18. for the Oldis Gardens identify opportunities for extension of indigenous vegetation planting and a raingarden feature to improve stormwater and habitat.</i></li> <li>• Action 21 Bill Lawry plan – renewing the Heidelberg Road entrance</li> </ul> <p>They have suggested revising the wording for Action 23 of the Bill Lawry master plan:</p> <p><i>Retain and protect existing Cypress Trees. <u>In longer term incrementally replace with indigenous Sheoaks, as Cypress Trees die off and/or become unsafe. Incorporate existing cypress trees into mulched beds. Provide appropriately placed logs, timber carvings and rocks as informal seating and as balance beams, providing safety requirements in relation to the adjacent steep cliff are met.</u></i></p>	<ul style="list-style-type: none"> <li>• Acknowledge the submitter's support.</li> <li>• In response to the submitters proposed revision to the following actions:</li> </ul> <p><i>'Retain and protect existing Cypress Trees and incorporate into new mulched beds. <u>In longer term incrementally replace with indigenous Sheoaks, as Cypress Trees decline. Provide logs, timber carvings and rocks as informal seating and as balance beams. Enhance escarpment landscape experience; including new raised lookout sympathetic to the steep cliff and rock escarpment.</u></i></p> <p>The detailed design phase of the project will ensure that further consultation with the MCMC can resolve any siting and placement of rocks and logs ensuring safety requirements are met.</p>	<p>Revise Action 22 on the Bill Lawry to:</p> <p><i>Retain and protect existing Cypress Trees and incorporate into new mulched beds. <u>In longer term incrementally replace with indigenous Sheoaks, as Cypress Trees decline. Provide logs, timber carvings and rocks as informal seating and as balance beams. Enhance escarpment landscape experience; including new raised lookout sympathetic to the steep cliff and rock escarpment.</u></i></p>

	<i>Enhance escarpment landscape experience, including new raised lookout, <u>providing impact on remnant escarpment rock features is avoided.</u></i>	It is also worth noting that a fence barrier between the site and cliff face exists.	
15	<p>Submitter does not reside close to these parks; however, <i>'I pass through there regularly on my way to and from Clifton Hill/ Yarra bend Park'</i>.</p> <p>Submitter is concerned about (Bill Lawry plan):</p> <ul style="list-style-type: none"> <li>• Action 22 - providing an informal crossing Heidelberg Road. Submitter favours an overpass or underpass.</li> <li>• Action 6 – retaining the blue stone wall and alcoves along Westgarth Street, as they are <i>'not structurally sound and are an eyesore. Opening up the oval to the line of sight from Westgarth St would encourage more use of the oval, but also allow for the passing public to keep an eye on the oval -valuable from a safety point of view.'</i></li> </ul>	<ul style="list-style-type: none"> <li>• Submitter's comments are noted.</li> <li>• <b>Action 22</b> revised to ensure that Council advocate to VicRoads for a safer crossing.</li> <li>• <b>Action 6</b> –the bluestone wall is heritage listed; therefore any demolition will require planning approval. The walls will be retained for their heritage significance to the site – and they provide a structure support role as they are retaining walls. Any redesign of this site would involve the re-grade and potential reduction of the oval size. The master plan acknowledges that the alcoves currently collect rubbish, and is recommending 'filling' this area with landscaping. Replacing the fencing will also play a significant role in improving the visual amenity of the site from Westgarth Street</li> </ul>	<p><b>Action 22</b> - In partnership with Yarra Council, advocate to VicRoads for a safer crossing over Heidelberg Road to TH Westfield Reserve.</p>

## 7. CONSIDERATION OF RESPONSES TO NOTICES OF MOTION AND GENERAL BUSINESS

### 7.1 FUTURE OF PRESTON MARKET

**Author:** Executive Manager City Plan and Transformation

**Reviewed By:** Director City Futures and Assets

#### Report Background

This report is in response to Notice of Motion 300 from the Council meeting held on 15 August 2016.

#### Previous Council Resolution

At its meeting on 15 August 2016, Council resolved:

*'That Council:*

*(1) Organise an urgent meeting to be held as soon as possible at a suitable time and venue formally inviting all Preston Market stall holders to discuss their concerns about the future of the market. The meeting may be coordinated by the Economic Development unit of Council or other relevant officers, at the discretion of the Chief Executive.*

*(2) The Mayor write to all five local state upper house members and local state MPs including local member for Preston Robin Scott urging the state government to acknowledge the potential economic value to the government and social and cultural benefits to the residents of Darebin and the broader northern community by purchasing the Preston Market and to safe guard it from private sector commercial and development interests.*

*(3) Receives a report on the outcomes of the meeting and any possible actions to be facilitated by the Council.*

#### Previous Briefing(s)

This matter has not previously been to a Councillor briefing.

#### Council Plan Goal/Endorsed Strategy

- Darebin Council Plan 2013-2017, Goal 1 – A Vibrant and Thriving Economy.

#### Summary

- Two Council information sessions were organised for Preston Market stall holders to discuss their concerns about the future of the Market.
- Invitations to the sessions were hand delivered by Council staff to all stall holders.
- The sessions were held on Tuesday 6 September, a non-market day, at approximately 11.30am and 2.30pm.
- A total of 72 operators and staff from the Preston Market attended the sessions.
- Council officers attended the sessions and were able to respond directly to some of the concerns raised by stall holders.
- A representative of the Office of the Victorian Small Business Commissioner attended the sessions to respond to any leasing matters.

- A number of items raised by the stall holders were issues that need to be addressed or negotiated directly between the stall holders and their landlord (or management).
- Council distributed minutes from the sessions to all stall holders on Friday, 16 September. While many of the responses were provided at the information session, the answers to concerns which could not be provided at the time, were included in detail in the minutes.

### Recommendation

#### That Council:

- (1) Note the concerns and responses of the Preston Market stall holders.
- (2) Arrange another set of information sessions with Preston Market stall holders, after the refurbishment works have been completed to discuss any ongoing or new issues that may need to be addressed.
- (3) Undertake additional information sessions with Preston Market stall holders to ensure they understand the proposed development once the planning application for stage 1B and 1C is placed on exhibition. To be considered at the discretion of the CEO.
- (4) Receives a report on the outcomes of the additional information sessions and any possible actions to be facilitated by the Council. To be considered at the discretion of the CEO.

#### Introduction

Two Council information sessions were organised for Preston Market stall holders to discuss their concerns about the future of the Market. The sessions were held on Tuesday 6 September, a non-market day at approximately 11.30am and 2.30pm. A total of seventy two business operators and staff from the Market attended the sessions.

Council officers from the City Plan and Transformation, Heath and Civic Compliance and Planning and Building departments were able to respond directly to some of the concerns raised by stall holders.

A representative of the Office of the Victorian Small Business Commissioner (VSBC) attended the sessions to respond to any leasing matters. The VSBC provides independent guidance on business disputes and handles all disputes arising under the *Retail Leases Act 2003*.

#### Issues and Discussion

Table 1 outlines the common concerns raised at the meetings. It provides an overview of Council's scope to address these concerns; or whether the issue is one that needs to be addressed directly between the stall holders and their landlord (or management). For a detailed account of stallholders concerns and the responses provided see attached Appendix A – Preston Market Briefing Minutes for the two information sessions held on 6 September 2016.

**Table 1: Common concerns from Preston Market Business stall holders**

Concern Raised	Landlord's responsibility	Council's responsibility	Details
Complaints regarding hygiene and general cleanliness of Market.	Yes	Yes	Routine cleaning is conducted daily and on emergency situations. In first instance complaints are to be communicated to Preston Market management. Health Protection will investigate and address issue if a complaint is lodged.
Safety of workers at the Market during construction and refurbishment.	Yes	No	
Duration of works and effect on businesses during the time of development.	Yes	No	It is accepted that there will be some disruption to business in short term during the renovations and developments. The disruption will be kept to a minimum, where possible, as most of the work will be undertaken during non-market days.
Length of leases being offered to tenants.	Yes	No	This concern was discussed by an officer of the Victoria Small Business Commissioner (VSBC) at time of meetings.
Planning process for proposed development.*	Yes	Yes	Planning applications are assessed by Planning Department in accordance with the relevant provisions of the Darebin Planning Scheme. Under the Planning Scheme provisions, public notice (or advertising) is sometimes required to be made to adjoining and surrounding property owners. Businesses or affected parties have an opportunity to comment once the Preston Market 1B and 1C application is advertised.

Concern Raised	Landlord's responsibility	Council's responsibility	Details
Traffic management including parking issues during development phase of the project.*	Yes	No	<p>Traffic reports will be assessed during the planning application process. A condition of any planning permit will likely require the provision of a traffic management plan (or as otherwise determined necessary through the assessment process).</p> <p>The Preston Market has the requirement for an integrated transport plan to be submitted with the planning permit application.</p> <p>Management of construction vehicles will be covered by the requirement for a construction management plan.</p>
The long term effect of the redevelopment (proposed applications to Council) on businesses.	Yes	No.	<p>Preston Market is expected to benefit from redevelopment due to increased visitations and sales.</p> <p>Council's Economic Development and PBAC will monitor and if required will implement business development and marketing initiatives to assist.</p>
Change of parking enforcement to Council.	Yes	No	<p>Existing parking conditions would remain same. Council will be undertaking enforcement of the car park through a private arrangement between Preston Market and Council which commenced 3 November.</p>
Can the Market be retained through a S173 agreement with the developer?	Yes	Yes	<p>The Developer is not under a legal requirement to enter into a Section 173. The Section 173 does not guarantee that what is agreed to will happen. An agreement has been proposed on several occasions by Council with the aim of ensuring the fresh food market is retained. The owners in response have affirmed a commitment to retaining the fresh food market but have declined to enter into any such agreement.</p>

Concern Raised	Landlord's responsibility	Council's responsibility	Details
Amount of car parking taken up during construction.	Yes	No	Preston Market will lose parking space during construction of 1B and 1C stages but Management will be looking at leasing nearby additional land to supplement lost car parking spaces during construction stage.
Residents in the new developments will be offered parking permits.	No	Yes	No new residential parking permits will be issued to residents living in residential apartments at Preston Market as per Darebin Resident Parking Permit Scheme.
Lack of promotion for the Market.	Yes	Yes	Preston Business Association Committee (PBAC) undertakes promotion of Preston Central which includes the Preston Market.
Assistance from Council to Preston Market business operators	N/A	Yes	General business support is available to all Darebin businesses.

#### **Future Plans for the Preston Market site**

A number of the concerns raised by the stall holders were in relation to the proposed development of the site. Stall holders were informed that Council has only approved Stage 1A (Market Refurbishment) of the proposal.

Stall holders were informed that the additional stages 1B & 1C planning applications have been received by Council and will be assessed against the Planning Scheme. The applications will be made available to view online or at the planning counter once the applications enter the exhibition phase.

#### **Refurbishment schedule**

The refurbishment of the Preston Market commenced in October with some of the constructions works being completed on non-market days (Sunday – Tuesday). The stall holders are being kept updated on the works schedule by the Market management. It is expected that the majority of the refurbishment will be completed prior to Christmas, with the exception of the Fruit and Vegetable section.

#### **Financial and Resource Implications**

There are no Financial and Resource impacts related to this report.

#### **Risk Management**

There are no Risk Management impacts related to this report.

## Policy Implications

### Economic Development

The Preston Market is a key tourism destination within Darebin. In determining its role in tourism, Council has recognised the need to work closely with the City's businesses, using our unique assets to create better and more engaging experiences for residents, shoppers and visitors. Darebin's Tourism Strategy also highlights Council's need to provide leadership that encourages and facilitates investment and business growth.

### Environmental Sustainability

There are no factors in this report which impact upon environmental sustainability.

### Human Rights, Equity and Inclusion

There are no factors in this report which impact on human rights, equity and inclusion.

### Other

There are no other factors which impact on this report.

### Future Actions

- Arrange another set of information sessions with stall holders after the refurbishment works have been completed to discuss any ongoing or new issues that may need to be addressed.
- Arrange information sessions for stall holders once the planning application for stage 1B and 1C is placed on exhibition.

### Consultation and Advocacy

- Preston Market business operators – total 120 (invitations and minutes distributed)
- Office of Victorian Small Business Commissioner
- Executive Manager City Plan and Transformation
- Business Development Coordinator
- Acting Director Assets and Business Services / City Futures and Assets
- Manager Building and Planning
- Acting Manager Health and Civic Compliance
- Acting Coordinator Health and Urban Protection
- Preston Market Management (Savilles)

### Related Documents

- Darebin Tourism Strategy 2016 – 2012

### Disclosure of Interest

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.





Friday 16 September, 2016

In reply please quote reference:

Ref: A3785390

To: Preston Market retailers

Dear Sir/Madam

**Re: Preston Market retailer's information sessions**

Please find enclosed the combined notes and responses regarding concerns that were raised about the future of the market at the two sessions held on Tuesday 6, September 2016.

Attendance

- Mark Schramm - Office of the Victorian Small Business Commissioner
- Preston Market traders/stall holders

Council

- |                                  |                                    |
|----------------------------------|------------------------------------|
| • Cr Bo Li (11am session)        | • Cr Julie Williams (11am session) |
| • Cr Gaetano Greco (2pm session) | • Eddy Boscarol                    |
| • Wendy Dinning                  | • Chris Meulblok                   |
| • Darren Rudd                    | • Ellie Mandritis                  |
| • Matt Doherty                   | • Alice Potter (Note taker)        |

**Salta Summary to stallholders outlining the proposed works (both sessions)**

The proposed works are to include:

- |  |                                |
|--|--------------------------------|
| • Upgrades to lighting throughout the market                                       | • Painting of ceilings/floors  |
| • Cleaning of floors in other areas (acid wash)                                    | • Installation of solar panels |
| • Upgrade to amenities throughout  | • Upgrade of roofing           |
| • Relocation/upgrade of loading dock   | • Landscaping                  |
| • Introduction of on-site waste processing facility                                | • Improvements to ventilation  |
| • Centre Management/information service to be relocated to a more accessible area. |                                |

It is anticipated that works will commence in October 2016 and will continue into 2017. A further tenant briefing will be undertaken later in the year. Working groups are to be convened to act as liaison between stallholders/management whilst the works and redevelopment are in progress.

The presentation also provided an overview of the proposed development, relocation of the Aldi supermarket, and linkages between the apartments and the market.

## **Stallholders/traders concerns and responses**

### **1. Council's handling of complaints regarding hygiene etc.**

- When complaints are lodged to Council's Health Protection Department, the matter is immediately investigated. A recent complaint in regard to the toilets was inspected within 3 hours and they were found to be clean. There is a regular cleaning schedule in place however because of the frequency of use by customers it may become dirty between each cleaning. Initial contact should be made with the Preston Market Centre Management, however Stallholders/public are encouraged to contact Council if toilets have not been cleaned correctly or for any other hygiene issues.
- Health Officers will follow up on any concerns regarding birds in the Food Court and will meet with stall holders to discuss any other issues they may have. Several measures have been put in place over the years to reduce the ongoing wild bird activity. It was reiterated that the Preston Market, like all outdoor eating areas, is exposed to the environment and wild bird activity is reasonably expected.
- The Food Standards Code differs in controls for fixed, mobile and temporary premises. Council staff addressed specific concerns raised in relation to a temporary food stall following an inspection conducted on Saturday 3 September. The main concern from the market stall holder's representative was the use of a wooden pallet. Health Officer clarified the pallet was not a food safety issue rather it was being used as a barrier from the hot plate for the protection of customers.
- Stall holders are encouraged to contact Council if there are any food safety concerns within the market and Council will follow up.

### **2. Lack of promotion for the Market**

- A Special Rate Levy for the promotion and marketing of Preston Central (which includes the High Street and Preston Market businesses) raises \$110,000. The Preston Business Advisory Committee (PBAC) which is an Advisory Committee has been established to provide Council with guidance as to how this is spent to market and promote the Centre.
- The Committee consists of two Councillors and a number of Preston Central business owners. A Centre Manager is employed to assist with the marketing and promotion of Preston Central. This amount is also contributed to by the High Street traders. There are about 10 events and promotional activities delivered each year and the Preston Market is included.
- There is a place currently available on the PBAC for a Preston Market business owner. Please contact Wendy Dinning, Coordinator Business Development on 8470 8416 to express an interest in joining the Committee.
- The Preston Market also have a marketing budget to promote the Market. Stall holders are encouraged to contact the Preston Market Centre Management who can provide an outline of their promotional plan and activities for the Market.

### **3. How will the redevelopment affect the traders long term? (Threat to jobs/livelihoods?) Safety of workers at the market whilst works are being undertaken. Duration of works and effect on traders during this time.**

- It is proposed that any works undertaken will be during non-trading days/hours where possible. Preston Market management have said that they will try to minimise any disruption/inconvenience to stall holders/customers. Stall holders will be encouraged to raise any concerns with the working group that will be set up prior to the redevelopment occurring.
- All works undertaken must comply with WorkSafe. As stated previously the works will commence in October and into 2017.

#### 4. Terms of leases/leases being offered to tenants (5 years/month by month)

- Mark Schramm (Office of the Victorian Small Business Commissioner) advised that any decisions made in relation to extending leases should be based on the needs of the individual business and the business decisions made by the business/stall owner. Stall holders are encouraged to discuss their situation/concerns with management.
- Anyone with issues or queries regarding leases was invited to discuss them with Mark and his office on 13 87 22. The VSBC can assist with dispute resolution but does not provide business advice.

#### 5. Traffic management /parking issues during development

- Council will be taking control of parking enforcement at the Market from 3 October, 2016.
- There will be no changes to the 4P limit currently in place. This is to prevent train travellers parking at the market for the day.
- Acknowledged that there will be some loss of parking spaces during the redevelopment works, however all efforts will be made to minimise any disruption/inconvenience to stall holders/customers where possible.
- Council will be working with VicRoads and the developers during the development phase in regard to traffic management around the market and new apartments.
- All traffic assessment reports are available to the public and may be viewed in conjunction with the planning applications.

#### 6. Planning Process

- Council has only approved Stage 1A. All applications must be assessed against the Planning Scheme.
- Two planning applications have been received by Council and both will shortly be available to view online or at the planning counter. Stallholders/owners are encouraged to contact Council to discuss any of the applications.
- Council cannot compel developers to enter into S173 agreements as part of a planning permit.

#### 7. Proposed development and impact on the market

- The information that was provided about an additional 140 spaces when the redevelopment and new apartments are completed was incorrect. Council has prepared a summary of the car park changes as a result of the proposed redevelopment. This is included within this document.
- The table provides a summary of each stage of development and the gains and losses in car parking together with the floor space added and car parking to floor area ratios.

#### Stages constructions in car parking at the Preston Market site

Stage	Floor area	Total spaces (incl existing)	Car parking fluctuation	Car parking / floor area ratio
Existing	5754m <sup>2</sup>	801	-	1 space 7.18m <sup>2</sup>
1A - Market refurbishment	5878m <sup>2</sup>	826	+25	1 space / 7.11m <sup>2</sup>
1B* - Apartments & additional retail	7029m <sup>2</sup>	790	-11	1 space / 8.9m <sup>2</sup>
1C* - Apartments	7029m <sup>2</sup>	790	-11	1 space / 8.9m <sup>2</sup>
Total	7029m <sup>2</sup>	790	-11	1 space / 8.9m <sup>2</sup>

- During Stage B there will be a further loss of car parking during construction (which sits outside what Council can consider under its planning powers).



- Discussions are occurring with the Developer about increasing the parking available on completion of Stage 1B.
- Council is yet to decide on Stages 1B & 1C.
- For further information please contact Council's Planning Department on 8470 8850

#### **8. Residential parking permits**

- For all new developments built or in construction after December 2004, all future residents and other occupiers **will not be permitted** to obtain residential parking permits irrespective of the level of off-street (on-site) parking.

#### **9. Business Development assistance to Preston Market Stall holders**

- Business Development has 4 staff each specialising in a particular field – Industry, Employment, Retail & Marketing and Business Development. A vacancy has existed with the Retail Development position for five months and is in the process of recruitment.
- There are over 13,000 businesses operating in Darebin so it is not possible to offer individual assistance. The resources only allow officers to focus on high level strategy development, training, events and initiatives where the great number of businesses will benefit (Public Wi-Fi, advocating for funding, public realm treatments such as footpaths etc.). Having said this, Business Development work is flexible enough to focus on any issue as it presents itself such as Ford closures and Preston Market redevelopment.

Council will meet with stallholders again after works have taken place to discuss any issues.

If you have any questions regarding this information contact Wendy Dinning, Business Development Coordinator on 8470 8416

Sincerely

**Eddy Boscariol**  
Executive Manager City Futures

**8. NOTICES OF MOTION****8.1 CLEAN COUNCIL – TRANSPARENCY AND ACCOUNTABILITY****NOTICE OF MOTION NO. 310 CR. TRENT MCCARTHY**

Take notice that at the Ordinary meeting to be held on 5 December 2016, it is my intention to move:

*“That Council receives a report in early 2017 to facilitate the implementation of the following ‘Clean Council’ reforms to improve transparency and accountability:*

1. *Require all incoming Councillors to undertake facilitation training in preparation for the role of chairing Council and Committee meetings;*
2. *Introduce real time disclosure of donations, gifts and hospitality to the value of \$150 or more by Councillors and CEO and receive a report on current disclosure requirements for other Council officers, as nominated by the CEO under the Local Government Act 1989;*
3. *Require all Councillors to undertake annual governance training and competency testing; and*
4. *Encourage constructive consensus-building around Council decisions, while always allowing for open and respectful debate and disagreement in line with the Local Government Act 1989.”*

**Notice Received: 22 November 2016**

**Notice Given to Councillors: 28 November 2016**

**Date of Meeting: 5 December 2016**

**8.2 CLEAN COUNCIL – PUBLIC PARTICIPATION AND DEMOCRACY****NOTICE OF MOTION NO. 311 CR. TRENT MCCARTHY**

Take notice that at the Ordinary meeting to be held on 5 December 2016, it is my intention to move:

*“That Council receives a report in early 2017 to facilitate the implementation of the following ‘Clean Council’ reforms to improve public participation and democracy:*

1. *Improve the role of Question Time in Council meetings and trial a question time model that allows for questions to be asked and answered prior to the hearing of specific Council agenda items;*
2. *Reinstate ward meetings, with the locations rotated to different neighbourhoods in each ward;*
3. *Introduce a ‘community planning forum’ to be held on a monthly or bi-monthly basis, enabling all Darebin residents and ratepayers to be able to contribute to Council’s policies, plans and priorities;*
4. *Improve the use of social media, website and other communication tools to enable more regular and direct dialogue between Councillors and the community;*

5. *Make more effective use of the Hearing of Submissions Committee process to enable regular contributions from community members to Council's policies, plans and priorities; and*
6. *Use deliberative democracy (eg. citizens' juries) and participatory budgeting to ensure a broader range of perspectives are considered in Council decisions, from future community planning and CEO appointments through to capital works expenditure and rate rises."*

**Notice Received: 22 November 2016**

**Notice Given to Councillors: 28 November 2016**

**Date of Meeting: 5 December 2016**

### **8.3 CLEAN COUNCIL – STATUTORY PLANNING**

**NOTICE OF MOTION NO. 312 CR. TRENT MCCARTHY**

Take notice that at the Ordinary meeting to be held on 5 December 2016, it is my intention to move:

***That** Council receives a report in early 2017 to facilitate the implementation of the following 'Clean Council' reforms to improve community confidence in statutory planning decisions:*

1. *Reverse the recent Council decision in relation to the recognition of residents who object to developments that are more than 200 metres away from their property;*
2. *Review the speaking time limits and other arrangements for applicants and objectors at the Planning Committee to ensure that objectors to major developments are not disadvantaged by the number and complexity of objections (i.e. five objectors may have very different grounds for objecting to a major development, however if they all opt to speak within the current five minute limit, they each only get one minute to speak); and*
3. *Require that all permit applications for electronic gaming machines (pokies) and developments of four storeys or more come to the Planning Committee rather than being considered 'under delegation' by Council officers.*

**Notice Received: 22 November 2016**

**Notice Given to Councillors: 28 November 2016**

**Date of Meeting: 5 December 2016**

**8.4 ENERGY AND ENVIRONMENT****NOTICE OF MOTION NO. 313 CR. TRENT MCCARTHY**

Take notice that at the Ordinary meeting to be held on 5 December 2016, it is my intention to move:

***“That** Council establishes an Energy and Environment Working Group to further develop Council proposals for a Darebin Energy Foundation and a Darebin Nature Trust, as proposed by four elected Councillors during the recent Council elections. The Working Group will comprise the Mayor and Councillors \_\_\_\_\_ (Councillors to be named at the meeting) and will be supported by relevant Council officers. The Working Group will meet on a regular basis over coming months to develop proposals for Council’s consideration at a meeting in February 2017.*

**Notice Received: 22 November 2016**

**Notice Given to Councillors: 28 November 2016**

**Date of Meeting: 5 December 2016**

**8.5 COUNCIL CHAMBER SOUND SYSTEM****NOTICE OF MOTION NO. 314 CR. GAETANO GRECO**

Take notice that at the Ordinary meeting to be held on 5 December 2016, it is my intention to move:

***“That** Council*

- (1) Notes the long standing complaints from numerous community members and councillors regarding the inadequacy of the current sound system in the Council Chamber.*
- (2) Has a social inclusion policy obligation to ensure that all residents (including the hearing impaired) are not disadvantaged in their interaction and engagement with.*
- (3) Receives a comprehensive report in time for the mid-year budget review on options to improve or install an appropriate sound system that enables residents and Councillors to properly hear debates at the Council meeting. If necessary, the report should consider possibly budget savings to accommodate any additional expenditure.’*

**Notice Received: 22 November 2016**

**Notice Given to Councillors: 28 November 2016**

**Date of Meeting: 5 December 2016**

**8.6 MEETING WITH PLANNING MINISTER****NOTICE OF MOTION NO. 315 CR. GAETANO GRECO**

Take notice that at the Ordinary meeting to be held on 5 December 2016, it is my intention to move:

*“That Council Authorise the Mayor and Deputy Mayor to call a meeting as urgently as possible with Richard Wynn MP, State Minister for Planning regarding the future of Preston Market.”*

**Notice Received: 22 November 2016****Notice Given to Councillors: 28 November 2016****Date of Meeting: 5 December 2016****8.7 REVIEW OF PRESTON MARKET STRUCTURE PLAN****NOTICE OF MOTION NO. 316 CR. GAETANO GRECO**

Take notice that at the Ordinary meeting to be held on 5 December 2016, it is my intention to move:

*“That Council receive a Council report as soon as possible on possible options available to Council to update the 2007 Preston Market Structure Plan.”*

**Notice Received: 22 November 2016****Notice Given to Councillors: 28 November 2016****Date of Meeting: 5 December 2016****8.8 SUPPORTING PRESTON MARKET****NOTICE OF MOTION NO. 317 CR. GAETANO GRECO**

Take notice that at the Ordinary meeting to be held on 5 December 2016, it is my intention to move:

*“That Council:*

- 1. Notes the public interest to maintain the essence and character of Preston Market.*
- 2. Supports the on-going viability of Preston Market as asserted by all stakeholders including the owners, traders and residents by displaying a large banner with the words "We love Preston Market" as soon as possible at the front of the Council building in High Street Preston.”*

**Notice Received: 22 November 2016****Notice Given to Councillors: 28 November 2016****Date of Meeting: 5 December 2016**



**9. URGENT BUSINESS**

**10. GENERAL BUSINESS**

**11. PETITIONS**

## 12. RECORDS OF ASSEMBLIES OF COUNCILLORS

### 12.1 ASSEMBLIES OF COUNCILLORS HELD

An Assembly of Councillors is defined in section 3 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:

- Sexuality, Sex and Gender Diversity Advisory Committee – 15 November 2016
- Darebin Women's Advisory Committee – 17 November 2016
- Darebin Bicycle Advisory Committee – 22 November 2016

<b>Recommendation</b>
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**That** the record of the Assembly of Councillors held on 15, 17 and 22 November 2016 be noted and incorporated in the minutes of this meeting.



## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Sexuality, Sex and Gender Diversity Advisory Committee
	<b>Date:</b>	Tuesday 15 November 2016
	<b>Location:</b>	Conference room, 350 High Street, Preston
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Steph Amir
	<b>Council Staff:</b>	Mandy Bathgate, Cécile Taché, Nick Matteo
	<b>Other:</b>	Members of the Sexuality, Sex and Gender Diversity Advisory Committee, MIND Australia
<b>APOLOGIES:</b>		Cr. Susanne Newton

The Assembly commenced at 6.05 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Information on new Council	No disclosures were made
2	Three pilot sites for social and affordable housing	No disclosures were made
3	MIND Australia – update on LGBTI clinical service in northern metro region	No disclosures were made
4	HOW2 program – engagement with participating staff	No disclosures were made
5	Update on SSGD Action plan and actions arising from previous meetings	No disclosures were made
6	Other Business	No disclosures were made

The Assembly concluded at 8.25 pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Cécile Taché
	<b>Officer Title:</b>	Diversity Policy Officer



## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Darebin Women's Advisory Committee
	<b>Date:</b>	Thursday 17 November 2016
	<b>Location:</b>	Conference room, 350 High Street, Preston
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Kim Le Cerf (Mayor)
	<b>Council Staff:</b>	Mandy Bathgate, Cécile Taché, Stuart McFarlane
	<b>Other:</b>	Members of the Darebin Women's Advisory Committee, representatives from the Women's Arts Register
<b>APOLOGIES:</b>		Cr. Susanne Newton

The Assembly commenced at 6.00 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Information on new Council	No disclosures were made
2	Women's Mural Documentation Project	No disclosures were made
3	State of play of Aboriginal affairs in Darebin	No disclosures were made. The Mayor left during this discussion
4	IWD planning	No disclosures were made
5	Governance – expiration of terms, upcoming EOs	No disclosures were made
6	Update on current projects and issues	No disclosures were made
7	Other Business	No disclosures were made

The Assembly concluded at 6.55 pm (meeting continued on until 8.pm)

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Cécile Taché
	<b>Officer Title:</b>	Diversity Policy Officer



## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Darebin Bicycle Advisory Committee
	<b>Date:</b>	Tuesday 22 November 2016
	<b>Location:</b>	Conference Room, Darebin Council Offices
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Steph Amir
	<b>Council Staff:</b>	Anna Haygreen, Che Sutherland
	<b>Other:</b>	Representatives of the Darebin Bicycle Advisor Group.
<b>APOLOGIES:</b>		

The Assembly commenced at approximately 6.35 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Cycling Strategy Technical Report Delivery Update	No disclosures were made
2	Cycling Capital Works Program for 2016-17	No disclosures were made
3	Prioritising Bike Boxes at Intersections	No disclosures were made
4	Bundoora Park Precinct Master Plan Shared Path Recommendations	No disclosures were made
5	Project Updates	No disclosures were made
6	Regent Station Car Park Upgrade	No disclosures were made
7	Fairfield Master Plan Consultation	No disclosures were made
8	Retiring DBAC members and recruitment of new members	No disclosures were made

The Assembly concluded at 8.30 pm

### 13. REPORTS BY MAYOR AND COUNCILLORS

<b>Recommendation</b>
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**That** Council note the Reports by Mayor and Councillors.

## 14. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

### CLOSE OF MEETING

**MOVED:** Cr.

**SECONDED:** Cr.

**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 and personnel matters:

**14.1** Roads Resurface Program – Asphalt Works CT201623

**14.2** Consideration of Personnel Matter

### RE-OPENING OF MEETING

**MOVED:** Cr.

**SECONDED:** Cr.

**That** the meeting be re-opened to the members of the public.

**CONFIDENTIAL****14.1 ROADS RESURFACE PROGRAM – ASPHALT WORKS  
CT201623**

**Author:** Major Works Engineer

**Reviewed By:** Director City Futures and Assets

**Report Background**

Tenders have been called for road resurfacing works as part of Council's 2016-2017 Capital Works Program. This work involves road profiling, asphalt patching, traffic control and the supply and laying of stone mastic asphalt (SMA). The roads resurface program includes the asphalt resurfacing of streets spread around Darebin based on condition assessments undertaken by the qualified engineers.

**Previous Council Resolution**

This tender is not the subject of a previous Council resolution. The works are included in the Darebin City Council Budget Report- 2016/2017 Budget, Capital Works Area-Roads.

**Previous Briefing(s)**

This matter has not previously been to a Councillor briefing.

**Council Plan Goal/Endorsed Strategy**

Council's Road Asset Management Plan 2013 reflects the purposes and objectives of Council as outlined in the Darebin Council Plan 2013-2017, which includes:

*To manage the existing asset base, ensuring that the city's public spaces, drains, roads, footpaths, facilities, street trees, parks and other infrastructure are maintained to the highest standard.*

**Summary**

Tenders were invited for the 2016/2017 Roads Resurface Program (CT201623) on 27 August 2016. The tender was divided into 3 groups of roads - Groups A, B and C. Council has the option to award the tender to one or more companies to obtain best value and to ensure the works can be delivered in a timely manner. At the close of tenders on 29 September 2016, 5 tender submissions were received for all 3 road groups.

This tender is a lump sum contract with the works anticipated to be completed by 31 June 2017. The Tender Evaluation Panel (TEP) has evaluated the tenders and recommends the award of the contract.

**Recommendation**

**That** the Council report and resolution remains confidential.



**CONFIDENTIAL**

**14.2 PERSONNEL MATTER**

**Author:** Mayor

**Reviewed By:**

**Report Background**

**Previous Council Resolution**

This report is not subject to a previous Council resolution.

**Previous Briefing(s)**

This matter has not previously been to a Councillor briefing.

**Council Plan Goal/Endorsed Strategy**

Goal 6 - Open and Accountable Democracy

**Recommendation**

**That** the Council report and resolution remains confidential.

## 15. PLANNING APPLICATIONS – 8 PM START TIME

### 15.1 APPLICATION FOR PLANNING PERMIT D/815/2015 22-24 Knox Street, Reservoir Vic 3073

**AUTHOR:** Statutory Planner – Daniel Murphy

**DIRECTOR:** Director Assets and Business Services – Steve Hamilton

#### **Purpose and background**

- This application for planning permit is required to be considered by the Planning Committee because more than five (5) objections were received by owners and occupiers within 200 metres of the subject site.
- This application seeks approval to construct a medium housing density development comprising six (6) double storey dwellings over two (2) lots.
- Notice of the application was provided in accordance with legislative requirements with 80 objections received including one (1) petition with 102 signatures. The application was referred to relevant internal departments with comments received.
- The applicant and owner details are shown in the officer's report.

#### **Key issues and assessment considerations**

- The key issues to consider for this application are whether the proposal is supported by policy and strategy within the Darebin Planning Scheme. In particular, neighbourhood character, car parking, environmentally sustainable design and the requirements of Rescode (Clause 55 of the Planning Scheme) are important criteria to assess.
- Notwithstanding the limited examples of medium density development within the existing streetscape, the proposal is supported by policies and strategies within the Darebin Planning Scheme. The proposed density of six (6) dwellings over two lots is consistent with Darebin Housing Strategy, where the site falls within an area of incremental housing change. Incremental housing change provides a framework to allow a moderate level of housing change over time which may include a mixture of single and semi-detached dwellings.
- Key issues raised by objectors relate to the intensity of development, neighbourhood character and car parking/traffic issues. These concerns are not supported by Council's housing strategy or the relevant clauses of the Darebin Planning Scheme.
- The detailed assessment concludes that this application has strategic support and delivers a design response which complies with key assessment criteria in the Darebin Planning Scheme. This generally includes, neighbourhood character, car parking, Rescode (Clause 55).

#### **Conclusion**

**That** the application be supported in accordance with conditions set out in the attached officer report.

**OWNER/APPLICANT/CONSULTANT:**

<b>Applicant</b>	<b>Owner</b>	<b>Consultant</b>
C Mai - Planning And Design	Thanh Nghiem Tran and Thi Tuyet Oanh Nguyen	

**SUMMARY:**

- This application seeks approval to construct a medium housing density development comprising six (6) double storey dwellings. Unit 1 will have three (3) bedrooms and access to a double space garage. Units 2-6 will have two (2) bedrooms and access to a single space garage. One (1) visitor parking space is provided on site. Vehicle access is to be gained via an existing, modified crossover located centrally across the frontage. An existing crossover located at the western edge of the site is to be removed. Secluded private open space is provided at ground level with areas of between 25 square metres and 52.3 square metres.
- The development is across two titles and equates to 3 dwellings per lot.
- The site is zoned General Residential Zone Schedule 2 (GRZ2).
- There is no restrictive covenant on the title for the subject land.
- Eighty (80) objections were received against this application. This includes one (1) petition with 102 signatures
- The proposal is generally consistent with the objectives and standards of Clause 55 of the Darebin Planning Scheme.
- It is recommended that the application be supported.

**CONSULTATION:**

- Public notice was given via two (2) signs posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to Darebin Parks, Transport Management and Planning, Capital Works and Council's ESD Officer.
- This application was not required to be referred to external authorities.

<b>Recommendation</b>
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**That** Planning Permit Application D/815/2015 be supported and a Notice of Decision to Grant a Permit be issued subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as Ground Floor Plan TP01 Rev D, First Floor Plan TP02 Rev D and Elevations TP03 Rev D, dated 10.02.2016 and prepared by Planning and Design P/L) but modified to show:

- a) A landscape plan in accordance with Condition 4 of this Permit. The plan must include at least four (4) suitable moderate canopy trees in the front setback and six (6) suitable small canopy trees planted within the private open space areas and additional landscaping along the common accessway to the satisfaction of the Responsible Authority.
- b) Either the deletion of the retreat for Unit 3 or reduction in dimensions to 2.0 metres by 2.5 metres.
- c) The kitchen windows of Units 1 and 6 setback a minimum of 1.0 metre from the accessway.
- d) The south-facing kitchen windows of Units 2 and 5 with a sill height of 1.4 metres above the accessway and double glazed.
- e) Reduction in the use of render at the upper level of the dwellings. This must be supplemented with horizontal cladding.
- f) The doors providing pedestrian access to the garages of Units 1-3 not opening into the car parking space area.
- g) The stairs associated with pedestrian access to the garages of Units 5 and 6 not encroaching into the car parking space area.
- h) External fixed shading to the north windows and glazed doors.
- i) External adjustable shading to all east and west windows and glazed doors on the ground floor.
- j) Garage doors or rear doors that allow for daylight to enter.
- k) All 2000 litre water tanks.
- l) Annotations that all living and bedroom windows are double glazed.
- m) The finished surface levels of each dwelling.

When approved, the plans will be endorsed and form part of this Permit.

2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. This Permit will expire if either:
  - The development does not start within three (3) years from the date of this Permit; or
  - The development is not completed within five (5) years of the date of this Permit.As relevant, the Responsible Authority may extend the times referred to if a request is made in writing:
  - Before this Permit expires;
  - Within six (6) months after the expiry date; or
  - Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.
4. Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
  - a) Details Of All Existing Trees To Be Retained And All Existing Trees To Be Removed, Including Overhanging Trees On Adjoining Properties And Street Trees Within The Nature Strip. The Genus, Species, Height And Spread Of All Trees Must Be Specified.

- b) A Planting Schedule Of Proposed Vegetation Detailing The Botanical Name, Common Name, Size At Maturity, Pot Size And Quantities Of All Plants.
  - c) A Diversity Of Plant Species And Forms. All Proposed Planting Must Be To The Satisfaction Of The Responsible Authority.
  - d) Where The Opportunity Exists, An Appropriate Number And Size Of Canopy Trees Are To Be Shown Within The Secluded Private Open Space Areas Of Each Dwelling And Within The Front Setback Of The Property, Commensurate With The Size Of Planting Area Available. All Canopy Trees Are To Have A Minimum Height Of 1.6 Metres In 40 Litre Containers At The Time Of Installation. Canopy Trees Must Have The Following Minimum Widths At Maturity: Small Canopy (4 Metres), Medium Canopy (6 Metres), Large Canopy (10 Metres).
  - e) Annotated Graphic Construction Details Showing All Landscape Applications And Structures Including Tree And Shrub Planting, Retaining Walls, Raised Planter Bed And Decking.
  - f) Type and details of all surfaces including lawns, mulched garden beds and permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete) demonstrating a minimum site permeability of 20%. Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.
  - g) Hard paved surfaces at all entry points to dwellings.
  - h) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
  - i) Type and details of edge treatment between all changes in surface (e.g. Grass (lawn), gravel, paving and garden beds).
  - j) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences must be shown on the landscape plan. The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
  - k) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
  - l) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
5. The landscaping as shown on the endorsed Landscape Plan must be completed to the satisfaction of the Responsible Authority before the development is occupied and/or the use starts or at such later date as is approved by the Responsible Authority in writing.
- No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.
6. The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.
7. Before buildings and works (including demolition) start, a tree protection fence must be erected around the naturestrip tree at a radius in accordance with the Australian Standard AS4970 - 2009: Protection of trees on development sites from the base of the trunk to define a 'tree protection zone'.
- This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority.
- The tree protection fence must remain in place until construction is completed.

No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone.

No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.

The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

8. Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the *Building Act 1993* and the Building Regulations 2006. This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.
9. All dwellings that share dividing walls and/or floors must be constructed to limit noise transmission in accordance with Part F(5) of the Building Code of Australia.
10. Before the dwellings are occupied, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.

The external lighting must be designed, baffled and/or located to ensure that no loss of amenity is caused to adjoining and nearby land, to the satisfaction of the Responsible Authority.
11. Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
12. The land must be drained to the satisfaction of the Responsible Authority.
13. With the exception of guttering, rainheads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
14. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
15. Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
16. Before occupation of the development, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
  - a) Constructed;
  - b) Properly formed to such levels that they can be used in accordance with the plans;
  - c) Surfaced with an all weather sealcoat; and
  - d) Drained

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

**NOTATIONS**

**(These notes are provided for information only and do not constitute part of this permit or conditions of this permit)**

- N1 Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2 Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- N3 The amendments specified in Condition 1 of this Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.
- If any other modifications are proposed, application must also be made for their approval under the relevant sections of the Planning and Environment Act 1987. They can only be approved once the required and consequential changes have been approved and the plans endorsed. It is possible to approve such modifications without notice to other parties, but they must be of limited scope. Modifications of a more significant nature may require a new permit application.
- N4 This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Darebin City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.

<b>Report</b>
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**INTRODUCTION AND BACKGROUND**

Council records indicate that there is no planning history for this site.

**ISSUES AND DISCUSSION****Subject site and surrounding area**

- The land comprises two (2) lots and is irregular in shape and measures 35.36 metres in length along the western boundary and 39.02 metres in length along the eastern boundary and 29.87 metres in width with a site area of 1116 square metres.
- The land is located within the General Residential Zone Schedule 2 and affected by a Development Contribution Plan Overlay.
- The land is located on the north side of Knox Street between Gilbert Road to the east and Corben Street to the west.
- The site is occupied by single storey dwellings with one on each of the lots. Secluded private open space and outbuildings are located to the rear. Each lot has vehicle access via a single crossing at their eastern edges. There are trees and shrubs throughout the site but no significant vegetation. The site has a fall of approximately 1.2 metre from the rear to the front.

- To the east is a single storey brick dwelling with secluded private open space and outbuildings to the rear. The dwelling is setback approximately 3.8 metres from the common boundary with outbuildings in the rear yard constructed to the boundary for 34% of the boundaries length. The dwelling has a front setback of 6.3 metres.
- To the west is a single storey weatherboard dwelling with secluded private open space (including a swimming pool) and outbuilding to the rear. The dwelling is setback approximately 2.6 metres from the common boundary with a shed constructed to the boundary for approximately 6% of its length. The dwelling has a front setback of 8.8 metres.
- To the north are dwellings fronting Bourke Street (Nos. 21 and 23) with secluded private open space and outbuildings to the rear. The dwellings are setback in excess of 15 metres from the common boundary. An outbuilding at the rear of No. 23 is constructed to the common boundary.
- To the south across Knox Street are single storey dwellings including one on the south-west corner of Knox Street and Lucas Street. A double storey dwelling is located on the south-east corner of Knox and Lucas Streets.
- Unrestricted on-street parking is available in front of the subject site and on both sides of Knox Street between Gilbert Road to the east and Corben Street to the west. Unrestricted parking is also available on nearby Lucas Street.
- The site is located in an extensive residential area extending to Elizabeth Street to the west, Gilbert Road to the east, Murray Road to the south and Edwardes Street to the north. The Regent Village Shopping Centre is located approximately 590 metres to the south of the subject site and Reservoir Activity Area is located approximately 2.2km to the north-east. There are several parks in proximity of the site including JS Grey Reserve approximately 600 metres from the site and Crispe Park approximately 880 metres from the site.
- The nearest public transport services to the site:
  - Tram route 11 (West Preston - Victoria Harbour Docklands) runs along Gilbert Road with a stop approximately 600 metres to the south-east.
  - Bus route 553 (Preston - West Preston) runs along Gilbert Road with a stop approximately 230 metres to the east.
  - Bus route 526 (Coburg - West Preston) runs along Elizabeth Street with a stop approximately 500 metres to the west.
  - Regent Railway Station is approximately 1.5km to the north-east.

### **Proposal**

- The existing buildings on the site are to be demolished.
- It is proposed to construct six (6) double storey dwellings. Unit 1 will have three (3) bedrooms and access to a double space garage. Units 2-6 will have two (2) bedrooms and access to a single space garage. One (1) visitor parking space is provided on site.
- Vehicle access will be gained through an existing, modified crossover located centrally across the frontage. An existing crossover at the western edge of the site is to be removed.
- The maximum height of the dwellings is to be 7.0 metres.



- The proposed private open space is provided as follows:
  - Unit 1 – 119.7m<sup>2</sup> including 25.5m<sup>2</sup> of secluded private open space;
  - Unit 2 – 40m<sup>2</sup> of secluded private open space;
  - Unit 3 – 62.7m<sup>2</sup> including 52.3m<sup>2</sup> of secluded private open space;
  - Unit 4 – 40m<sup>2</sup> including 25m<sup>2</sup> of secluded private open space;
  - Unit 5 – 40m<sup>2</sup> of secluded private open space;
  - Unit 6 – 135.8m<sup>2</sup> including 25.5m<sup>2</sup> of secluded private open space.

**Objections**

- Eighty (80) objections have been received. This includes one (1) petition with 102 signatures

**Objections summarised**

- Oversupply of 1 and 2 bedroom dwellings/does not meet projected housing needs;
- Study's to some dwellings can be easily converted to bedrooms;
- Does not comply with clause 55 of the darebin planning scheme;
- Poor internal amenity;
- Loss of shade trees;
- Increased parking problems;
- Increased traffic congestion;
- Inadequate waste management;
- Overdevelopment of the site;
- Visual bulk;
- Does not add net value to the community;
- Negative social effect on the community;
- Does not guarantee affordable housing;
- Compromise safety of children in the street;
- Not consistent with the neighbourhood character study;
- Inadequate secluded private open space;
- Not sustainable;
- Inadequate infrastructure for proposed development;
- Out of character with the area;
- Removal of trees a threat to the grey headed flying fox;
- Overlooking/loss of privacy;
- Loss of view;
- Overshadowing;
- Set an undesirable precedent;
- Increased noise;
- Retreat could potentially be third bedroom;

- Devaluation of property;
- Poor sense of address for the dwellings;
- Inadequate space for planting;
- Lack of separation between dwellings;
- Inappropriate location for medium density housing given distance to public transport and activity centres;

#### **Officer comment on summarised objections**

##### Oversupply of 1 and 2 bedroom dwellings/does not meet projected housing needs

The Darebin Housing Strategy 2013-2033 notes that due to an aging demographic ("*which is expected to continue over the coming two decades*"), household sizes are reducing as a result of "*children leaving the family home, separation or divorce and spousal death.*" It should also be noted that "*Darebin has amongst the smallest household size in Melbourne's northern region and amongst the largest proportions of lone person households in metropolitan Melbourne.*"

The strategy also established "*the growing significance of higher density forms of housing, principally 1 and 2 bedroom housing, to cater for Darebin's future housing needs.*"

Therefore this ground is contrary to Darebin's identified strategic housing needs. It is fundamental that 1 and 2 bedroom dwellings be provided to ensure that Darebin's future housing needs are met and the municipality remains an inclusive place to live.

##### Studies to some dwellings can be easily converted to bedrooms

See assessment below.

##### Does not comply with Clause 55 of the Darebin Planning Scheme

See assessment below.

##### Poor internal amenity

The dwellings all have well dimensioned habitable rooms and good access to light and ventilation. All dwellings have habitable room windows at ground and first floor with access to northern light. It is considered that the amenity of the dwellings is satisfactory.

##### Loss of shade trees

The application will result in the loss of canopy trees from the site but adequate space has been provided in the front yards and within the rear yards of each of the dwelling for the planting of canopy trees.

##### Increased parking problems

Car parking has been provided on site for residents and visitors in accordance with the provisions of Clause 52.06 of the Darebin Planning Scheme.

##### Increased traffic congestion

The increase in traffic movements in the abutting streets, arising from the additional dwellings is considered to be an increment that will not affect local traffic conditions.

Inadequate waste management

Adequate space is available on site for the storage of waste bins for each dwelling and with a double frontage; sufficient area is available for waste collection at the kerbside.

Overdevelopment of the site

Appropriate medium density development is encouraged by both State and Local Planning Policy and whilst this policy is resisted by many, it is nonetheless a sound planning policy and needs to be supported subject to appropriate site responsive design and no unreasonable amenity outcomes. The proposed application satisfies the objectives of Clause 55 and is not considered an overdevelopment of the site.

Visual bulk

See assessment below.

Does not add net value to the community

The proposal does add net value to the community through the provision of additional housing and housing diversity within the neighbourhood. The proposal also results in the more efficient use of underutilised urban land and existing investment in infrastructure, both of which are considered to contribute to net community value. This ground is contrary to the objectives of planning in Victoria.

Negative social effect on the community

The proposal is for dwellings on residentially zoned land. It is reasonable to anticipate that this land would be developed for the purpose of a residential development. The development of residential land for residential purposes is entirely consistent with expected land use and therefore the proposal will not have any negative social effects on the surrounding and wider community.

Does not guarantee affordable housing

Whilst the Darebin Planning Scheme does not mandate that all residential development must be affordable housing in monetary terms local policy in Clause 21.03 of the Darebin Planning Scheme sets out that "*housing affordability is a particular housing issue in Darebin. Lack of affordable housing and high rental prices can aggravate housing stress and homelessness. Housing affordability, income levels and demand for social and public housing are highly correlated. An increase in the supply of affordable housing could ease housing stress of low income earners and can decrease the demand for social housing.*"

As established in Green v Hobsons Bay CC (Red Dot) [2013] VCAT 2091 ('Green') in relation to affordable housing, the provision of smaller dwellings, commanding lower prices on the open market than other comparable housing types, sufficiently achieves the intent of general planning policy which encourages affordable housing. Also, the notion of affordable housing can also include the provision of additional housing opportunities in locations that are well served by existing infrastructure, the functions and services of nearby activity centres and available public transport.

Compromise safety of children in the street

It is considered that the likely number of vehicle movements associated with the proposed development is unlikely to increase the safety risk of children moving around the neighbourhood. The proposal will result in a reduction of crossovers to the street from two to one and on-site parking has been designed to allow vehicles to manoeuvre and exit the site in a forward direction thereby reducing the potential for conflict between vehicles and pedestrians.

Not consistent with the Neighbourhood Character study

See assessment below.

Inadequate secluded private open space

See assessment below.

Not sustainable

The proposal is relatively modest in nature however; it does include a number of design aspects that will contribute to the sustainability of the proposal including access to northern light for habitable rooms and just over 35% site permeability. In addition to this the new dwelling will be required under the building code to achieve 6-star energy rating.

Inadequate infrastructure for proposed development

Medium density housing development is an accepted and encouraged activity in metropolitan Melbourne. It is accepted that this form of development can be readily accommodated within the existing infrastructure network of urban areas. There is no reason to expect that the proposed development will unduly impact on existing services in the immediate area.

Out of character with the area

State and Local Planning Policy encourages appropriate medium density housing in well serviced areas such as this. As a result the appearance of streets will change. Whilst the predominant character of Knox Street is formed by single storey detached dwellings there are double storey dwellings in proximity of the site. The proposed double storey dwellings have been designed to have minimal impact on the streetscape with a good level of articulation, maintaining the continuity of side and front setbacks provided within the street.

Removal of trees a threat to the Grey Headed Flying Fox

Whilst the proposal will result in the removal of trees from the rear yard of the subject site, the proposed landscaping will introduce numerous additional trees and shrubs.

The applicable decision guidelines of the Darebin Planning Scheme do not include an assessment against the impact on flora and fauna.

Overlooking/loss of privacy

See assessment below.

Loss of view

The planning scheme does not make specific provision for protection of views within this area therefore it is accepted planning principle that no one is entitled to a view

Overshadowing

See assessment below.

Set an undesirable precedent

The possibility of setting a precedent cannot be substantiated and is not a relevant planning consideration.

Increased noise

The proposed use is residential and will have noise impacts consistent with those normal to a residential zone, unlike a commercial or an industrial use which would create noise impacts that are not normal to a residential zone. Speech, laughter, music etc. are noises associated with people living their lives and are all part of life in an urban area.

Retreat could potentially be third bedroom

See assessment below.

Devaluation of property

Fluctuations in property prices are a not relevant consideration in assessing medium density development under the provisions of the Planning and Environment Act 1987, or the Darebin Planning Scheme.

Poor sense of address for the dwellings

Units 1 and 6 will face the street and Units 2-5 will front the common accessway. Each dwelling is provided with a visible and easily identifiable entrance with a covered porch. It is considered that the dwellings each have a good sense of address.

Inadequate space for planting

The front, side and rear setbacks have adequate dimensions to provide for planting including canopy trees.

Lack of separation between dwellings

Whilst the ground levels of the dwellings are attached the proposed development provides separation between the upper levels of each dwelling of between 1.0 metre and 2.6 metres. This avoids the continuous upper storey built form of attached dwellings and will minimise visual bulk to neighbouring properties.

Inappropriate location for medium density housing given distance to public transport and activity centres

The subject site is considered appropriate for a medium density housing development. It is located within reasonable walking distance of bus routes and tram line. Whilst outside a walkable catchment to a principal, major or neighbourhood activity centre, the site is within easy walking distance of a local activity centre - Regent Village and tram route 11.

**PLANNING ASSESSMENT****Darebin Housing Strategy**

The Darebin Housing Strategy 2013-2033 provides a housing change framework plan that indicates *"the appropriate level of change in terms of the intensity and type of residential development that could be accommodated in areas that permit residential use."*

The subject site is identified as an area of incremental change. The proposed development for two (2) additional dwellings on each lot in the form of two-storey townhouses is consistent with the objective to achieve an incremental increase in housing density in Reservoir.

**Neighbourhood Character Precinct Guideline Assessment - Precinct F9****Vegetation**

- The proposed development will result in the loss of (non-indigenous) vegetation from the site. This vegetation is not significant.
- The development provides adequate space for the planting of substantial vegetation in the front setback and in the rear yards of the dwellings including canopy trees. It is considered that additional landscaping should be provided along the accessway. A detailed landscape plan will be required to be submitted as a condition of any approval.
- The site is not within proximity of the creek.

**Complies subject to condition****Siting**

- The proposal provides for a front garden on each lot that is large enough for planting of vegetation to enable the continuation of the garden setting in this area. There are landscaping opportunities to the rear of each of the dwellings.
- The proposed dwellings will be setback from the side boundaries in keeping with the detached character of the neighbourhood.
- The car parking structures are located to the rear of the dwellings and will not dominate the streetscape.

**Complies****Height and Building Form**

The predominant height of buildings in the street is single storey however there are double storey dwellings in proximity of the subject site. Proposals providing a storey above the prevailing character are routinely given support under the planning scheme and considered to be consistent with neighbourhood character in terms of built form. The upper levels of Units 1 and 6 have been setback from the front wall of the dwellings but not the width of a room. Nevertheless, the upper floor is set back adequately from the ground floor façade. Given the recessive design of the upper levels of the dwellings provides an adequate level of

articulation, the development satisfies the objective as it does not present visual bulk to the street and will not dominate the streetscape. The proposed dwellings are complementary to surrounding dwellings.

### **Complies**

#### **Materials and Design Detail**

- The form and facades of the proposed dwelling respond to the traditional forms of the area and are adequately articulated through the use of materials, openings and setbacks.
- The materials – brick, render and roof tiles are considered appropriate within the neighbourhood context however, the extent of render at the upper level is excessive in an area where weatherboard dwellings are predominant. A condition of approval will require the use of render at the upper level be reduced
- The subject site is not within proximity of the Darebin Creek.

### **Complies**

#### **Front Boundary Treatment**

No front fencing is proposed which will allow views to the front garden and dwellings.

### **Complies**

#### **Clause 55 Assessment**

The following sections provide discussion on fundamental areas of Clause 55 including variations of standards and matters informing conditions of the recommendation above.

##### Clause 55.03-8 B13 Landscaping

- The surrounding landscape character is generally semi mature and informal with large open spaces and spacious setbacks.
- The open spaces and setbacks are generally large enough to provide sufficient landscaping.
- To provide a break in the hard surfaces of the accessway, a condition of approval will require the provision of additional planting along the accessway.
- A detailed landscape plan will be required as a condition of any approval.

### **Complies subject to condition**

##### Clause 55.03-10 B15 Parking Location

- Parking facilities will be proximate to the dwellings they serve.
- The proposed garages are an adequately secure form of parking.
- The access is observable.
- The west facing kitchen window of Unit 1 and the east facing kitchen window of Unit 6 have sill heights in excess of 1.4 metres. However, the windows are not setback 1.0 metre from the accessway as required in the standard. The windows are setback 0.5 metres. These dwellings are located at the front of the site and will be passed by all vehicles entering and exiting and as such the transmission of vehicular noise should be minimised. A condition of approval will require the windows to be setback 1.0 metre from the accessway.

- The plans do not indicate the sill height of the south-facing kitchen windows of Units 2 and 5. These windows are located adjacent to the accessway for the garages of the neighbouring dwelling. To minimise the transmission of vehicular noise into these dwellings a condition of approval will require that the windows have a sill height of 1.4 metres above the accessway and that they be double glazed.

**Complies subject to condition**

Clause 55.04-5 B21 Overshadowing

Overshadowing of adjoining open space meets the standard and objective. Overshadowing of neighbouring properties to the east and west by the proposed dwellings is minimal, with at least 40 square metres of neighbouring dwellings’ secluded private open space with a minimum dimension of 3.0 metres, or 75% (whichever is the lesser) receiving a minimum of five (5) hours sunlight between 9am and 3pm on 22 September. The development does not cast any shadows on the secluded private open space of the dwellings to the north.

**Complies**

Clause 55.04-6 B22 Overlooking

- The ground level of the proposed dwellings has finished floor levels that are less than 0.8 metres above natural ground level at the boundary. The plans submitted with the application do not provide detail of the height of the boundary fences. A condition of approval will require that the northern, eastern and western boundary fences must have a minimum height of 1.8 metres to limit overlooking from the ground floor.
- A condition required by Council’s Capital Works Unit, included in the recommendation, requires the finished surface levels of each dwelling to be shown on the plans. Capital Works advises that this will not require changes to the finished floor levels shown on the plans.
- All upper storey windows are appropriately designed and/or screened to ensure no overlooking.

**Complies subject to condition**

Clause 55.05-4 B28 Private Open Space

- The development provides adequate private open space (pos) for the reasonable recreation and service needs of residents.
- This is achieved through the provision of 40 square metres of secluded private open space at the side or rear of the dwelling with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.

	<b>Total POS</b>	<b>Secluded POS</b>	<b>Minimum dimension of secluded POS</b>
Unit 1	119.7 square metres	25.5 square metres	3.0 metres
Unit 2		40 square metres	3.0 metres
Unit 3	62.7 square metres	52.3 square metres	3.7 metres
Unit 4	40 square metres	25 square metres	3.6 metres
Unit 5		40 square metres	3.0 metres
Unit 6	135.8 square metres	25.5 square metres	3.0 metres



All secluded private open space areas have direct access to a living room.

### Complies

#### Clause 52.06 Car Parking

##### Number of Parking Spaces Required

- One car parking space is provided for each of the two bedroom dwellings.
- Two car parking spaces are provided for the three bedroom dwelling with both spaces under cover.
- One visitor car parking space is provided for every five dwellings.

##### Design Standards for Car parking

- The garaging and the accessways have appropriate dimension to enable efficient use and management.
- The car parking facilities are designed, surfaced and graded to reduce run-off and allow stormwater to drain into the site.
- The study for Unit 4 is a "nook" at the top of the staircase and could not be used as a bedroom. The study's for Units 2 and 3 have dimensions of 1.5m x 2.5m which are considered to be adequately restricted for use as bedrooms. The study for Unit 5 is open to the staircase and has dimensions of 2.1m x 2.3m which are considered to be adequately restricted for use as a bedroom. Given the dimensions of these studies, these dwellings have been assessed as having two (2) bedrooms each. Accordingly, these dwellings have been provided with one (1) car space each to meet the car parking requirements of the Darebin Planning Scheme.
- A minor modification is recommended for the retreat shown for Unit 3 to deter its potential use a third bedroom. Given that parking is not provided for a third bedroom, a condition of approval is recommended for the removal of the retreat or reduction in its dimensions to 2.0m x 2.5m to restrict the potential use as a bedroom.
- The double garage's dimensions of 6.0 metres length x 5.5 metres width comply with the minimum requirements of the standard.
- The single garages' dimensions of 6.0 metres length x 3.5 metres width comply with the minimum requirements of the standard.
- Access dimensions to the car spaces comply with the standard.

#### CLAUSE 55 COMPLIANCE SUMMARY

Clause	Std		Compliance	
			Std	Obj
<b>55.02-1</b>	<b>B1</b>	<b>Neighbourhood character</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.02-2</b>	<b>B2</b>	<b>Residential policy</b>		
		The proposal complies with the relevant residential policies outlined in the Darebin Planning Scheme.	Y	Y
<b>55.02-3</b>	<b>B3</b>	<b>Dwelling diversity</b>		
		N/A as development contains less than 10 dwellings	N/A	N/A

Clause	Std		Compliance	
<b>55.02-4</b>	<b>B4</b>	<b>Infrastructure</b>		
		Adequate infrastructure exists to support new development	Y	Y
<b>55.02-5</b>	<b>B5</b>	<b>Integration with the street</b>		
		Units 1 and 6 appropriately integrate with the Street.	Y	Y
<b>55.03-1</b>	<b>B6</b>	<b>Street setback</b>		
		The required setback is 7.55 metres; the dwellings are set back 7.6 metres from the street frontage.	Y	Y
<b>55.03-2</b>	<b>B7</b>	<b>Building height</b>		
		7.0 metres	Y	Y
<b>55.03-3</b>	<b>B8</b>	<b>Site coverage</b>		
		42.4%	Y	Y
<b>55.03-4</b>	<b>B9</b>	<b>Permeability</b>		
		37.2%	Y	Y
<b>55.03-5</b>	<b>B10</b>	<b>Energy efficiency</b>		
		Dwellings are considered to be generally energy efficient and will not unreasonably impact adjoining properties.	Y	Y
<b>55.03-6</b>	<b>B11</b>	<b>Open space</b>		
		N/A as the site does not abut public open space.	N/A	N/A
<b>55.03-7</b>	<b>B12</b>	<b>Safety</b>		
		The proposed development is secure and the creation of unsafe spaces has been avoided.	Y	Y
<b>55.03-8</b>	<b>B13</b>	<b>Landscaping</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.03-9</b>	<b>B14</b>	<b>Access</b>		
		Access is sufficient and respects the character of the area.	Y	Y
<b>55.03-10</b>	<b>B15</b>	<b>Parking location</b>		
		Please see assessment in the body of this report.	N	Y
<b>55.04-1</b>	<b>B17</b>	<b>Side and rear setbacks</b>		
		Dwellings are set back in accordance with the requirements of this standard.	Y	Y
<b>55.04-2</b>	<b>B18</b>	<b>Walls on boundaries</b>		
		There are no walls on boundaries.	N/A	N/A
<b>55.04-3</b>	<b>B19</b>	<b>Daylight to existing windows</b>		
		Sufficient setbacks exist to allow adequate daylight	Y	Y

Clause	Std		Compliance	
<b>55.04-4</b>	<b>B20</b>	<b>North-facing windows</b>		
		There are no north facing windows within 3.0 metres of the common boundary with the subject site.	N/A	N/A
<b>55.04-5</b>	<b>B21</b>	<b>Overshadowing open space</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.04-6</b>	<b>B22</b>	<b>Overlooking</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.04-7</b>	<b>B23</b>	<b>Internal views</b>		
		There are no internal views	Y	Y
<b>55.04-8</b>	<b>B24</b>	<b>Noise impacts</b>		
		Noise impacts are consistent with those in a residential zone.	Y	Y
<b>55.05-1</b>	<b>B25</b>	<b>Accessibility</b>		
		The ground levels of the proposal can be made accessible for people with limited mobility.	Y	Y
<b>55.05-2</b>	<b>B26</b>	<b>Dwelling entry</b>		
		Entries to the dwellings are identifiable and provide an adequate area for transition.	Y	Y
<b>55.05-3</b>	<b>B27</b>	<b>Daylight to new windows</b>		
		Adequate setbacks are proposed to allow appropriate daylight access.	Y	Y
<b>55.05-4</b>	<b>B28</b>	<b>Private open space</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.05-5</b>	<b>B29</b>	<b>Solar access to open space</b>		
		Sufficient depth is provided for adequate solar access.	Y	Y
<b>55.05-6</b>	<b>B30</b>	<b>Storage</b>		
		Sufficient storage areas are provided.	Y	Y
<b>55.06-1</b>	<b>B31</b>	<b>Design detail</b>		
		Design detail of dwellings is appropriate in the neighbourhood setting.	Y	Y
<b>55.06-2</b>	<b>B32</b>	<b>Front fences</b>		
		No front fence is proposed which is acceptable	Y	Y
<b>55.06-3</b>	<b>B33</b>	<b>Common property</b>		
		Common property areas are appropriate and manageable.	Y	Y
<b>55.06-4</b>	<b>B34</b>	<b>Site services</b>		
		Sufficient areas for site services are provided.	Y	Y

**REFERRAL SUMMARY**

<b>Department/Authority</b>	<b>Response</b>
Capital Works	No objection, subject to condition included in recommendation.
Transport Management and Planning	No objection, subject to condition included in recommendation
Darebin Parks	No objection, subject to condition included in recommendation
ESD Officer	No objection, subject to condition included in recommendation

**PLANNING SCHEME SUMMARY****Darebin Planning Scheme clauses under which a permit is required**

- Clause 32.08-4 (General Residential Zone - Schedule 2) – construction of two or more dwellings on a lot.

**Applicable provisions of the Darebin Planning Scheme**

<b>Section of Scheme</b>	<b>Relevant Clauses</b>
SPPF	11.02-1, 15.01-1, 15.01-5, 15.02, 16.01, 19.03-1
LPPF	21.05-1, 21.05-2, 21.05-3, 22.02
Zone	32.08
<b>Section of Scheme</b>	<b>Relevant Clauses</b>
Overlay	45.06
Particular provisions	52.06, 55
General provisions	65.01
Neighbourhood Character Precinct	F9

**POLICY IMPLICATIONS****Environmental Sustainability**

All new dwellings are required to achieve a minimum six (6) star energy rating under the relevant building controls.

**Social Inclusion and Diversity**

Nil

**Other**

Nil

**FINANCIAL AND RESOURCE IMPLICATIONS**

There are no financial or resource implications as a result of the determination of this application.

**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 Manager authorising 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 and the *Planning and Environment Act (1987)* as amended.

**15.2 APPLICATION FOR PLANNING PERMIT D/389/2016**  
20-22 Thackeray Road, Reservoir Vic 3073

**AUTHOR: Principal Planner – Gavin Crawford**

**DIRECTOR: Director City Futures and Assets – Steve Hamilton**

**Purpose and background:**

- This application for planning permit is required to be considered by the Planning Committee as there are more than five (5) objections from within 200 metres of the site.
- It is proposed to construct eight (8) double storey dwellings and reduce the visitor car parking requirement. The development comprises four (4) dwellings with three (3) bedrooms and two (2) car spaces, and four (4) dwellings with two (2) bedrooms and one (1) car space. Private open space is provided at ground level and ranges from 40 square metres to 109 square metres in area.
- The site is zoned General Residential Zone Schedule 2.
- Notice of the application was provided in accordance with legislative requirements with 29 objections received. The application was also referred to relevant internal departments with comments received.
- The proposal is generally consistent with the objectives and standards of Clause 55 of the Darebin Planning Scheme.

**Key Issues and Assessment Considerations:**

- Key issues of objectors relate to the extent of crossovers, visitor car parking reduction and increased density having regard to other developments approved in the area. The extent of crossovers complies with the planning scheme and the character of the area (noting that three crossovers are proposed on two lots – a minor increase over the norm where multiple crossovers occur in the street directly across the road). The reduction of visitor car parking is acceptable with ample on street parking adjacent to the site.
- The proposal provides detached two storey dwelling fronting the street with the front setback addressing the relevant requirements of the Neighbourhood Character Study and Standard B6 of Clause 55. The ground floor footprint allows sufficient landscaping opportunities and the first floor setbacks from the street and surrounding secluded private open spaces are generous and responsive to the site context and neighbourhood character.
- Conditions are proposed to increase the sustainability performance of the design, ensure adequate turning areas for vehicles is provided as well as other minor changes to ensure the development complies with the planning scheme. These changes generally address errors on the plans, improve first floor cladding materials, address overlooking, ensure open space areas and dimensions comply with the planning scheme and deter the use of study's from being used as a third bedroom.
- The internal amenity of dwellings is good with appropriate solar orientation, open space and car parking provision.

**Conclusion:**

That the application be supported in accordance with conditions set out in the attached officer's report.

**OWNER/APPLICANT/CONSULTANT:**

<b>Applicant</b>	<b>Owner</b>	<b>Consultant</b>
Catania Investments Pty Ltd	Patricia Margaret Mouser and Kevin Joseph O'Connor	Ikonomidis Reid

**SUMMARY:**

- It is proposed to construct eight (8) double storey dwellings and reduce the visitor car parking requirement. The development comprises four (4) dwellings with three (3) bedrooms and two (2) car spaces, and four (4) dwellings with two (2) bedrooms and one (1) car space. Private open space is provided at ground level and ranges from 40 square metres to 109 square metres in area.
- The site is zoned General Residential Zone Schedule 2.
- There is no restrictive covenant on the title for the subject land.
- 29 objections were received against this application.
- The proposal is generally consistent with the objectives and standards of Clause 55 of the Darebin Planning Scheme.
- It is recommended that the application be supported.

**CONSULTATION:**

- Public notice was given via two (2) signs posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to Council's ESD officer, Capital Works Unit and Transport Management and Planning Unit.
- This application was not required to be referred to external authorities.

<b>Recommendation</b>
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**That** Planning Permit Application D/389/2016 be supported and a Notice of Decision to Grant a Permit be issued subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as TP03, TP04, TP05, TP06 All Rev B dated July 2016 and prepared by Ikonomidis Reid) but modified to show:
  - a) Upper floor facades facing all boundaries to include a minimum 50% weatherboard cladding.
  - b) The dwelling 2, 3, 6 and 7 stair reorientated and powder room so that the first floor landing is located adjacent to the secluded private open space and the tv room is not able to be used as a bedroom.
  - c) The dwelling 4 first floor north western bedrooms west facing window deleted or provided with a 1.7m sill height.
  - d) The dwelling 6 and 7 first floor bedrooms with ensuites redesigned to locate the bedrooms to the south and north and the ensuites to the north and south respectively and windows altered to limit direct views to the dwelling 2 and 3 bedrooms with ensuites to the east.

- e) The dwelling 5 open space extended to the west wall of dwelling 4 to provide a minimum 25 square metres of secluded private open space with minimum 3m dimension compliant with the standard B29 of Clause 55 of the Darebin Planning Scheme.
- f) First floor window sill heights dimensioned as 1.7 metres above finished floor level for:
- i. Dwelling 1 first floor east facing windows.
  - ii. Dwelling 8 first floor west facing windows.
- g) Details of existing and proposed fencing on the east, west and north boundaries. The height of fences on the east, west and north boundaries (except within 8.32 metres of the south boundary of the land) is to be a minimum height of 1.8 metres as measured above natural ground level. Where necessary, the fence height may be increased by raising the height of the fence or by the provision of free-standing, self - supporting trellis adjacent the fence to the required height. If utilised, such trellis must be a maximum of 25% open and be fixed, permanent, durable and coloured or painted to blend with the development.
- h) Site area, site coverage and permeability accurately in accordance with Clause 55 of the Darebin Planning Scheme.
- i) Roof plant and all other plant and equipment shown, located and screened to be minimally visible from adjacent properties and the public realm. Solar hot water tanks are to be flush mounted on pitched roofs / not elevated on stands or located in secluded private open spaces at ground level. Screening is not to affect the operation of solar panels.
- j) Swept paths for the 85th percentile vehicles entering and exiting the dwelling 2 and dwelling 7 car spaces in accordance with the requirements of AS2890.1:2004 with all car spaces entered and the land exited in a forwards direction with a maximum three-point manoeuvre.
- k) Finished floor levels at first floor.
- l) Alteration to improve the sustainability of the design comprising:
- i. Fixed external sun shading devices to all north facing habitable room windows/ glazed doors. Where possible, the device is to extend both from the window and past the window sides the distance given below:
    - 450 millimetres where window height is 900–1,200 millimetres.
    - 600 millimetres for a window height of 1,200–1,350 millimetres.
    - 900 millimetres for a window height of 1,350–2,100 millimetres.
    - 1,000 millimetres for a window height of 2,100–2,700 millimetres.

Where sun shading devices are being utilised a section diagram must be included to demonstrate their effectiveness. Shading should not sit directly above the glazing and is not to extend within 1 metre of a property boundary.
  - ii. External operable sun shading devices (excluding roller shutters) to all east and west facing habitable room windows/ glazed doors. Where sun shading devices are being utilised a section diagram or photograph must be included to demonstrate the shading type and effectiveness.
  - iii. Any modifications in accordance with the Sustainable Design Assessment (Refer to Condition 7 of this Permit).
  - iv. Details of separate utility meters for individual dwellings on the plans.



- v. Details of water tanks, including:
  - Location
  - Use (i.e. Toilet flushing)
  - Volume
  - Dimensions
  - Area of connected roof, including a roof plan.
- vi. Provide a first floor operable west facing window to the ensuites of dwellings 1 and 2, and the bathroom of dwelling 3 and an operable east facing window to the ensuites of dwellings 6 and 7, and the bathroom of Dwelling 8.
- vii. Daylight tubes and / or skylights to the first floor bathrooms and ensuites where these are not provided with a window.
- viii. Natural light to garages by way of skylights or windows being included to external vehicle and/ or pedestrian doors.
- ix. Any modifications in accordance with the waste management plan (Refer to Condition 18 of this Permit).

When approved, the plans will be endorsed and form part of this Permit.

2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. This Permit will expire if either:
  - a) The development does not start within three (3) years from the date of this Permit; or
  - b) The development is not completed within five (5) years of the date of this Permit.As relevant, the Responsible Authority may extend the times referred to if a request is made in writing:
  - c) Before this Permit expires;
  - d) Within six (6) months after the expiry date; or
  - e) Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.
4. Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
  - a) Details of all existing trees to be retained and all existing trees to be removed, including overhanging trees on adjoining properties and street trees within the nature strip. The genus, species, height and spread of all trees must be specified.
  - b) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
  - c) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the responsible authority.

- d) Where the opportunity exists, an appropriate number and size of canopy trees are to be shown within the secluded private open space areas of each dwelling and within the front setback of the property, commensurate with the size of planting area available. All canopy trees are to have a minimum height of 1.6 metres in 40 litre containers at the time of installation. Canopy trees must have the following minimum widths at maturity: small canopy (4 metres), medium canopy (6 metres), large canopy (10 metres).
  - e) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
  - f) Type and details of all surfaces including lawns, mulched garden beds and permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete) demonstrating a minimum site permeability of 20%. Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.
  - g) Hard paved surfaces at all entry points to dwellings.
  - h) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
  - i) Type and details of edge treatment between all changes in surface (e.g. Grass (lawn), gravel, paving and garden beds).
  - j) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences must be shown on the landscape plan. The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
  - k) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
  - l) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
5. The landscaping as shown on the endorsed Landscape Plan must be completed to the satisfaction of the Responsible Authority before the development is occupied and/or the use starts or at such later date as is approved by the Responsible Authority in writing.
- No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.
6. The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.
7. Before the development starts, a Sustainable Design Assessment (SDA) detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to, and approved in writing by the Responsible Authority. The SDA must outline proposed sustainable design initiatives within the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection. It is recommended that a Built Environment Sustainability Scorecard (BESS) report is undertaken as part of the SDA.
- The development must be constructed in accordance with the requirements/recommendations of the Sustainable Design Assessment to the satisfaction of the Responsible Authority.

8. Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the Building Act 1993 and the Building Regulations 2006. This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.
9. All dwellings that share dividing walls and/or floors must be constructed to limit noise transmission in accordance with Part F (5) of the Building Code of Australia.
10. Before the dwellings are occupied, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.

The external lighting must be designed, baffled and/or located to ensure that no loss of amenity is caused to adjoining and nearby land, to the satisfaction of the Responsible Authority.
11. Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
12. The land must be drained to the satisfaction of the Responsible Authority.
13. With the exception of guttering, rain heads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
14. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
15. Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
16. Before occupation of the development, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
  - a) Constructed;
  - b) Properly formed to such levels that they can be used in accordance with the plans;
  - c) Surfaced with an all-weather sealcoat; and
  - d) Drainedto the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
17. Before the development is occupied, vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, nature strip and kerb and channel to the satisfaction of the Responsible Authority.
18. Before the development starts, a waste management plan, to the satisfaction of the Responsible Authority, demonstrating the operation of the garbage and recyclables storage area must be submitted to the Responsible Authority.

The plan/documentation must demonstrate the means by which garbage and recyclables will be stored on the site and must clearly detail: what waste services will be provided (ie. cardboard paper plastic and metals recycling or comingled waste, general waste and even organic waste), types of bins, types of collection vehicles, frequency of collection, times of collection, location of collection point for vehicles, location of on-site bin storage, location of bins for collection and any other relevant matter.

If council waste services are proposed to be utilised, a plan is to be submitted illustrating the following:

- a) The length and width of the footpath/ nature strip directly abutting the site boundary.
- b) The location of any available on-street car parking, loading zones and/ or bus stops.
- c) The location of all street furniture, light/ electricity poles, driveways, street trees, bus shelters or similar obstructions.
- d) The location of the bins, with a minimum gap of 300 millimetres between bins and other obstructions.

The plan may require bin sharing or that collection be undertaken by a private contractor if it cannot be demonstrated to the satisfaction of the Responsible Authority that the kerb-side collection of individual bins will not cause car parking and/ or amenity issues.

Waste storage and collection must be undertaken in accordance with the approved management plan and must be conducted in such a manner as not to affect the amenity of the surrounding area and which does not cause any interference with the circulation and parking of vehicles on abutting streets.

19. The dwelling 2, 3, 6 and 7 first floor TV room cannot be used as a bedroom.

#### **NOTATIONS**

**(These notes are provided for information only and do not constitute part of this permit or conditions of this permit)**

- N1 Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2 Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- N3 The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If any other modifications are proposed, application must also be made for their approval under the relevant sections of the Planning and Environment Act 1987. They can only be approved once the required and consequential changes have been approved and the plans endorsed. It is possible to approve such modifications without notice to other parties, but they must be of limited scope. Modifications of a more significant nature may require a new permit application.

- N4 This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Darebin City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.

## Report

### INTRODUCTION AND BACKGROUND

Council records indicate that there is no relevant planning history for this site.

### ISSUES AND DISCUSSION

#### Subject site and surrounding area

- The land comprises two lots, is regular in shape and measures 45.72 metres in length and 30.48 metres in width with a site area of 1393square metres.
- The land is located within the General Residential Zone GRZ2 and the Development Contributions Plan Overlay.
- The land is located on the north side of Thackeray Road between Mendip Road and East Street.
- The land is occupied by two single storey weatherboard dwellings, each accessed via a crossover to the east of their respective lot frontages providing access to garages and outbuildings in the rear of the land on their respective east boundaries.
- To the east is 18 Thackeray Street, a single storey brick dwelling accessed via a crossover to the west of the frontage providing access to garages and outbuildings in the rear of the land along the common boundary
- To the west is 24 Thackeray Street, a single storey brick dwelling accessed via a crossover to the east of the frontage providing access to a garage at the front of the dwelling on the common boundary. There is also an outbuilding in the rear yard on the common boundary.
- To the north are the rear yards of 19 and 21 Delaware Street, each with outbuildings constructed on the common boundary.
- To the south are single storey detached dwellings. 17 Delaware Street appears to have a double crossover.
- There are no parking controls in the street.
- The surrounding area is residential with predominantly single storey detached dwellings. Howard Mendip Reserve is 360 metres to the north east. Bus Route 555 runs along Mendip Street 160 metres to the East and Bus Route 552 Runs along High Street 640 metres to the west. The site is approximately 840 metres from the Reservoir Major Activity Centre and 1.1 km from both Reservoir Station and Tram Route 86 on Plenty Road

#### Proposal

- It is proposed to construct eight (8) double storey dwellings and reduce the visitor car parking requirement.
- The development comprises four (4) dwellings with three (3) bedrooms and two (2) car spaces, and four (4) dwellings with two (2) bedrooms and one (1) car space.
- Private open space is provided at ground level and ranges from 40 square metres to 109 square metres in area.

**Objections**

- 29 objections have been received.

**Objections summarised**

- Overdevelopment
- Poor design and materials.
- Visual Bulk impacts to the east and west.
- Inconsistent with single storey / open backyard neighbourhood character / Neighbourhood character Precinct E7 Guidelines.
- Insufficient landscaping.
- Insufficient car parking.
- Three crossovers proposed / loss of on street parking / no precedent for a triple crossover.
- Dwelling 2, 3, 6 and 7 can be converted into three bedroom dwellings.
- Overlooking.
- Overshadowing.
- Increased traffic congestion and impact on traffic safety
- Too many 1 and 2 bedroom dwellings / no dwelling diversity.
- Noise impacts associated with equipment and plant.
- Impacts associated with waste collection.
- Insufficient infrastructure / storm water not addressed.
- Excessive site coverage and impermeable surfaces.
- Not accessible for people with limited mobility.
- Poor sense of address.
- Poor solar access.
- Poor amenity of open spaces for dwellings having regard to area of open spaces and solar access of open spaces.
- Internal overlooking.
- Devaluation of properties

**Officer comment on summarised objections**Overdevelopment

The consideration of a medium density development is based on a quantitative assessment of the design's ability to provide for the amenity of future tenants, protect the amenity of existing owners and occupiers and respond to the attributes, character and constraints of the site and area. The Victorian State Government has a clear policy on urban consolidation which is heavily dependent on medium density housing development. See Clause 22.02 and Clause 55 assessment in the body of the report.

Poor design and materials.

See Clause 22.02 and Clause 55 assessment in the body of the report.

Visual bulk impacts to the east and west

The proposal complies with relevant standards relating to setbacks and heights and provides adequate articulation to address visual bulk.

Inconsistent with single storey / open backyard neighbourhood character

The test of neighbourhood character under the Scheme is for development to respect the existing character or to contribute to a preferred future character. Having regard to the relevant policies within the Scheme (including Clause 22.02) relative to the physical context of the site itself. A detailed assessment of the development against the neighbourhood character considerations is provided in the body of the report.

Insufficient landscaping

See Clause 55 assessment in the body of the report.

Insufficient car parking provided

See Clause 52.06 assessment in the body of the report.

Three crossovers proposed / loss of on street parking / no precedent for a triple crossover.

The subject site comprises two (2) lots and the proposal seeks 1.5 crossovers per lot. There are two (2) crossovers on the single dwelling opposite the site. See Clause 55 assessment in the body of the report.

Dwelling 2, 3, 6 and 7 can be converted into three bedroom dwellings.

It is recommended that the dwelling 2, 3, 6 and 7 stair be reorientated so that the first floor landing is located adjacent to its respective secluded private open space so that the tv room is not able to be used as a bedroom.

Overlooking.

See Clause 55 assessment in the body of the report.

Overshadowing.

See Clause 55 assessment in the body of the report.

Increased traffic congestion and impact on traffic safety

Although there will be an increase in traffic, it is not considered that the proposal would contribute unreasonably to traffic congestion given the level of development. In addition, as can be seen in the assessment below, the proposal provides adequate parking on the site for the proposed residents.

No traffic safety issues have been raised in the assessment below, and access to and from the site will not raise any unreasonable traffic safety issues, subject to provision of adequate pedestrian sight distances.

Too many 1 and 2 bedroom dwellings / no dwelling diversity

Key issues outlined in State and Local Planning Policy acknowledge the increased need for urban consolidation, concerns relating to housing affordability and an increasing need to provide dwelling diversity to accommodate changing household compositions.

The scope of these issues is generally addressed by the proposal which provides dwelling diversity in an established area proximate to services, which is otherwise characterised by detached dwellings.

Noise impacts associated with equipment and plant

Materials and plant will be required to be shown on the plans by permit condition and located to minimise impacts. The proposed residential use will have noise impacts consistent with those normal to a residential zone.

Impacts associated with waste collection.

A waste management plan is required and is recommended to be provided by permit condition. The site has a frontage of 30.48 metres. With three crossovers there is 20 metres for the storage of bins for 8 dwellings. This may be sufficient frontage for Council Waste collection to service the site however this needs to be confirmed. If this is not sufficient then bin sharing or private waste collection may be needed.

Insufficient infrastructure / sewerage / storm water not addressed.

Council's Capital works Unit have reviewed the plans and subject to conditions there are no objections. The developer is required to provide the necessary improvements to existing services to accommodate the proposed development. The general provision of improvements to infrastructure in the area is the responsibility of the relevant service providers.

Excessive site coverage and impermeable surfaces

See Clause 55 assessment in the body of the report.

Not accessible for people with limited mobility

See Clause 55 assessment in the body of the report.

Poor sense of address

See Clause 55 assessment in the body of the report.

Poor solar access

See Clause 55 assessment in the body of the report.

Poor amenity of open spaces for dwellings having regard to area of open spaces and solar access of open spaces

See Clause 55 assessment in the body of the report.

Internal overlooking

See Clause 55 assessment in the body of the report.

Devaluation of properties

Fluctuations in property prices are a not relevant consideration in assessing medium density development under the provisions of the Planning and Environment Act 1987, or the Darebin Planning Scheme.

**PLANNING ASSESSMENT****Clause 22.02 Neighbourhood Character Precinct Guideline Assessment Precinct E7 – Inter-war/Post-war Mix**Existing Buildings

Although there is a preference to retain older dwellings that contribute to the valued character of the area, the site is not located in a Heritage Overlay and the existing building may be demolished without planning permission. Furthermore, the site is not located within a street that contains intact groups of Interwar and Post-war dwellings.

**Complies**Vegetation

- The objective places an emphasis on retention of large established trees where present, minimisation of hardstand areas and incorporation of space for substantial vegetation such as canopy trees. The existing landscaping is low scale and does not include any significant vegetation.
- Large areas of impervious surfaces have been minimised.



- The development provides an opportunity for improved landscaping including canopy trees within the front setback where reasonable space has been provided for planting of deep rooted feature trees.
- There is no accompanying landscape concept plan (to be required as a condition on any approval); however, the proposal is appropriately sited and designed to incorporate space for the planting of vegetation, such as canopy trees.

**Complies subject to conditions**Siting

- A front setback in accordance with Standard B6 has been provided to allow sufficient space for a front garden. A landscape plan will be required to be provided as a condition of approval to ensure that appropriate planting is provided.
- The application proposes a detached form to the street, a common characteristic within the surrounding area.
- A tandem car space is located to the front of the Dwelling 1 and Dwelling 8 garages within the front setback. This is acceptable as the front setback is a generous 8.2 metres and provides large permeable areas to the street frontage.
- Garages at the front of dwellings are a feature of a number of surrounding dwellings
- All remaining car parking is located behind Dwellings 1 and 8.

**Complies with objective**Height and Building Form

- The upper floor front setback of Dwellings 1 and 8 is 1 metres to 1.8 metres from the ground floor front wall. The upper floor is sufficiently set back to expose a reasonable proportion of ground floor roof and results in a built form which will not dominate the streetscape.
- The double storey form is acceptable given that the upper floors are designed to be smaller than the ground floors, and the double storey represents a nominal increase in height compared to the surrounding properties.

**Complies**Materials and Design Detail

- The proposal has hipped roofed forms with brick, render, horizontal cladding and concrete tiles. With the exception of the render and horizontal cladding these materials and forms are characteristic of materials and roof forms of surrounding dwellings. A condition requiring upper floors to include weatherboard cladding is recommended. The proposed dwellings are reasonably articulated at both ground and first floor levels.
- The upper floor is to be constructed with a mix of materials including rendered panel board, and horizontal cladding. The ground floor is to be constructed of face brick work. As such the dwellings will not appear visually large or bulky with unarticulated surfaces to the streetscape.

**Complies**Front Boundary Treatment

A front fence is not proposed which will allow views through into the front garden and to Dwellings 1 and 8 to be retained.

**Complies**

**Clause 55 Assessment**

The following sections provide discussion on fundamental areas of Clause 55 including variations of standards and matters informing conditions of the recommendation above.

Clause 55.02-3 B3 Dwelling Diversity

This standard applies to developments of 10 or more dwellings and is not applicable to the subject application. See also comments under objections.

**Complies**Clause 55.02-4 B4 Infrastructure

The development is to be located in an established area where there is adequate infrastructure. The proposal will not exceed the capacity of local infrastructure. Council's Capital Works Unit has commented that drainage is available to the site subject to conditions. See also comments under objections.

**Complies**Clause 55.03-3 B8 Site Coverage

The area covered by buildings should not exceed a 60 % site coverage. The site coverage is 50.1%.

**Complies**Clause 55.03-4 B9 Permeability

To reduce the impact of increased stormwater run-off on the drainage system and to facilitate on-site stormwater infiltration, at least 20% of the site should be permeable. Permeability is 26.8%

**Complies**Clause 55.03-5 B10 Energy Efficiency

Subject to conditions the proposal is considered to be generally energy efficient due to the following:

- Attached construction.
- Cross ventilation is available in the design.
- The development does not unreasonably affect the solar access and energy efficiency of neighbouring dwellings.
- Open space and some living areas with access to north light.
- Space for outdoor clothes drying facilities.

In addition to a condition requiring the submission of a Sustainable Design Assessment the following changes are recommended to the plans by permit condition to improve the sustainability of the design:

- Fixed external sun shading devices to all north facing habitable room windows/ glazed doors.
- External operable sun shading devices (excluding roller shutters) to all east and west facing habitable room windows/ glazed doors.
- Any modifications in accordance with the Sustainable Design Assessment (Refer to Condition 8 of this Permit).
- Details of separate utility meters for individual dwellings on the plans.
- Details of water tanks.
- Daylight tubes and / or skylights to the first floor bathrooms.

- Natural light to garages.
- Provide a first floor operable windows to ensuites and bathrooms facing the internal driveway of dwellings 1, 2, 3, 6, 7 and 8.
- Confirm that 16 bins can fit on the nature strip for collection.
- The extent of render which is not acceptable as it is not durable or long lasting and tends to stain. Use other materials.

**Complies subject to condition**

Clause 55.03-7 B12 Safety

- The entrances to the dwellings are adequately visible from the internal access way and/or the street.
- The development is designed to provide good lighting, visibility and surveillance of car parking and the internal access way.
- The private open space within the development is protected from inappropriate use as a public thoroughfare.

**Complies**

Clause 55.03-8 B13 Landscaping

- The surrounding landscape character is generally semi mature and informal with large open spaces and spacious setbacks.
- The open spaces and setbacks are generally large enough to provide sufficient landscaping.
- A detailed landscape plan will be required as a condition of any approval.

**Complies subject to condition**

Clause 55.03-9 B14 Access

- Vehicle access to and from the site is safe, manageable and convenient. The number and design of the vehicle crossover(s) respects the neighbourhood character.
- The width of the access ways is 3.0 metres.
- The three crossovers to the street, taking up 29% of the frontage, is acceptable given that the standard requires that no more than 33% of the frontage should be taken up by vehicle access ways.
- Subject to conditions in relation to dwelling 2 and 7 adequate turning areas are provided to allow vehicles for dwellings 2 to 7 to enter and exit the site in a forward direction.
- Dwellings 1 and 8 reverse out onto the street which is typical for dwellings in the street.

**Complies subject to condition**

Clause 55.04-1 B17 Side and Rear Setbacks

Ground floor

Boundary	Maximum Wall height	Required Setback	Minimum Proposed setback
East	3.6 metres	1.0 metre	1 metre
West	3.6 metres	1.0 metre	1 metre
North	3.8 metres	1.06 metres	3.1 metres

## First Floor

Boundary	Maximum Wall height	Required Setback	Minimum Proposed setback
East	6 metres	1.72 metres	1.75 metres
West	6 metres	1.72 metre	1.75 metres
North	6.2 metres	1.78 metres	4 metres

For walls on boundaries see Standard B18 assessment.

The design complies with Standard B17 to the front of the site and provides more generous setbacks to the rear of the site in response to the more sensitive interfaces, responding to its context.

Clause 55.04-2 B18 Walls on Boundaries

The standard requires that a wall be of a length of no more than 10 metres plus 25% of the remaining length of the boundary of an adjoining lot, and a height not exceeding an average of 3.2 metres.

Boundary length	Maximum length allowable	Proposed length
Eastern: 45.72 metres	18.93 metres	3.96 metres
Western: 45.72 metres	18.93 metres	3.96 metres

The wall heights of less than 3.2 metres average comply with the standard.

**Complies**

Clause 55.04-3 B19 Daylight to Existing Windows

An area of at least 3.0 square metres with a minimum dimension of 1.0 metre clear to the sky is provided opposite all existing habitable room windows, which complies with the standard. The development allows adequate daylight to neighbouring existing habitable room windows.

**Complies**

Clause 55.04-5 B21 Overshadowing

Overshadowing of adjoining open space meets the standard and objective. Overshadowing of neighbouring properties to the east and west by the proposed dwellings is minimal, with at least 40 square metres of neighbouring dwellings' secluded private open space with a minimum dimension of 3.0 metres, or 75% (whichever is the lesser) receiving a minimum of five (5) hours sunlight between 9am and 3pm on 22 September.

**Complies**

Clause 55.04-6 B22 Overlooking

The proposed ground floor has finished floor levels less than 0.8 metres above natural ground level at the boundary. Details of fencing on north, east and west boundaries are not shown and a permit condition requiring fencing and screening on these boundaries in compliance with the standard is recommended.

Upper storey habitable room windows facing east, west and north within 9 metres of secluded private open spaces have fixed obscure glazing (not film) dimensioned to 1.7 metres above the finished floor level or sill heights which generally appear to be 1.7 metres above the finished floor level. Sill heights should be dimensioned where they are not.

**Complies subject to condition**

Clause 55.04-7 B23 Internal Views

- It is recommended that the dwelling 4 first floor north western bedrooms' west facing window be deleted or provided with a 1.7m sill height to prevent views to the dwelling 5 first floor north eastern bedrooms' east facing window.
- It is recommended that the dwelling 6 and 7 first floor bedrooms with ensuites be redesigned to locate the bedrooms to the south and north and the ensuites to the north and south respectively to limit views to the dwelling 2 and 3 bedrooms with ensuites to the east.

Subject to these changes and having regard to the setbacks of other internal windows across the communal access way the development is designed to appropriately limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

**Complies subject to condition**

Clause 55.04-8 B24 Noise Impacts

There are no obvious noise sources to or from the development. Equipment and plant should be shown on the plans.

**Complies subject to condition**

Clause 55.05-1 B25 Accessibility

The proposed dwellings can be made accessible for people with limited mobility by construction of a ramp, if required. It is not a requirement for developments of this scale that dwellings allow full access to all levels for people with limited mobility and two storey construction with stairs to first floors is an acceptable accessibility outcome.

**Complies**

Clause 55.05-2 B26 Dwelling Entry

The entries are visible and easily identifiable. A sense of address and shelter is also provided.

**Complies**

Clause 55.05-3 B27 Daylight to New Windows

Adequate daylight will be available to the windows in the new development. All new habitable room windows within the development will be located to face an outdoor area of at least 3.0 square metres with a minimum dimension of 1.0 metre clear to the sky.

**Complies**

Clause 55.05-4 B28 Private Open Space

The development provides adequate private open space (pos) for the reasonable recreation and service needs of residents. This is achieved through the provision of 40 square metres of secluded private open space at the side or rear of the dwelling with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.

	<b>Total POS</b>	<b>Secluded POS</b>	<b>Minimum dimension of secluded POS</b>
Dwelling 1	109 square metres	29 square metres	3.32 metres
Dwelling 2	40 square metres	40 square metres	4.11 metres
Dwelling 3	40 square metres	40 square metres	4.11 metres
Dwelling 4	60 square metres	47 square metres	3.1 metres
Dwelling 5	60 square metres	47 square metres	3.1 metres

	Total POS	Secluded POS	Minimum dimension of secluded POS
Dwelling 6	40 square metres	40 square metres	4.11 metres
Dwelling 7	40 square metres	40 square metres	4.11 metres
Dwelling 8	109 square metres	29 square metres	3.32 metres

All secluded private open space areas have direct access to a living room.

### Complies

#### Clause 55.06-4 B34 Site Services

Letter boxes are shown. Sufficient area is provided to allow for the installation and the maintenance of metre boxes and a condition is recommended requiring metre boxes to be shown. Private waste collection may be needed and a condition requiring the provision of a waste management plan is recommended.

### Complies subject to condition

#### Clause 55.05-5 B29 Solar Access to Open Space

Solar access is provided into the secluded private open space of the new dwellings as follows:

	Wall Height to North	Required Depth	Proposed Depth
Dwelling 1 and 8	6.2 metres	7.58 metres	10.5 metres
Dwelling 3 and 6	3.6 metres	5.24 metres	9.2 metres
Dwelling 5	3 metres	4.7 metres	3.1 metres

The depths outlined above apply to an area of secluded private open space of no less than 25 square metres with a minimum dimension of 3.0 square metres.

Having regard to the non-compliance of dwelling 5 it is recommended that open space for this dwelling be extended to the west wall of dwelling 4 to provide a minimum 25 square metres of secluded private open space for this dwelling compliant with the standard.

### Complies subject to condition

#### Clause 55.06-1 B31 Design Detail

Subject to the provision of weatherboard cladding on the north, east and west elevations facing neighbouring properties the design detail of the development respects the existing or preferred neighbourhood character through: façade articulation; window and door proportions; roof form; verandah treatment; eave widths and parapets. The garages are designed to be visually compatible with the development and the existing or preferred neighbourhood character.

### Complies subject to condition

#### **Clause 52.06 Car Parking**

##### Number of Parking Spaces Required

- One car parking space is provided for each of the one and two bedroom dwellings. Given that dwelling 2, 3, 6 and 7 can be converted into three bedroom dwellings it is recommended that the stair of these dwellings be reorientated so that the first floor landing is located adjacent to its respective secluded private open space.

- This will ensure that the tv room is not able to be used as a bedroom and that additional parking is not required.
- Two car parking spaces are provided for each of the three or more bedroom dwellings with one space under cover.
- One visitor car parking space is required to be provided and it is proposed to waive this requirement.

Design Standards for Car parking

- The car parking spaces, the garaging and the access ways have appropriate dimension to enable efficient use and management.
- The car parking facilities are designed, surfaced and graded to reduce run-off and allow stormwater to drain into the site.
- Garage dimensions of 6.0 metres length x 3.5 metres width comply with the minimum requirements of the standard.
- Subject to conditions in relation to dwelling 2 and 7 garages access dimensions to the car spaces comply with the standard.

Decision Guidelines

No visitor car parking space is provided. The reduction in the visitor car parking requirement is suitable for the following reasons:

- Two (2) car spaces can be provided on-street adjacent to the site, not placing a burden on the on-street parking in the area.
- The site is proximate to public transport, bicycle lanes.
- There is adequate unrestricted on-street parking.
- The intermittent demand of one (1) visitor car space is not expected to cause unreasonable impact on parking availability in the area.

**CLAUSE 55 COMPLIANCE SUMMARY**

Clause	Std		Compliance	
			Std	Obj
<b>55.02-1</b>	<b>B1</b>	<b>Neighbourhood character</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.02-2</b>	<b>B2</b>	<b>Residential policy</b>		
		The proposal complies with the relevant residential policies outlined in the Darebin Planning Scheme.	Y	Y
<b>55.02-3</b>	<b>B3</b>	<b>Dwelling diversity</b>		
		N/A as development contains less than 10 dwellings	N/A	N/A
<b>55.02-4</b>	<b>B4</b>	<b>Infrastructure</b>		
		Adequate infrastructure exists to support new development	Y	Y

Clause	Std		Compliance	
<b>55.02-5</b>	<b>B5</b>	<b>Integration with the street</b>		
		Dwelling 1 and 8 appropriately integrate with the Street.	Y	Y
<b>55.03-1</b>	<b>B6</b>	<b>Street setback</b>		
		The required setback is 8.3 metres, the dwellings are set back 8.32 metres from the street frontage.	Y	Y
<b>55.03-2</b>	<b>B7</b>	<b>Building height</b>		
		Maximum building height of 7.3 metres	Y/N	Y/N
<b>55.03-3</b>	<b>B8</b>	<b>Site coverage</b>		
		50.1%	Y	Y
<b>55.03-4</b>	<b>B9</b>	<b>Permeability</b>		
		26.8%	Y	Y
<b>55.03-5</b>	<b>B10</b>	<b>Energy efficiency</b>		
		Subject to conditions the dwellings are considered to be generally energy efficient and will not unreasonably impact adjoining properties.	Y	Y
<b>55.03-6</b>	<b>B11</b>	<b>Open space</b>		
		N/A as the site does not abut public open space.	N/A	N/A
<b>55.03-7</b>	<b>B12</b>	<b>Safety</b>		
		The proposed development is secure and the creation of unsafe spaces has been avoided.	Y	Y
<b>55.03-8</b>	<b>B13</b>	<b>Landscaping</b>		
		Adequate areas are provided for appropriate landscaping and a landscape plan has been required as a condition of approval.	Y	Y
<b>55.03-9</b>	<b>B14</b>	<b>Access</b>		
		Access is sufficient and respects the character of the area.	Y	Y



Clause	Std		Compliance	
<b>55.03-10</b>	<b>B15</b>	<b>Parking location</b>		
		Parking facilities are proximate to the dwellings they serve, the access is observable, habitable room windows are sufficiently set back from access ways.	Y	Y
<b>55.04-1</b>	<b>B17</b>	<b>Side and rear setbacks</b>		
		Dwellings are set back in accordance with the requirements of this standard.	Y	Y
<b>55.04-2</b>	<b>B18</b>	<b>Walls on boundaries</b>		
		Length:3.96 metres (East and West boundaries) Height: 3 metres average Walls on boundaries comply with the requirements of this standard.	Y	Y
<b>55.04-3</b>	<b>B19</b>	<b>Daylight to existing windows</b>		
		Sufficient setbacks exist to allow adequate daylight	Y	Y
<b>55.04-4</b>	<b>B20</b>	<b>North-facing windows</b>		
		There are no north facing windows within 3.0 metres of the common boundary with the subject site.	N/A	N/A
<b>55.04-5</b>	<b>B21</b>	<b>Overshadowing open space</b>		
		Shadow cast by the development is within the parameters set out by the standard.	Y	Y
<b>55.04-6</b>	<b>B22</b>	<b>Overlooking</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.04-7</b>	<b>B23</b>	<b>Internal views</b>		
		There are no internal views	N	Y
<b>55.04-8</b>	<b>B24</b>	<b>Noise impacts</b>		
		Noise impacts are consistent with those in a residential zone.	Y	Y
<b>55.05-1</b>	<b>B25</b>	<b>Accessibility</b>		
		The ground levels of the proposal can be made	Y	Y

Clause	Std		Compliance	
		accessible for people with limited mobility.		
<b>55.05-2</b>	<b>B26</b>	<b>Dwelling entry</b>		
		Entries to the dwellings are identifiable and provide an adequate area for transition.	Y	Y
<b>55.05-3</b>	<b>B27</b>	<b>Daylight to new windows</b>		
		Adequate setbacks are proposed to allow appropriate daylight access.	Y	Y
<b>55.05-4</b>	<b>B28</b>	<b>Private open space</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.05-5</b>	<b>B29</b>	<b>Solar access to open space</b>		
		Sufficient depth is provided for adequate solar access.	N	Y
<b>55.05-6</b>	<b>B30</b>	<b>Storage</b>		
		Sufficient storage areas are provided.	Y	Y
<b>55.06-1</b>	<b>B31</b>	<b>Design detail</b>		
		Design detail of dwellings is appropriate in the neighbourhood setting.	N	Y
<b>55.06-2</b>	<b>B32</b>	<b>Front fences</b>		
		No front fence is proposed which is acceptable.	Y	Y
<b>55.06-3</b>	<b>B33</b>	<b>Common property</b>		
		Common property areas are appropriate and manageable.	Y	Y
<b>55.06-4</b>	<b>B34</b>	<b>Site services</b>		
		Sufficient areas for site services are provided.	Y	Y

**REFERRAL SUMMARY**

<b>Department/Authority</b>	<b>Response</b>
Capital Works	No objection, subject to condition included in recommendation
Transport Management and Planning	No objection, subject to condition included in recommendation

**PLANNING SCHEME SUMMARY****Darebin Planning Scheme clauses under which a permit is required**

- Clause 32.08-4 (General Residential Zone Schedule 2) - Construct two or more dwellings on a lot
- Clause 52.06 (Car Parking) - A reduction to the car parking requirement.

**Applicable provisions of the Darebin Planning Scheme**

<b>Section of Scheme</b>	<b>Relevant Clauses</b>
SPPF	11.02-1, 15.01-1, 15.01-5, 15.02, 16.01, 19.03-1
LPPF	21.03, 22.02
Zone	32.08
Overlay	45.06
Particular provisions	52.06, 55
General provisions	65.01
Neighbourhood Character Precinct	E7

**POLICY IMPLICATIONS****Environmental Sustainability**

All new dwellings are required to achieve a minimum six (6) star energy rating under the relevant building controls.

**Social Inclusion and Diversity**

Nil

**Other**

Nil

**FINANCIAL AND RESOURCE IMPLICATIONS**

There are no financial or resource implications as a result of the determination of this application.

**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 Manager authorising 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 and the *Planning and Environment Act (1987)* as amended.

**15.3****APPLICATION FOR PLANNING PERMIT D/757/2015**

8 – 10 Pellew Street, Reservoir Vic 3073

**AUTHOR:** Principal Planner – Jolyon Boyle**DIRECTOR:** Director City Futures and Assets – Steve Hamilton**Purpose and background**

- This application for planning permit is required to be considered by the Planning Committee because the project received 5 objections (within 200 metres).
- The application involves the development of 6 double storey dwellings.
- A car parking reduction of 1 car parking space is sought.
- Notice of the application was provided in accordance with the legislative requirements with 21 objections received. The application was also referred to relevant internal departments with comments received.
- The applicant, owner and consultant details are shown in the officer's report.

**Key issues and Assessment Considerations**

- The key issues to consider for medium density housing is whether a development of this kind is supported by strategy and policy in the Darebin Planning Scheme. At a detailed level aspects such as the design response to the site context, internal amenity, parking and neighbourhood character are important criteria to assess.
- The proposal has been assessed as having strong strategic support from relevant policies and strategies in the Darebin Planning Scheme.
- The design of the proposal meets key criteria of the Darebin Planning Scheme including neighbourhood character objectives and a high level of compliance with Clause 55.
- A car parking reduction is sought (1 visitor space) and is appropriate given the proximity of public transport and the availability of on street car parking.
- The proposal has two direct residential abutments to the north and east. The setbacks from the interfacing residential abutments achieve Clause 55 requirements and are appropriate in the context. The setbacks reduce the perception of visual bulk and overshadowing.

**Conclusion**

- It is recommended that the application is supported subject to conditions.

**OWNER/APPLICANT/CONSULTANT:**

Applicant	Owner
Donnan	John Konidaris and Maria Konidaris

**SUMMARY:**

- Six (6) double storey dwellings and reduction to the visitor car parking requirement (one (1) space).
- The site is zoned General Residential Zone (Schedule 2).
- There is no restrictive covenant on the title for the subject land.
- Twenty objections were received against this application.
- The proposal is generally consistent with the objectives and standards of Clause 55 of the Darebin Planning Scheme.
- It is recommended that the application be supported.

**CONSULTATION:**

- Public notice was given via two (2) signs posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to ESD officer, the Transport Management and Planning Unit and the Capital Works Unit.
- This application was not required to be referred to external authorities.

**Recommendation**

**That** Planning Permit Application D/757/2015 be supported and a Notice of Decision to Grant a Permit be issued subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as: TP04 Rev C, TP05 Rev C, TP06 Rev C and TP07 Rev C, dated 3 August 2016 (job no. 2722) prepared by Donnan but modified to show:
  - a) A landscape plan in accordance with Condition No. 4 of this permit.
  - b) Modifications in accordance with the Sustainable Design Assessment (refer to Condition No. 5 of this permit).
  - c) Modifications in accordance with the Tree Protection Management Plan (TPMP) (refer to Condition No. 6 of this permit). The TPMP must detail the means of protecting the existing palm tree located within the rear of No. 12 Pellew Street and located adjacent the proposed garage of dwelling 4.
  - d) Installation of retractable vertical external shading devices to the east and west facing windows and or balconies.
  - e) Fixed horizontal shading devices to all north facing windows.
  - f) Clear glazing to the south facing bedroom 2 and 3 windows of dwelling 1.

- g) Two (2) south facing windows to the garage of dwelling 1.
- h) Two (2) south facing windows to the two (2) ensuites of dwelling 6.
- i) Revised fenestration treatments to the ground floor south elevation of dwelling 6. The revised fenestration must allow views to Broughton Avenue and provide a similar design to the west facing ground floor windows serving dwellings 1, 2 and 3.
- j) The location of all plant and equipment (including air conditioners and the like). These are to be co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building.
- k) The provision of pedestrian visibility splays measuring 2.0 metres (width across the frontage) by 2.5 metres (depth into the site), to all driveways to Broughton Avenue. Where within the subject site, any structures or vegetation within these splays must be not more than 1.15 metres in height.

When approved, the plans will be endorsed and form part of this Permit.

2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. This Permit will expire if either:
  - The development does not start within three years from the date of this Permit; or
  - The development is not completed within five years of the date of this Permit.

As relevant, the Responsible Authority may extend the times referred to if a request is made in writing:

- Before this Permit expires;
- Within six months after the expiry date; or

Within 12 months after the expiry date if the request relates to the completion of the development or a stage of the development.

4. Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
  - a) Details of all existing trees to be retained and all existing trees to be removed, including overhanging trees on adjoining properties and street trees within the nature strip. The genus, species, height and spread of all trees must be specified.
  - b) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
  - c) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the Responsible Authority.
  - d) Where the opportunity exists, an appropriate number and size of canopy trees are to be shown within the secluded private open space areas of each dwelling and within the front setback of the property, commensurate with the size of planting area available. All canopy trees are to have a minimum height of 1.6 metres in 40 litre containers at the time of installation. Canopy trees must have the following minimum widths at maturity: small canopy (4 metres), medium canopy (6 metres), large canopy (10 metres).

- e) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
  - f) Type and details of all surfaces including lawns, mulched garden beds and permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete) demonstrating a minimum site permeability of 20%. Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.
  - g) Hard paved surfaces at all entry points to dwellings.
  - h) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
  - i) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
  - j) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences must be shown on the landscape plan. The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
  - k) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
  - l) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
5. Before the development starts, a Sustainable Design Assessment (SDA) detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to, and approved in writing by the Responsible Authority. The SDA must outline proposed sustainable design initiatives within the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection. It is recommended that a Built Environment Sustainability Scorecard (BESS) report is undertaken as part of the SDA.
6. Before the development starts, a Tree Protection Management Plan (TPMP) must be developed in accordance with AS 4970-2009 and follow the layout of Section 5 (i.e. General, Tree Protection Plan, Pre-construction, Construction stage and Post Construction). This must be prepared by a certified project arborist (minimum Australian Qualification Framework Level 5 and/or equivalent experience).

The TPMP must detail the means of protecting the existing palm tree located within the rear of No. 12 Pellew Street and located adjacent the garage of dwelling 4.

The TPMP must contain:

- a) A clear photograph of the tree.
- b) The general condition and overview of the tree (e.g. Species, Health, Structure, Useful Life Expectancy (ULE), Height, Width (north-south and east-west) Diameter at Breast Height (DBH)).
- c) Any specific damage/faults evident within the tree prior to demolition or construction. These photographs must be supplied within the TPMP as a preliminary dilapidation report.
- d) An assessment of the potential impacts to the tree during and as a result of demolition and construction.



- e) Details of footings and other construction techniques to protect the root system of the tree.
  - f) Details of a Tree Protection Zone (TPZ). A tree protection fence must be constructed before buildings and works (including demolition) start. The tree protection fence must be erected around the tree at a radius of determined by the arborist to define a 'tree protection zone'.

This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority.

The tree protection fence must remain in place until construction is completed.

No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone.

No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.

The ground surface of the TPZ must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.
  - g) A statement that all roots located on the subject site of greater than 30mm in diameter will be retained.
  - h) A statement that the property owner/developer will be liable for any damage caused to the tree during the development process, including damage by privately engaged contractors.
  - i) Recommendations to reduce impact to the tree and tree protection guidelines to be followed through all phases of development.
  - j) A statement that the project arborist may be required to oversee all works near the tree for the duration of works.
  - k) If relevant; gantry/scaffold specifications that ensure trunk and branches are provided with a minimum clearance of 500mm – an engineered solution may be required rather than pre-fabricated systems.
7. The development must be constructed in accordance with the requirements/recommendations of the TPMP to the satisfaction of the Responsible Authority. The principal contractor will be responsible for the implementation of the TPMP by all contractors and personnel on site.
8. The development must be constructed in accordance with the requirements/recommendations of the Sustainable Design Assessment to the satisfaction of the Responsible Authority.
9. The landscaping as shown on the endorsed Landscape Plan must be completed to the satisfaction of the Responsible Authority before the development is occupied and/or the use starts or at such later date as is approved by the Responsible Authority in writing.
- No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.
10. The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.

11. Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the Building Act 1993 and the Building Regulations 2006. This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection.

The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.

12. All dwellings that share dividing walls and/or floors must be constructed to limit noise transmission in accordance with Part F(5) of the Building Code of Australia.
13. Before the dwellings are occupied, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.

The external lighting must be designed, baffled and/or located to ensure that no loss of amenity is caused to adjoining and nearby land, to the satisfaction of the Responsible Authority.

14. The land must be drained to the satisfaction of the Responsible Authority.
15. With the exception of guttering, rainheads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
16. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
17. Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
18. Before occupation of the development, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
  - a) Constructed;
  - b) Properly formed to such levels that they can be used in accordance with the plans;
  - c) Surfaced with an all-weather sealcoat; and
  - d) Drained

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

19. Before the development is occupied, the vehicular crossing must be constructed to align with the approved driveways to the satisfaction of the Responsible Authority. Any redundant crossings or parts thereof must be removed and replaced with footpath, nature strip and kerb and channel to the satisfaction of the Responsible Authority.

**NOTATIONS**

**(These notes are provided for information only and do not constitute part of this permit or conditions of this permit)**

- N1 Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2 Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- N3 The amendments specified in Condition 1 of this Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.
- If any other modifications are proposed, application must also be made for their approval under the relevant sections of the Planning and Environment Act 1987. They can only be approved once the required and consequential changes have been approved and the plans endorsed. It is possible to approve such modifications without notice to other parties, but they must be of limited scope. Modifications of a more significant nature may require a new permit application.
- N4 This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Darebin City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.

<b>Report</b>
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**INTRODUCTION AND BACKGROUND**

There is no previous planning history for this site.

**ISSUES AND DISCUSSION****Subject site and surrounding area**

- The land is regular in shape and measures 37.49 metres in length and 32.92 metres in width with a site area of 1234 square metres.
- The land is located within the General Residential Zone (Schedule 2).
- The land is located on the north east corner of Pellew Street and Broughton Avenue.
- Two (2) single storey semi-detached dwellings occupy the site.
- A large garage is located within the rear of No. 10 and is sited on the north boundary.
- To the east is single storey brick dwelling fronting Broughton Avenue. A driveway is located between the dwelling and the common boundary. A garage is located at the rear of the site.
- To the west on the opposite side of Pellew Street are various single storey dwellings.

- To the north is a single storey brick dwelling with car port sited adjacent the common boundary. A large palm tree is located within the rear of the site adjacent the common boundary.
- To the south on the opposite side of Broughton Avenue are various single storey dwellings.
- On-street parking on Pellew Street and Broughton Avenue is unrestricted on both sides of each street.
- Bus services are available on Spring Street, a short distance to the west. Regent Train Station is located 750 metres to the south east.
- Reservoir activity centre is located 800m to the north.

**Proposal:**

- Six (6) double storey dwellings.
- A reduction to the visitor car parking requirement (one (1) space).
- The design of the dwellings brick and render and pitched roof forms.
- Each dwelling provides a ground level courtyard a first floor balcony.
- One (1) crossover is proposed to Broughton Avenue.

**Objections**

- Twenty objections received.

Objections summarised:

- Too many 1 and 2 bedroom dwellings / no dwelling diversity
- Study
- Best practice of the MSS
- Internal amenity
- Landscaping
- Crossovers
- Rubbish bins
- Car parking
- Overdevelopment / Visual bulk
- No net value to the community
- Overshadowing
- Loss of light

**Officer comment on summarised objections**Too many 1 and 2 bedroom dwellings / no dwelling diversity

Council's new Municipal Strategic Statement (MSS) sets out the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. Relevantly, Clause 21.02-2 sets out the following key influence with respect to population growth and change:

*"Ageing families and declining household sizes are placing pressure on housing supply as fewer people occupy more housing."*

The proposal adds further housing diversity to the area and this ground for objection is contrary to the facts and recommendations of the Darebin Housing Strategy and the planning application. The Darebin Housing Strategy identifies a future supply requirement of 1 and 2 bedroom dwellings to meet the future housing demands in the City of Darebin. This development comprises six (6) dwellings comprising three (3) two (2) bedroom dwelling and three (3) three (3) bedroom dwellings.

Not compliant with Clause 55

The development is generally compliant with Clause 55.

Insufficient private open space

Each dwelling is provided with sufficient private open space, including a mix of ground level courtyards and balconies to each dwelling.

Noise from the internal driveway

Noise from the shared driveway is likely to be minimal. No ground level habitable room windows front the accessway.

Landscaping

The development provides sufficient space for an appropriate landscape response.

Crossovers / impact on street trees

The crossovers are appropriate to the design and layout of the development. The proposed crossover is located between two (2) street trees fronting Broughton Avenue and provides sufficient clearance to reduce its impact upon these trees.

Car Parking

The development provides sufficient on site car parking in an area well served by public transport. Refer to the Clause 52.06 assessment below.

Neighbourhood character

The design of the dwellings is respectful of neighbourhood character. The dwellings incorporate brick facades and hipped roof forms which are present in the streetscape.

Overdevelopment / Visual bulk

It is not considered that development of the land for six (6) dwellings is an overdevelopment of the site or that it will set precedence for further development. The site comprises two (2) lots. The development in essence equates to three (3) dwellings on a lot and is well proportioned on the site with setbacks that comply with the planning scheme. The consideration of a medium density housing development is based on its compliance with a set of criteria set out in the Darebin Planning Scheme. The Victorian State Government has provided a clear policy imperative of urban consolidation which is heavily dependent on medium density housing development.

No net value to the community

This ground is unsubstantiated. There are no demonstrated dis-benefits associated with the development. The proposal provides dwellings resulting in community benefit. This ground is clearly contrary to the objectives of planning in Victoria.

In *Backman and Company Pty Ltd v Boroondara City Council* the following was noted:

*“33. As I have highlighted, parties seeking to rely on Sections 60(1B) and 84(2)(jb) of the Planning and Environment Act face a significant task in order to substantiate a significant social effect in relation to a housing proposal on residentially zoned land. That significant task extends much further than just garnering a significant level of opposition to a proposed development. Firstly, parties alleging a significant social effect have to ascertain what the actual significant social effect is, in the framework of a zoning regime where one does not need a permit to use residentially zoned land for residential purposes.*

*The mere identification of significant community opposition to a proposal is not a significant social effect of itself. Secondly, the significant social effect will need to be sufficiently documented with evidentiary material to demonstrate the likelihood, probability and severity of the social effect.*

*The identification of a social effect is not sufficient, as it also needs to be demonstrated that the social effect will be significant. Thirdly, as identified in the Rutherford decision, it will need to be demonstrated that any significant social effect outweighs any social benefits that might result from a balanced assessment of a development proposal.”*

#### Affordable Housing:

Provision of affordable housing is not a mandatory requirement of the Darebin Planning Scheme.

## **PLANNING ASSESSMENT**

### **Neighbourhood Character Precinct Guideline Assessment - Precinct F9**

#### Existing Buildings

The existing dwellings are not proposed to be retained.

#### **Complies**

#### Vegetation

Sufficient space is provided for a suitable landscape response. A landscape plan is requested as a condition of approval.

#### **Complies**

#### Siting

The siting of the proposal is appropriate and responds to the adjacent dwellings which are setback from side boundaries.

#### **Complies**

#### Height and building form

The double storey height is appropriate in the context of adjacent single and double storey dwellings.

#### **Complies**

Materials and design detail

The brick and rendered surfaces are appropriate in the context. Hipped roof forms are also consistent with neighbourhood character.

**Complies**Front boundary treatment

No front fence is proposed.

**Complies****Clause 55 Assessment**

The following sections provide discussion on fundamental areas of Clause 55 including variations of standards and matters informing conditions of the recommendation above.

Clause 55.03-1 B6 Street setback

The required setback is 9.1 metres to Pellew Street. The reduced setback of 8.69 metres to Pellew Street is acceptable due to the following:

- The setback addresses the relevant requirements of the Neighbourhood Character Study, in that it allows adequate provision for landscaping.
- The dwellings are appropriately articulated.
- The setbacks will not result in unreasonable visual bulk when viewed from the street or adjoining properties.
- The proposed setback results in efficient use of the site.
- The existing streetscape is not consistent and provides varied setbacks

**Complies with objective**Clause 55.04-6 B22 Overlooking

All upper storey windows are appropriately designed and/or screened to ensure no overlooking. Sill heights will be confirmed as a condition of approval.

**Complies**Clause 55.05-4 B28 Private Open Space

The development provides adequate private open space (pos) for the reasonable recreation and service needs of residents.

This is achieved through the provision of 40 square metres of (ground floor) secluded private open space at the side or rear of each dwelling with a minimum area of 25 square metres, a minimum dimension of 3.0 metres and convenient access from a living room and access to a small balcony of 4.2 to 7.4 square metres.

	<b>Total POS</b>	<b>Secluded POS</b>	<b>Minimum dimension of secluded POS</b>
Dwelling 1	153 square metres	30.9 square metres	4 metres
Dwelling 2	118 square metres	32.4 square metres	4 metres
Dwelling 3	119 square metres	31.8 square metres	4 metres
Dwelling 4	43.4 square metres	38 square metres	4 metres
Dwelling 5	46 square metres	38.6 square metres	4.2 metres
Dwelling 6	92.5 square metres	421 square metres	4 metres

All secluded private open space areas have direct access to a living room.

### **Complies**

#### **Clause 52.06 Car Parking**

##### Number of Parking Spaces Required

- One (1) car parking space is provided for each of the two (2) bedroom dwellings.
- Two (2) car parking spaces are provided to each of the three (3) bedroom dwellings.
- No visitor car parking space is provided, where one (1) space is recommended under this Clause. A reduction to the visitor car parking requirement is deemed appropriate given there is no increase to the number of crossovers and there is sufficient capacity to accommodate this demand on street and public transport is reasonably proximate to the site. Also given the site comprises two (2) lots, each lot could have been developed separately without the need to provide any visitor car parking.

##### Design Standards for Car parking

- The car parking spaces, the carports, the garaging and the access ways have appropriate dimension to enable efficient use and management.
- The car parking facilities are designed, surfaced and graded to reduce run-off and allow stormwater to drain into the site.
- The single garage dimensions of 6.0 metres length x 3.5 metres width comply with the minimum requirements of the standard.
- The double garage dimensions of 6.0 metres length x 5.5 metres width comply with the minimum requirements of the standard.
- Access dimensions to the car spaces comply with the standard.

Visibility splays are required at the access way interface with the footpath to protect pedestrians. This has been requested as a condition of approval.



## CLAUSE 55 COMPLIANCE SUMMARY

Clause	Std		Compliance	
			Std	Obj
<b>55.02-1</b>	<b>B1</b>	<b>Neighbourhood character</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.02-2</b>	<b>B2</b>	<b>Residential policy</b>		
		The proposal complies the relevant residential policies outlined in the Darebin Planning Scheme.	Y	Y
<b>55.02-3</b>	<b>B3</b>	<b>Dwelling diversity</b>		
		N/A as development contains less than 10 dwellings	Y	Y
<b>55.02-4</b>	<b>B4</b>	<b>Infrastructure</b>		
		Adequate infrastructure exists to support new development	Y	Y
<b>55.02-5</b>	<b>B5</b>	<b>Integration with the street</b>		
		Dwellings 1, 2, 3 and 6 appropriately integrate with Pellew Street.	Y	Y
<b>55.03-1</b>	<b>B6</b>	<b>Street setback</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.03-2</b>	<b>B7</b>	<b>Building height</b>		
		7.043 metres	Y	Y
<b>55.03-3</b>	<b>B8</b>	<b>Site coverage</b>		
		39.2%	Y	Y
<b>55.03-4</b>	<b>B9</b>	<b>Permeability</b>		
		43%	Y	Y
<b>55.03-5</b>	<b>B10</b>	<b>Energy efficiency</b>		
		Dwellings are considered to be generally energy efficient and will not unreasonably impact adjoining properties.	Y	Y
<b>55.03-6</b>	<b>B11</b>	<b>Open space</b>		
		N/A as the site does not abut public open space.	Y	Y
<b>55.03-7</b>	<b>B12</b>	<b>Safety</b>		
		The proposed development is secure and the creation of unsafe spaces has been avoided.	Y	Y
<b>55.03-8</b>	<b>B13</b>	<b>Landscaping</b>		
		Adequate areas are provided for appropriate landscaping and a landscape plan has been required as a condition of approval.	Y	Y
<b>55.03-9</b>	<b>B14</b>	<b>Access</b>		
		Access is sufficient and respects the character of the area.	Y	Y

Clause	Std		Compliance	
<b>55.03-10</b>	<b>B15</b>	<b>Parking location</b>		
		Parking facilities are proximate to the dwellings they serve, the access is observable, habitable room windows are sufficiently set back from accessways.	Y	Y
<b>55.04-1</b>	<b>B17</b>	<b>Side and rear setbacks</b>		
		Dwellings are set back in accordance with the requirements of this standard.	Y	Y
<b>55.04-2</b>	<b>B18</b>	<b>Walls on boundaries</b>		
		N/A. There are no boundary walls.	Y	Y
<b>55.04-3</b>	<b>B19</b>	<b>Daylight to existing windows</b>		
		Sufficient setbacks exist to allow adequate daylight	Y	Y
<b>55.04-4</b>	<b>B20</b>	<b>North-facing windows</b>		
		There are no north facing windows within 3.0 metres of the common boundary with the subject site.	Y	Y
<b>55.04-5</b>	<b>B21</b>	<b>Overshadowing open space</b>		
		Shadow cast by the development is within the parameters set out by the standard.	Y	Y
<b>55.04-6</b>	<b>B22</b>	<b>Overlooking</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.04-7</b>	<b>B23</b>	<b>Internal views</b>		
		There are no internal views.	Y	Y
<b>55.04-8</b>	<b>B24</b>	<b>Noise impacts</b>		
		Noise impacts are consistent with those in a residential zone.	Y	Y
<b>55.05-1</b>	<b>B25</b>	<b>Accessibility</b>		
		The ground levels of the proposal can be made accessible for people with limited mobility.	Y	Y
<b>55.05-2</b>	<b>B26</b>	<b>Dwelling entry</b>		
		Entries to the dwellings are identifiable and provide an adequate area for transition.	Y	Y
<b>55.05-3</b>	<b>B27</b>	<b>Daylight to new windows</b>		
		Adequate setbacks are proposed to allow appropriate daylight access.	Y	Y
<b>55.05-4</b>	<b>B28</b>	<b>Private open space</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.05-5</b>	<b>B29</b>	<b>Solar access to open space</b>		
		Sufficient depth is provided for adequate solar access.	N	Y

Clause	Std		Compliance	
<b>55.05-6</b>	<b>B30</b>	<b>Storage</b>		
		Sufficient storage areas are provided.	Y	Y
<b>55.06-1</b>	<b>B31</b>	<b>Design detail</b>		
		Design detail of dwellings is appropriate in the neighbourhood setting.	Y	Y
<b>55.06-2</b>	<b>B32</b>	<b>Front fences</b>		
		No front fence is proposed which is acceptable.	Y	Y
<b>55.06-3</b>	<b>B33</b>	<b>Common property</b>		
		Common property areas are appropriate and manageable.	Y	Y
<b>55.06-4</b>	<b>B34</b>	<b>Site services</b>		
		Sufficient areas for site services are provided.	Y	Y

### REFERRAL SUMMARY

Department/Authority	Response
Capital Works	No objection, subject to condition included in recommendation.
Transport Management and Planning	No objection.
ESD officer	No objection, subject to condition included in recommendation.

### PLANNING SCHEME SUMMARY

#### Darebin Planning Scheme clauses under which a permit is required

- Clause 32.08 – Construction of two (2) or more dwellings.
- Clause 52.06 – A reduction to the car parking requirement.

#### Applicable provisions of the Darebin Planning Scheme

Section of Scheme	Relevant Clauses
SPPF	11.02-1, 15.01-1, 15.01-5, 15.02, 16.01, 19.03-1
LPPF	21.05-1, 21.05-2, 21.05-3, 22.02
Zone	32.01
Overlay	45.06
Particular provisions	52.06, 55
General provisions	65.01
Neighbourhood Character Precinct	F9

**POLICY IMPLICATIONS****Environmental Sustainability**

All new dwellings are required to achieve a minimum six (6) star energy rating under the relevant building controls.

**Social Inclusion and Diversity**

Nil

**Other**

Nil

**FINANCIAL AND RESOURCE IMPLICATIONS**

There are no financial or resource implications as a result of the determination of this application.

**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 Manager authorising 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 and the *Planning and Environment Act* (1987) as amended.

**15.4 APPLICATION FOR PLANNING PERMIT D/465/2015**  
36-46 High Street, Preston Vic 3072

**AUTHOR:** Principal Planner – John Limbach  
**DIRECTOR:** Director Assets and Business Services – Steve Hamilton

**Purpose and background**

- This application for planning permit is required to be considered by the Planning Committee because there are more than five (5) objections and the project is defined under the Planning Committee Charter as having a cost in excess of \$10 million.
- The application seeks approval for a 12 storey (plus three (3) levels of basement and part mezzanine) mixed use development and includes two (2) retail premises, 90 dwellings, 91 car parking spaces, six (6) motorcycle spaces and 95 bicycle parking spaces.
- Notice of the application was provided in accordance with legislative requirements with 20 objections received. The application was referred to Public Transport Victoria and to relevant internal departments with comments received.
- The applicant, owner and consultant details are shown in the officer's report.

**Key issues and assessment considerations**

- The key issues to consider for new mixed use developments in this section of High Street, within The Junction Area, is whether a proposal of this kind is supported by strategy and policy in the Darebin Planning Scheme. At a detailed level aspects such as the design response to the site context, internal amenity, environmentally sustainable design, car parking and street presentation are important criteria to assess.
- The proposal has been assessed as having strong support from relevant policies and strategies in the Darebin Planning Scheme and is consistent with the proposed maximum height of 12 storeys under Planning Scheme Amendment C137. Amendment C137 will amend the existing Design and Development Overlay (Schedule 3) to manage built form outcomes along the Plenty Road corridor including The Junction Area.
- Key issues raised by objectors centre on the intensity of the development and car parking/ traffic issues. These concerns are not supported by Council's strategy which places a higher emphasis on sustainable urban intensification in areas with good access to public transport.
- Car parking within the development provides a car parking space for all but one (1) of the 90 dwellings, and although there is an overall shortfall of 24 car parking spaces as required by the planning scheme, it is well within tolerances of reductions approved in other locations nearby both by Council and under consideration by VCAT. The reduction in car parking is also supported by the proposed 95 bicycle parking spaces, which is well in excess of the 27 required under the planning scheme.
- The detailed assessment concludes that this application has a high level of strategic support and delivers a design response that complies with key assessment criteria in the planning scheme including context, internal amenity, environmentally sustainable design, car parking and street presentation.

**Conclusion**

That the application be supported in accordance with conditions set out in the attached officer report.

**OWNER/APPLICANT/CONSULTANT:**

<b>Applicant</b>	<b>Owner</b>	<b>Consultant</b>
Alvin Nominees c/- Contour Consultants Pty Ltd	Alfonso Colleluori and Concetta Colleluori	<ul style="list-style-type: none"> <li>• Contour Consultants</li> <li>• Rothe Lowman</li> <li>• ADP Consulting Engineering</li> <li>• Leigh Design</li> <li>• Acoustic Logic</li> <li>• Traffix Group</li> <li>• Tract Consultants</li> <li>• Ark Resources</li> </ul>

**SUMMARY:**

- The proposal is for a mixed use development comprising:
  - Buildings and works consisting of a 12 storey building (plus three (3) levels of basement and part mezzanine);
  - Use as 90 dwellings;
  - A reduction in the car parking requirement associated with use as 90 dwellings and two (2) retail premises;
  - Waiver of the loading/unloading requirements associated with use as two (2) retail premises
- The maximum height of the proposed building is 38 metres, not including the rooftop plant and associated screening. The adopted version of Amendment C137 submitted to the Minister for approval by Council proposes a mandatory maximum height of 12 storeys.
- The proposal includes the provision of 91 car parking spaces, six (6) motorcycle parking spaces and 95 bicycle parking spaces.
- Vehicular access is proposed from High Street, via a double crossover. Two (2) car lifts are proposed to allow vehicle access to vehicle parking spread over five (5) levels, including three (3) levels of basement.
- The site is zoned Commercial 1 Zone and is affected by the Design and Development Overlay – Schedule 3, the Environmental Audit Overlay, the Development Contributions Plan Overlay and Darebin Planning Scheme Amendment C137, which proposes to replace the Design and Development Overlay – Schedule 3.
- There is no restrictive covenant on the title for the subject land.
- 20 objections were received against this application and these are summarised and responded to within this report.
- The proposal is generally consistent with relevant policy within the Darebin Planning Scheme (The scheme).
- It is recommended that the application be supported.

**CONSULTATION:**

- Public notice was given via signage posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to Council's Public Realm Unit, Capital Works Unit, Transport Management and Planning Unit, City Works Unit, ESD Officer and Strategic Planning Unit.
- This application was referred externally to Public Transport Victoria.

**Recommendation**

**That** Planning Permit Application D/465/2015 be supported and a Notice of Decision to Grant a Permit be issued subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as TP00.01, TP02.02 and TP03.03 dated 24.06.15, TP01.00, TP01.01, TP01.07, TP01.08, TP01.09, TP01.10, TP01.11, TP01.12, TP01.13, TP01.14 and TP01.15 revision A, dated 12.02.16, TP01.02, TP01.03, TP01.04, TP01.05 and TP01.06 revision B, dated 12.02.16, TP02.01 and TP03.02 revision C, dated 18.05.16 and TP03.01 revision D, dated 18.05.16 prepared by Rothe Lowman) but modified to show:
  - a) A comprehensive schedule of external materials, colours and finishes (including a physical material / colour sample board with product / colour names and specifications). Construction materials are to be low maintenance. External materials and finishes (including glazing) are to be of a low reflectivity level. The use of painted surfaces must be minimised.  
  
Annotated coloured elevations showing the location/application of the materials, colours and finishes must be provided.
  - b) A Landscape Plan in accordance with Condition No. 4 of this Permit.
  - c) Dimensions to the ground floor (TP01.03), south elevation (TP02.01) and north elevation (TP02.02) illustrating that the pedestrian canopy is set back 750mm from the kerb.
  - d) Dimensions that show the clearance height of the pedestrian canopy measured from the underside of the canopy to the surface of the footpath to all relevant elevations (TP02.01 and TP02.02) and sections (TP03.01, TP03.02 and TP03.03.). The clearance height is to be a minimum of 3 metres.
  - e) Car parking spaces 18, 38 and 58 increased in length to a minimum of 4.9 metres.
  - f) Car parking spaces 11, 71, 84, 85 and 91 increased in width by a minimum of 300mm per 2.4.2(c) of Australian Standard AS2890.1:2004.
  - g) A 1 metre aisle extension beyond car space 72 as per 2.4.2(c) of Australian Standard AS2890.1:2004.
  - h) The pedestrian doors of the southern substation are not to open into the vehicle access way.
  - i) All motorcycle parking spaces to be a minimum of 2.5 metres by 1.2 metres in accordance with Australian Standard AS2890.1993.

- j) Columns adjacent to car parking spaces 18, 19, 38, 39, 58, 59 and 90 to be relocated in accordance with Standard 2 at Clause 52.06-8 of the Darebin Planning Scheme.
- k) Any modifications in accordance with Car Parking Management Plan (Refer to Condition No. 10 of this Permit).
- l) A minimum of 17 resident bicycle parking devices are to be of ground level (horizontal) type in accordance with Australian Standard 2890.3:2015.
- m) Bin chutes that allow for both garbage and recycling.
- n) The location of all plant and equipment (including air conditioners and the like). These are to be co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building.
- o) A single communal antenna for the development. The location of the antenna must be shown on the roof plan and elevations. The height of the antenna must be nominated
- p) The northern light court to levels 2 and 3 to have a minimum depth of 1.5 metres, measured from the northern boundary.
- q) A 1.7 metre high privacy screen constructed from obscure glazing and/ or 25% permeable to the middle of the northern courtyard on level 2. Both dwellings that adjoin this courtyard are to include doors to access the divided space.
- r) A list or table detailing all environmentally sustainable design features in accordance with the revised Sustainable Management Plan (Refer to Condition No. 11 of this Permit).
- s) Modifications in accordance with the revised Sustainability Management Plan (Refer to Condition No. 11 of this Permit).
- t) Details of window operation. Awning windows are to be avoided where possible, with preference given to casement or louvre windows that allow for superior ventilation. Window operation must not cause non-compliance with Standard B22 (overlooking) at Clause 55.04-6 of the Darebin Planning Scheme.
- u) Relocation of photo-voltaic panels to ensure that they are not overshadowed by lifts, stairs or rooftop plant.
- v) External operable sun shading devices (excluding roller shutters) to all west facing habitable room windows and glazed doors. Where sun shading devices are being utilised a section diagram or photograph must be included to demonstrate the shading type and effectiveness.
- w) The location, volume, use (including number of toilets) and area of roof connected to the 20,000 litre water tank.
- x) Notations for the fire system water tank detailing how water will be saved for fire testing in accordance with the revised Sustainability Management Plan (Refer to Condition No. 11 of this Permit).
- y) Notations detailing recommendations for acoustic treatment relating to the following building elements as set out in the revised Acoustic Assessment (Refer to Condition No. 14 of this Permit):
  - i. Glazing
  - ii. Roof construction
  - iii. External walls
  - iv. Plant and equipment
  - v. Fire pump room



- vi. Carpark (including car lifts)
  - vii. Pedestrian lifts
  - viii. Retail uses
- z) Details of the level 2 privacy screening to the eastern and southern elevations ensuring that it is either:
- A fixed screen with a maximum permeability of 25% to a minimum height of 1.7 metres above finished floor level or
  - Fixed obscure glazing (not film) with a maximum transparency of 25% to a minimum height of 1.7 metres above finished floor level.
- aa) The following windows and balconies:
- East facing bedroom windows of the 2 bedroom apartments located in the south eastern corner of the site (with a 1.945 metre eastern boundary setback) from levels 3 to level 11 (inclusive).
  - East facing balconies and windows of the 1 bedroom apartments located in the south eastern corner of the site (with a 2.195 metre eastern boundary setback) from levels 3 to level 11 (inclusive)
- provided with either:
- A sill with a minimum height of 1.7 metres above finished floor level,
  - A fixed screen with a maximum permeability of 25% to a minimum height of 1.7 metres above finished floor level or
  - Fixed obscure glazing (not film) with a maximum transparency of 25% to a minimum height of 1.7 metres above finished floor level.
- Where fixed screens are being utilised a section diagram must be included to demonstrate how the screens minimise overlooking of adjoining properties.
- bb) All balconies with a minimum area of 8 square metres.
- cc) Indicative signage locations for the two (2) retail premises.
- dd) All dwellings numbered on the floor plans.
- ee) Notations to all storage cages, illustrating that they are allocated to a specific dwelling and have a minimum volume of 3 cubic metres.
- ff) Notations illustrating car parking allocation in accordance with Condition No. 25 of this Permit.

When approved, the plans will be endorsed and form part of this Permit.

2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. This Permit will expire if either:
  - The development does not start within three (3) years from the date of this Permit; or
  - The development is not completed within five (5) years of the date of this Permit.

As relevant, the Responsible Authority may extend the times referred to if a request is made in writing:

- Before this Permit expires;
- Within six (6) months after the expiry date; or
- Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.

4. Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
  - a) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
  - b) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the responsible authority.
  - c) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
  - d) Type and details of all surfaces including lawns, mulched garden beds and permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete). Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.
  - e) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
  - f) Type and details of edge treatment between all changes in surface (e.g. Grass (lawn), gravel, paving and garden beds).
  - g) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences must be shown on the landscape plan. The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
  - h) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
  - i) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
5. The landscaping as shown on the endorsed Landscape Plan must be completed to the satisfaction of the Responsible Authority before the development is occupied and/or the use starts or at such later date as is approved by the Responsible Authority in writing.

No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.
6. The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.
7. Before the development starts, a revised Landscape Management Plan, generally in accordance with the submitted report (identified as 'Landscape Report, prepared by Tract and dated 10 September 2015) detailing the proposed green wall must be submitted to the satisfaction of the Responsible Authority and be approved by the Responsible Authority. The Landscape Management Plan must be prepared by a suitably qualified person and must incorporate:
  - a) Site analysis details such as:
    - i. climatic factors (wind, rainfall, solar radiation and air temperature)
    - ii. local environment

- b) green wall establishment details such as:
    - i. Weight loading (dead load, live load and transient load)
    - ii. Access
    - iii. Construction layers including sectional diagrams
    - iv. Support structures
    - v. Waterproofing
    - vi. Irrigation and plant nutrition
    - vii. Vegetation
    - viii. Lighting
  - c) A maintenance planning schedule including:
    - i. Details of who will be responsible for the maintenance of the garden wall and landscaping
    - ii. Required maintenance tasks (establishment, routine, cyclic, reactive/emergency, renovation)
    - iii. Access requirements/ agreements.
    - iv. Irrigation and plant nutrition
  - d) A landscape plan detailing:
    - i. A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity and quantities of all plants
    - ii. Location of vegetation
    - iii. An outline of the building and buildings on adjoining land
    - iv. Hard landscape elements
    - v. A scale, north point and appropriate legend
8. The green wall as detailed within the approved Landscape Management Plan must be completed to the satisfaction of the Responsible Authority before the development is occupied and/or the use starts or at such later date as is approved by the Responsible Authority in writing.
- No later than seven (7) days after the completion of the green wall the permit holder must advise Council, in writing, that the green wall has been completed.
9. The green wall as shown on the approved Landscape Management Plan must be maintained in accordance with the approved Landscape Management Plan to the satisfaction of the Responsible Authority.
10. Before the development starts, a Car Park Management Plan (CPMP) prepared by a suitably qualified professional, must be submitted to and approved in writing by, the Responsible Authority. The CPMP must address the following:
- 1. A queue assessment for both the entry and exit car lifts.
  - 2. Whether default lift positions will be incorporated into the lift programming to reduce vehicle waiting periods during peak usage periods.
  - 3. Details of any signals or alerts informing queuing vehicles as to whether the lift is occupied by another vehicle.

4. A maintenance schedule for the car lifts including:
  - i. Details of who will be responsible for the maintenance of the car lifts.
  - ii. Required maintenance tasks (routine, reactive, emergency).
  - iii. Access requirements and agreements.
5. Any other relevant information regarding the operation of the on-site car parking.

The car lifts must be constructed, maintained and managed in good working order and in accordance with the requirements/ recommendations of the CPMP to the satisfaction of the Responsible Authority.
11. Before the development starts, a revised Sustainable Management Plan (SMP) generally in accordance the submitted document (identified as 'Sustainable Management Plan' prepared by Ark Resources and dated 22 July 2015) detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to, and approved in writing by the Responsible Authority. The document is to be revised as follows:
  - a) Modifications to the dwellings located on the level 11 to increase their star rating.

The development must be constructed in accordance with the requirements/ recommendations of the SMP to the satisfaction of the Responsible Authority.

Prior to the occupation of the development, a report from the author of the SMP, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SMP have been implemented in accordance with the approved Plan.
12. Waste storage and collection must be undertaken in accordance with the approved Waste Management Plan (identified as 'Waste Management Plan' prepared by Leigh Design and dated 10 July 2015) and must be conducted in such a manner as not to affect the amenity of the surrounding area and which does not cause any interference with the circulation and parking of vehicles on abutting streets.
13. The WSUD treatments detailed within the approved WSUD report (identified as Water Sensitive Urban Design Analysis, prepared by ADP Consulting Engineering and dated 10 September 2015) must be completed to the satisfaction of the Responsible Authority before the development is occupied and/or the use starts or at such later date as is approved by the Responsible Authority in writing.

The WSUD treatments as detailed in the approved WSUD report must be maintained to the satisfaction of the Responsible Authority.
14. Before development starts, an Acoustic Assessment of the development generally in accordance with the submitted report (identified as 'Acoustic Assessment' prepared by Acoustic Logic and dated 18 September 2016) must be submitted to and approved in writing by the Responsible Authority. The assessment must be revised as follows:
  - a) Updated to reflect the latest set of development plans.
  - b) Removal of 'DRAFT' watermark from all pages.

The development must be constructed in accordance with the requirements/ recommendations of the approved Acoustic Assessment to the satisfaction of the Responsible Authority.
15. Before the construction or carrying out of buildings and works in association with the use commences either:
  - A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or

- An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the use

In the event that a statement is issued in accordance with Part IXD of the *Environment Protection Act*, before the development is occupied all conditions of the Statement of Environmental Audit must be complied with. Written confirmation of compliance with the conditions of the Statement of Environmental Audit must be provided by a suitably qualified environmental professional.

If the conditions of the Statement of Environmental Audit require ongoing maintenance or monitoring, before the development is occupied the owner of the land must enter into an Agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987* to the satisfaction of the Responsible Authority to the effect that:

- All conditions of the Statement of Environmental Audit issued in respect of the land will be complied with. Written confirmation of compliance with the conditions of the Statement of Environmental Audit must be provided by a suitably qualified environmental professional.

A memorandum of the Agreement must be entered on the Title to the land and the owner must pay the costs of the preparation and execution of the Agreement and entry of the memorandum on Title.

16. Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the *Building Act 1993* and the Building Regulations 2010. This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.
17. All dwellings that share dividing walls and floors must be constructed to limit noise transmission in accordance with Part F(5) of the Building Code of Australia.
18. Before the dwellings are occupied, an automatic lighting system capable of illuminating the residential entry, car parking and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.

Any external lighting must be designed, baffled and/or located to ensure that no loss of amenity is caused to adjoining and nearby land, to the satisfaction of the Responsible Authority.
19. Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
20. The land must be drained to the satisfaction of the Responsible Authority. All water tanks, raingardens, proprietary products, WSUD measures etc. must be incorporated into any engineering drawings in accordance with the endorsed plans / documents approved under any condition of this planning permit.
21. With the exception of guttering, rain heads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
22. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
23. Provision must be made on the land for letter boxes to the satisfaction of the Responsible Authority.

24. Before occupation of the development areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
- a) Constructed;
  - b) Properly formed to such levels that they can be used in accordance with the plans;
  - c) Surfaced with an all-weather sealcoat;
  - d) Drained;
  - e) Line-marked to indicate each car space and all access lanes;
  - f) Clearly marked to show the direction of traffic along the access lanes and driveways
- to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

25. Car parking spaces are to be allocated as follows:
- a) One (1) to each of the two (2) bedroom dwellings
  - b) One (1) to each of the retail premises
  - c) The remainder to one (1) bedroom dwellings
26. Before the development is occupied, the bicycle racks shown on the endorsed plans must be provided on the land to the satisfaction of the Responsible Authority.
27. Before the development is occupied vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, nature strip and kerb and channel to the satisfaction of the Responsible Authority.
28. No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority or the Responsible Authority without the prior written consent of the Responsible Authority and any relevant authority.
29. Before the development is occupied, the rain water tank(s) as shown on the endorsed plans must be provided on the land to the satisfaction of the Responsible Authority.

#### **Public Transport Victoria Conditions**

30. The permit holder must take all reasonable steps to ensure that disruption to bus operation along High Street is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria fourteen days (14) prior.

#### **NOTATIONS**

**(These notes are provided for information only and do not constitute part of this permit or conditions of this permit)**

- N1 Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

- N2 Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- N3 The amendments specified in Condition 1 of this Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.
- If any other modifications are proposed, application must also be made for their approval under the relevant Sections of the *Planning and Environment Act 1987*. They can only be approved once the required and consequential changes have been approved and the plans endorsed. It is possible to approve such modifications without notice to other parties, but they must be of limited scope. Modifications of a more significant nature may require a new permit application.
- N4 This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Darebin City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.

## Report

### INTRODUCTION AND BACKGROUND

Council issued Planning Permit D/115/2015 for ‘car parking reduction for use of the land as trade supplies in accordance with the endorsed plans’ on 17 April 2015.

### ISSUES AND DISCUSSION

#### Subject site and surrounding area

- The land is irregular in shape and measures 28.66 metres in length and 39.45 metres in width, with a site area of approximately 1000 square metres.
- The site is zoned Commercial 1 Zone and is affected by the Design and Development Overlay – Schedule 3, the Environmental Audit Overlay, Development Contributions Plan Overlay and Darebin Planning Scheme Amendment C137, which proposes to replace the Design and Development Overlay – Schedule 3.
- The land is located on east side of High Street, to the east of Oakover Road, the south of Raglan Street and Wars Avenue, and to the north of Dundas Street.
- The site is occupied by a large single storey building and hardstand car park fronting High Street, used for the purpose of trade supplies (vehicle tyres).
- To the east is a building site where a 12 storey building (plus two (2) basement levels) is currently under construction. The development on this site includes 68 serviced apartments, with associated gym and conference rooms, a restaurant and 70 dwellings with a primary frontage to Plenty Road and a secondary frontage to High Street to the south of the subject site as described below.
- To the west is the intersection of High Street and Oakover Road. On the south-western corner of the intersection is a car park to ‘Oak Court’ reception centre and ‘Spirit of India’ restaurant, which share use of a double storey building fronting Oakover Road.

On the north-western corner of the intersection is a single storey, former industrial building that is used as a place of worship by the Northern Community Church of Christ.

- To the north of the site is a multi-level, mixed use development comprising two (2) buildings of eight (8) and nine (9) levels that front both High Street and Plenty Road. The High Street frontage includes restaurant and convenience shop uses and a vehicle access.
- To the south is the secondary, High Street frontage of the 12 storey, under construction development described above. The High Street frontage is made up of large vehicle entry at ground for level for access to the loading bay, with five (5) levels of residential properties above.
- The site is located within the 'Preston Junction' area which is characterised by recent high density mixed use developments and large commercial buildings that are often within former industrial buildings.
- The site is well located with regard to access to shops, services and community facilities as it is located within the Y on High Retail Activity Centre and is proximate to the following Retail Activity Centres:
  - South Preston Primary Neighbourhood Activity Centre – approximately 90 metres to the east.
  - Preston Central Principal Activity Centre –approximately 450 metres to the north.
  - Plenty Road/ Gower Street Activity Centre – approximately 570 metres to the north east.
  - Thornbury Central Activity Centre - approximately 750 metres to the south
- On-street car parking to High Street is subject to both 1 hour (9am – 6.30pm Monday to Friday, 8am – 12.30pm Saturday) and 'No Standing' restriction on the eastern side of the carriageway adjacent to the site frontage. As the site is located directly opposite the Oakover Road/ High Street intersection, there is no parking permitted on the western side of the carriageway.
- The site is well located with regard to public transport, with the following services within walking distance:
  - Route 552 Bus (North East Reservoir - Northcote Plaza) – approximately 50 metres from the site.
  - Route 553 Bus (Preston - West Preston) – approximately 50 metres from the site.
  - Route 86 Tram (Bundoora RMIT – Waterfront City Docklands) – approximately 100 metres to the east.
  - Bell Train Station (South Morang line) – approximately 550 metres to the north west.
  - Route 513 Bus (Eltham – Glenroy via Greensborough or Lower Plenty) – approximately 500 metres to the north.
  - Thornbury Train Station (South Morang line) – approximately 600 metres to the south west.
  - Tram Route 11 (West Preston - Victoria Harbour Docklands) - approximately 600 metres to the south west.
  - Tram Route 112 (West Preston - St Kilda)- approximately 600 metres to the south west.
- The site has good access to bicycle infrastructure, with off-road shared paths, on-road bike lanes and informal bike routes located in the nearby area.



**Proposal**

- The proposal is for a mixed use development comprising:
  - Buildings and works consisting of a 12 storey building (plus three (3) levels of basement and part mezzanine);
  - Use as 90 dwellings (48 x one (1) bedroom and 42 x two (2) bedroom);
  - A reduction in the car parking requirement associated with use as 90 dwellings and two (2) retail premises;
  - Waiver of the loading/unloading requirements associated with use as two (2) retail premises
- The maximum height of the proposed building is 38 metres, not including the rooftop plant and associated screening.
- The proposal includes the provision of 91 car parking spaces, six (6) motorcycle parking spaces and 95 bicycle parking spaces.
- Vehicular access is proposed from High Street, via a double crossover. Two (2) car lifts are proposed to allow vehicle access to vehicle parking spread over five (5) levels, including three (3) levels of basement.

**Objections**

- 20 objections were received.

**Objections summarised**

- The proposed 12 storey building height is out of character.
- Onsite car parking numbers are insufficient.
- Generation of traffic and associated issues.
- Waiver of loading zone requirements.
- Lack of green space included as part of the development.
- Noise from construction.
- Noise from traffic.
- Lack of communal open space for residents.
- Over supply of 1 and 2 bedroom dwellings / under supply of family accommodation.
- Loss of natural light to an existing apartment at 304/54 High Street.
- Impact on property values.
- Contrary to the standards and objectives of Clause 55 of The scheme.
- Does not meet best practice standard of MSS.
- Inadequate internal amenity with small living areas and small floor area.
- Lack of passive ventilation to bathrooms and kitchens.
- Insufficient secluded private open space.
- The development is contrary to Clause 22.06 of The scheme.
- Waste collection and storage is inadequate.
- Plans show building over the existing sewer easement on the western boundary.

- The proposal does not respect the neighbourhood character of the area and is not consistent with Clause 22.04 of The scheme.
- Warrants consideration by the Darebin Planning Committee.
- Excessive bulk and scale and visual impact.
- The proposal does not add net value to the community.
- The number of objections indicates a negative social effect.
- Does not meet standards set in the Darebin Planning Scheme amendments.
- Will not guarantee affordable accommodation.

#### **Officer comment on summarised objections**

##### The proposed 12 storey building height is out of character.

The height is in accordance with a strategic position within the Darebin Planning Scheme that is to be implemented, subject to Ministerial approval, through the adopted version of Amendment C137.

In particular the proposed Design and Development Overlay – Schedule 3, nominates a 12 storey (38 metre) height for the subject site and the adjoining sites to the north, south and east. It is noted that a 12 storey building is currently under construction on the adjoining site to the east and south. The height therefore complies with an adopted position of Council.

##### On-site car parking numbers are insufficient.

It is considered that the proposal provides sufficient car parking for residents, visitors, employees and customers as further discussed within the assessment section of this report, with particular focus on Clause 52.06 of The scheme.

##### Generation of traffic and associated issues

This location is strategically identified as part of an activity centre and a place where urban intensification is actively encouraged. It is not considered that the increase in traffic from the subject development would place an unreasonable load on the surrounding street network, especially given that High Street and Plenty Road are Road Zone – Category 2 roads, which feed into Road Zone – Category 1 Roads including the northern portion of Plenty Road and Bell Street to the north.

##### Waiver of loading zone requirements

The waiver of the loading and unloading requirement is discussed in the assessment section of this report, with particular focus upon Clause 52.07 of The scheme.

##### Lack of green space included as part of the development.

It is difficult to incorporate ground floor landscaping as part of high density, mixed use development due to active frontage, servicing and both vehicle and pedestrian entry requirements. The existing 2 metre wide easement has, however, offered an avenue for landscaping to be included at ground floor level and the proposal includes a green wall at first and second floor level, which will help soften the appearance of the development and sleeve the first floor car parking area.

##### Noise from construction

It is considered that issues arising during the construction phase of development (i.e. noise, dirt/dust and disruption) are a temporary and unavoidable consequence of development and not a reason to refuse an application. Additionally, it is considered that to uphold such an objection would prohibit construction and would be contrary to urban consolidation objectives.

Noise from traffic

The proposal would result in an increased number of people and traffic from the site; however, the additional numbers would not be overly detrimental given the commercial nature of the locality and the proximity of arterial roads. The proposal is unlikely to give rise to noise levels significantly above that already experienced.

Lack of communal open space for residents

Although the provision of communal private open space for larger residential developments is preferred, the site is relatively constrained due to its size and location within The Junction Area and the useability of the balconies that are provided for each dwelling.

Over supply of 1 and 2 bedroom dwellings / under supply of family accommodation

Council's Municipal Strategic Statement (MSS) sets out the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. Relevantly, Clause 21.02-2 sets out the following key influence with respect to population growth and change:

*"Ageing families and declining household sizes are placing pressure on housing supply as fewer people occupy more housing."*

The MSS continues with the following future housing issue at 21.01-4:

*"Facilitation of well-designed housing to meet anticipated housing needs, both in terms of number and diversity."*

The policy guidance with respect to housing is contained in Clause 21.03. While there is strong policy support for appropriate medium density in-fill in well serviced locations, it is Clause 21.03-3 (Housing Diversity and Equity) that is of particular relevant to the objectors' concerns. The overview sets out (extracted as relevant):

*"Housing affordability is a particular housing issue in Darebin. Lack of affordable housing and high rental prices can aggravate housing stress and homelessness. Housing affordability, income levels and demand for social and public housing are highly correlated. An increase in the supply of affordable housing could ease housing stress of low income earners and can decrease the demand for social housing."*

This informs the following objectives (extracted as relevant):

*"To ensure that housing diversity is increased to better meet the needs of the local community and reflect demographic changes and trends."*

*"To increase the supply of affordable and social housing."*

An oversupply of one (1) and two (2) bedroom dwellings is unsubstantiated by any statistical data and is contrary to the demographic issues and housing objectives contained in Council's MSS. The development comprises an appropriate mix of dwelling types and configurations and adds to the mix of housing types in the immediate area, which includes detached dwellings and medium density developments.

Loss of natural light to an existing apartment at 304/54 High Street

The dwellings within the building at 54 High Street are located to the north of the proposed development, which will significantly reduce the impact that the proposal will have on natural light access to these dwellings. The northern extent of the proposed building is largely built to the existing boundary wall to the north and is set back from the northern title boundary so as to allow natural light to penetrate the limited amount of south facing windows on the adjoining property to the north. In essence development within the Junction precinct is approved in a manner that anticipates intensive boundary to boundary construction and allows for reasonable access to natural daylight.

Impact on property values

Property values are speculative and not a planning matter.

Contrary to the standards and objectives of Clause 55 of The scheme

Given the type of development, many of the standards and objectives at Clause 55 of The scheme are not relevant. Those that are relevant are discussed in the assessment section of this report.

Does not meet best practice standard of MSS

Other than those grounds addressed in the assessment against the grounds of objection, it is unclear from the ground of objection as to what specific standards are not met. Nevertheless, as can be seen in the assessment in this report it is considered that the proposal has a high level of compliance with the relevant aspects of the State and Local Planning Policy Framework, as it provides increased densities in an established area, with access to services and facilities and appropriately respects the changing character.

Inadequate internal amenity with small living areas and small floor area

The proposal provides adequate internal amenity with adequate private open space, provision of adequate daylight and ventilation to habitable rooms. The dwellings also have adequate floor area for the occupants.

Lack of passive ventilation to bathrooms and kitchens

Kitchens all have access to operable windows and glazed doors off balconies, and whilst it is acknowledged that most bathrooms will require mechanical ventilation, this is common to many larger residential developments where natural light and ventilation to habitable rooms is considered more important.

Insufficient secluded private open space.

All dwellings are provided with sufficient areas of secluded private open space as discussed in the assessment section of this report with particular focus on Clause 55.05-4 of The scheme.

The development is contrary to Clause 22.06 of the scheme

Compliance with Clause 22.06 of the scheme is discussed within the assessment section of this report.

Waste collection and storage is inadequate.

Waste collection and storage is discussed within the assessment section of this report with particular focus on Guidelines for Higher Density Residential Development and Clause 22.06 of The scheme.

Plans show building over the existing sewer easement on the western boundary.

The plans show that there will be no building over the existing sewer easement on the western boundary.

The proposal does not respect the neighbourhood character of the area and is not consistent with Clause 22.04 of The scheme.

The area is characterised by large, former industrial properties and mixed use, multi storey developments. Clause 22.04 of The scheme is not relevant to the assessment of this proposal as the site is not included within a Neighbourhood Character Study precinct.

Warrants consideration by the Darebin Planning Committee

Under the Charter for the Planning Committee the proposal must be decided at Planning Committee as the development is considered to be a major development i.e. any development of the value of more than \$10 million and/or higher than 8 stories.

Excessive bulk and scale and visual impact

The site is located in an area which is characterised by high density, mixed use, multi-level buildings. In addition, the proposal is adequately articulated through setbacks, fenestration and materials, so that it will not be an overly dominant building form.

The proposal does not add net value to the community

At a planning application level, it is difficult to quantify the concerns surrounding this reason for objection, particularly as no grounds have been offered that substantiate this objection. It is necessary for a development to meet the State and Local planning policy objectives and it is considered that the proposed development generally meets these objectives.

The number of objections indicates a negative social effect

Section 60(1)(f) of the Act, deals with significant social effects. This section states:

*(1) Before deciding on an application, the responsible authority must consider-*

...

*(f) any significant social effects and economic effects which the responsible authority considers the use or development may have.*

In *Hoskin v Greater Bendigo City Council [2015] VSCA 350 (16 December 2015)* The Supreme Court of Appeal made the following observations about Section 60(1)(f):

1. *Section 60(1) describes matters which the responsible authority and, in turn, the Tribunal must consider. It does not stipulate that a particular matter should necessarily be determinative of the decision as to whether a permit be granted or refused.*
2. *It is for the responsible authority and, in turn, for the Tribunal on review to determine whether something constitutes a significant social effect and what weight it should be given in reaching a decision whether to grant or refuse a permit.*

It is considered that the number of objections, in this instance, is not a determining factor as to whether there are negative social effects or if a permit should be granted or refused in this instance. The development is not considered to be likely to cause significant social effects for residents or visitors to the area.

This ground is unsubstantiated. There are no demonstrated dis-benefits associated with the development. The proposal provides additional dwellings and retail premises on the site, resulting in community benefit.

Does not meet standards set in the Darebin Planning Scheme amendments.

As can be seen in the assessment section of this report, with particular focus on the proposed Design and Development Overlay – Schedule 3, the proposal exhibits a high level of alignment with the intent of Amendment C137, which is relevant to this application. Equally the application is supported by content within the Municipal Strategic Statement identifying the Junction precinct for high change and urban intensification.

Will not provide affordable accommodation

The proposal will provide 90 dwellings (both one (1) and two (2) bedroom) on a site proximate to public transport, shops, services and community facilities, providing a level of affordability and diversity, in compliance with relevant State and Local policies.

**PLANNING ASSESSMENT****AMENDMENT C137:**

Council has adopted Amendment C137 with changes, including recommendations by the Panel and submitted it to the Minister for Planning for approval in December 2015. Amendment C137 is a “seriously entertained planning proposal” and should be given weight in the consideration of this application, and is with the Minister for Planning seeking approval. It is important to highlight that the height controls proposed for this site have remained at 12 storeys from outset of Amendment C137 being placed on public exhibition through to adoption by Council.

Of relevance to this site and proposal, Amendment C137 seeks to amend the existing Design and Development Overlay (DDO) (Schedule 3) to manage built form outcomes along the Plenty Road corridor and including The Junction Area. The proposed amended DDO nominates the area bound by High Street, Plenty Road and Raglan Street, including this site, for development of up to 12 storeys as a mandatory maximum height control. If Amendment C137 is approved by the Minister for Planning, permits for building heights in excess of 12 storeys will not be able to be granted by either Council or VCAT.

The proposed provisions also contain requirements on site coverage, private open space, building design, environmentally sustainable design (ESD), car parking and vehicle access.

### **Guidelines for Higher Density Residential Development (Department of Sustainability and Environment)**

Clause 15.01-2 requires that responsible authorities should have regard to Design Guidelines for Higher Density Residential Development, a reference document under Clause 22.06. The following is an assessment against this document:

#### Height and Massing

- The site is located within a commercial area, in an emerging activity centre, where higher densities and a higher built form are encouraged. The future character of such areas is envisaged to be higher scale, to accommodate a larger proportion of mixed use development.
- The height and scale of the development is considered to be generally consistent with the future character, as discussed under the proposed DDO3 assessment in this report.
- The ability to include a podium with zero boundary setback has been partially affected by an existing 2 metre wide drainage and sewerage easement that runs along a section of the western property boundary, however the northern part of the High Street frontage projects a strong form to the street and contributes to the pedestrian scale and enclosure of the street.
- Whilst a more dramatic form is proposed to the southern side of the High Street frontage, due to the lack of a podium in this location, it is considered acceptable given that the form is set back from the northern podium projection and softened at the lower levels by the introduction of a green wall, which will also contribute to the visual interest of the building.
- The elevations are provided with ample articulation through setbacks, materials and openings.
- The setbacks to any sensitive interfaces and the adjacent streets reduce the impact the overall height may have on visual bulk, as viewed from the street and nearby residential properties.
- Sunlight access to public spaces will not be unreasonably affected.

### **Complies**

#### Street Setbacks

- The northern retail premise is not set back from the street and provides an active frontage with a pedestrian canopy to High Street.
- The building steps back to the dwelling entry and the southern retail premise, which is a result of an existing 2 metre wide drainage and sewerage easement that runs along a section of the western property boundary. Although not an ideal outcome in a Commercial 1 Zone, the required setback has been partially landscaped so as to allow for a point of interest and entry to the building. The landscaping provided will be a welcome softening element amongst the hard surfaces that characterise the Junction Precinct.

**Complies**Relationships to Adjoining Buildings

- The forced setback, due to the 2 metre wide drainage and sewerage easement, will improve the relationship of the proposed development with the six (6) storey building that is currently under construction to the southern boundary of the subject site. The High Street frontage of the adjoining building is set back 7.19 metres (5.79 metres to the balconies) from the front High Street property boundary from the first to sixth storey and the proposed building has been designed to taper back towards the south western corner of the site to reflect this setback and to allow for a visual break to the adjoining building.
- The southern setbacks allow for solar access to the balconies of the building under construction on the adjoining property to the south.
- The building has been designed and located to maintain sunlight and daylight access to the buildings located on the adjoining properties to the north and east (including the southern portion of the site to the east as detailed above). The setbacks from the east bring the building back from the communal open space of the adjoining property to the east, whilst still allowing for the maximisation of the development potential of the subject site.
- The balconies have an appropriate depth, which allows passage of daylight. The majority of the proposed dwellings have an outlook to the east and west so development on adjoining sites will not unreasonably impact on the proposed dwellings.
- The development allows adequate aspect and sunlight to open spaces.

**Complies**Views to and From Residential Units

- Windows and balconies are provided to the High Street façade to promote passive surveillance.
- Living areas and bedrooms are located towards the street to improve overlooking of High Street.
- The orientation of balconies will allow distant views and amenity to the occupants.
- The west facing balconies and windows will not overlook any areas of secluded private open space.
- As the large communal open space of the development to the east and south is already overlooked from the adjoining property to the north and by its own dwellings, it is not considered necessary to screen any of the upper floor habitable room windows or balconies of the east facing dwellings. Additionally, given that the space is communal it does not require the same level of privacy as a secluded area such as a backyard or balcony would need.
- Most of the east facing balconies and windows are located a sufficient distance (i.e. 9 metres or more) from private balconies and habitable room windows located on the adjoining property to the east and south, however some balconies and windows towards the south eastern corner of the development will require treatment to reduce overlooking of nearby balconies as set out in the recommended conditions.
- The level 2 east facing courtyards will be separated from the communal open space on the adjoining property by a 1.73 metre high privacy screen; further details of this screen will be required by a condition of any approval.

**Complies subject to condition**

Wind Protection

- The proposed building mass is stepped and articulated, which will reduce wind turbulence at ground level.
- A pedestrian canopy is located above the northernmost retail premise and pedestrian entry to the dwellings, which will protect pedestrians from down drafts.

**Complies**Roof Forms

- The plans detail a flat roof form. This is an acceptable design solution and serves to minimise impact of building bulk.
- Roof-top plant is screened so as not be visible from the public realm or adjoining and nearby buildings.

**Complies**Street Pattern and Street Edge Integration

- The proposal includes two (2) retail premises at ground floor level, which will increase the safety, use and interest of this portion of High Street.
- There are no apparent recesses which could allow concealment.
- Whilst planting is proposed to the ground floor, it is not dense and will not obscure views of the retail frontages, nor the pedestrian entry to the dwellings.
- The car parking area does not dominate the street frontage and is located to the south western corner of the site, which adjoins the vehicle access of the adjoining property to the south.
- The first floor car parking area is sleeved at the northern end by a mezzanine level to the ground floor retail premise and a green wall to the southern end, which provides an attractive and partially active frontage which eliminates the visibility of the car parking area behind. Conditions of any approval will ensure that the green wall is constructed and maintained appropriately.

**Complies subject to condition**Building Entries

- The entrance to the dwellings and entrances to the retail premises are clearly identifiable from the High Street façade.
- The proposed residential entry foyer is sheltered, safe and convenient for residents.
- The location of the car parking entry is unavoidable as the site only has vehicle access to High Street; it has been located to the south western corner of the site so that the active frontage portion of the ground floor is continuous towards the north.

**Complies**Front Fences

- There is no front fence proposed as part of the development.

**Not applicable**Parking Layout

- The car park will be convenient to use and will provide adequate resident parking. (See car parking assessment discussion under Clause 52.06 of The scheme)
- Bicycle parking has been detailed and is considered acceptable, subject to condition as discussed in the assessment section of this report with particular focus on Clause 52.34 of the scheme.



**Complies subject to condition**Circulation Spaces

- The residential foyer is ample in area and dimension and the corridor width allows adequate circulation and delivery/removal of large furniture items.
- The entrance provides visibility and light into the front area.

**Complies**Site Services

- Space for the storage of garbage is provided within the car parking area. The collection of garbage is to be addressed by an appropriate Waste Management Plan that requires private pick up and will be secured by way of a condition of any approval.
- Mailboxes for the dwellings are sited within the apartment foyer area in a dedicated mail room.
- The application includes a Sustainability Management Plan (SMP) and Water Sensitive Urban Design (WSUD) report detailing the collection and re-use of stormwater. Conditions requiring detail consistent with the SMP will be required as part of any approval.
- Utility and fire services are easily accessible.

**Complies subject to condition**Dwelling Diversity

- The development provides diversity with both one (1) and two (2) bedroom dwellings proposed. A range of dwelling layouts are proposed and a number of alternative private open space options included.

**Complies**Building Layout

- There are no dwellings with only a southern orientation.
- The living areas are provided with views, with natural light and ventilation to all habitable rooms.
- Conditions of any approval will require the northern light court on levels 2 and 3 to have a minimum depth of 1.5 metres from the northern boundary and the resultant courtyard to be split for use by both adjoining dwellings on level 2.
- The lifts and stairs provide acceptable access to the dwellings.
- Storage areas for the dwellings are provided on the lower floors of the building, these will need to be a minimum volume of 3 cubic metres and allocated to specific dwellings by way of condition.

**Complies subject to condition**Design Detail

- The development is considered to represent an adequate design response in terms of detail and finishing, with appropriate articulation with setbacks and fenestration to the elevations.
- Further detail of air conditioning units and the like will be required by way of a condition of any approval.
- A condition of any approval will require a detailed materials and colour schedule.

**Complies subject to condition**

Private and Communal Open Space

- All dwellings are provided with private open space in the form of balconies, appropriately located adjacent to living areas. All balconies are acceptable in terms of dimension; however a condition of any approval will require all balconies to be a minimum of 8 square metres in area.
- All balconies have access to light from the north, east and/ or west, with no balconies having a southern orientation.
- The balconies have been integrated into the overall design of the building.
- Planting has been proposed within planter boxes to the east facing, level 2 courtyards.

**Complies subject to condition**Public Open Space

- No areas of public open space are provided.

**Not applicable****Safer Design Guidelines - Department of Sustainability and Environment**

The proposal generally complies with these guidelines in that:

- The design complements the area, by providing an active frontage at ground floor level and passive surveillance from balconies and windows at upper floor levels.
- The active frontage enhances activity to the street.
- The proposal enhances pedestrian links with an attractive streetscape presentation and active frontages.
- Private open space is not accessible to the general public.
- The vehicle parking areas are internal and secure.

**Clause 15.01 Urban Environment**

In assessing and determining residential development applications not covered by Clause 55, regard must be had to the urban design principles at Clause 15.01 of the scheme.

Context

The proposal provides a quality design and provides residential and commercial premises on the site, furthering urban consolidation objectives. The proposal has sufficient regard to the context of the location, in that it takes into account the strategic direction for the land and area.

The applicant has undertaken a site analysis as part of the design process, which has informed the height, scale and massing of the development.

The design is considered to be appropriate to the context of the neighbourhood and responsive to sensitive interfaces to the south and east.

**Complies**The Public Realm

The public realm will be enhanced with appropriate pedestrian entries for the residential component and the retail premises. The proposal also provides an appropriate active frontage to the street, with additional surveillance from the upper floor balconies.

Where not in conflict with the 2 metre wide drainage easement, an awning has been provided to the street frontage to provide weather protection to pedestrians.

**Complies**

Safety

The pedestrian entry and retail premises provide an appropriate sense of address, which is secure with passive surveillance. Safety has been discussed in further detail elsewhere in the assessment section of this report with particular focus on the Safer Design Guidelines.

**Complies**Landmarks, Views and Vistas

Views in this area are not protected under local policy. The proposal provides appropriate articulation to the facades through materials, design and varied setbacks.

Visual interest is provided to flank walls through a textured concrete finish and further information is to be required by condition. The development is considered to provide a suitable outlook to surrounding properties, consistent with the strategic intent of the area.

**Complies subject to condition**Pedestrian Spaces

The design provides appropriate pedestrian interaction and pedestrian amenity and an awning is provided to the street frontage to provide weather protection to pedestrians.

The design is considered appropriate, with street level interaction, surveillance and an appropriate scale. Vehicle access is via High Street, however has been kept to the minimum width required and will not detract from pedestrian amenity.

**Complies**Heritage

The site is not located within an area covered by a Heritage Overlay or proposed Heritage Overlay.

**Not applicable.**Consolidation of Empty Sites

The development scale is consistent with the strategic intent of the area and provides appropriate works to complement the complexity and diversity of the built environment.

**Complies**Light and Shade

Having regard to the site context and the orientation of the land, there is no unreasonable loss of sunlight/daylight to the public realm.

**Complies**Energy Resource and Efficiency

The proposal provides a mixed use development in an appropriate area to take advantage of existing services. A revised Sustainability Management Plan (SMP) will be required as a condition on any approval.

**Complies subject to condition**Architectural Quality

Materials include concrete in varied finishes, glazing, metal cladding, timber and stone. The materials and their application result in a high quality architectural response. A rooftop plant area is shown to be screened and will not be dominant. The elevations are well articulated and an appropriate level of design detail is achieved.

**Complies**

Landscape Architecture

The site is located in a commercial zone, with limited to no landscape character; the proposal has, however, included landscaping to the ground floor entry and a green wall, which will soften the development and enhance the amenity of High Street. Further landscaping details will be required by conditions of any approval.

**Complies subject to condition****Clause 21.03 Housing**

The Strategic Housing Framework Plan illustrates the directions for residential land use and development in Darebin as set by the Darebin Housing Strategy (2013). This framework provides greater certainty as to where growth and change can be expected and the preferred scope of housing change in terms of the intensity and type of residential development to be encouraged in different areas.

The framework plan identifies activity centres, and strategic corridors and redevelopment precincts such as the Junction, High Street, Plenty Road, St Georges Road, Bell Street and areas within the La Trobe National Employment Cluster as having the capacity to accommodate residential uses at a range of densities.

The site is in an area described as being of Substantial Housing Change, which is defined as follows:

*Residential, commercial and designated activity centres have the capacity to accommodate substantial residential development over time. Substantial Change Areas will support increased residential densities and increased housing diversity. It is expected that the character of these areas will change substantially in the future.*

*The surrounding area is nominated as a Substantial Change Area as it displays the following characteristics:*

- *It has an evolving character where there is an eclectic mix of new and old forms of architectural style and housing typologies. This includes more recent apartment developments at higher densities and in mixed-use formats.*
- *It is within and immediately adjacent to activity centres that possesses superior access to the Principal Public Transport Network.*
- *Has a frontage to a strategic corridor in High Street.*
- *Is within 400 metres of the tram route along Plenty Road.*

**Clause 22.01 - Junction Local Area Plan**

The Junction Area has been identified as a key area of opportunity for the municipality. The proposal is considered to generally be in accordance with the objectives at Clause 22.01 of the scheme, and therefore able to contribute to the future of The Junction Local Area as follows:

- The proposal enhances the commercial spine along High Street by providing an active frontage at ground floor level and introducing high density residential above.
- The proposal has been designed to enhance the safety and amenity of High Street.
- The proposal includes the redevelopment of a currently underutilised site.
- Noise attenuation has been addressed by the submission of an Acoustic Assessment and will be secured by way of condition.
- The proposal will respect the amenity of existing residential uses in the area.

- The proposal has been designed so as to achieve a high level of sustainability, subject to condition, and both SMP and WSUD report have been submitted to support the application.
- The retail premises will add to the provision of jobs for the local area.

**Complies****Clause 22.06 Multi-Residential and Mixed Use Development**

In assessing multi-residential and mixed use development, the objectives and decision guidelines at Clause 22.06 of The scheme are to be taken into account at follows:

Sustainability

- The proposal is accompanied by SMP and WSUD reports, and has been designed in order to achieve a high level of environmentally sustainable design.
- All apartments have good access to natural light and ventilation.
- Conditions of any approval will require further changes and/or detail with regard to the following:
  - Window operation to all windows
  - Operable shading devices to all west facing habitable room windows and glazed doors
  - The 20,000 litre water tank to be detailed on the plans
  - Relocation of photo-voltaic panels to ensure that they are not overshadowed by plant
  - All items in the SMP to be listed on the plans.

**Complies subject to condition**Design and Materials

- The proposed western High Street elevation reflects the vertical streetscape rhythm of the area and buildings are distinguished via horizontal banding and balconies.
- The development provides a strong, robust form to the High Street/Oakover Road intersection, with a partial podium set forward of the main vertical element of the building, which reflects the pedestrian scale towards the footpath.
- The façade provides an active commercial frontage to High Street and the upper level balconies contribute to passive surveillance of the area.
- The façade is modulated by balconies and is not overly reliant on a mix of materials and colours.
- The building materials used are, subject to condition requiring further detail, graffiti resistant, low maintenance and durable.
- The varied floor to ceiling heights and retail mezzanine to the retail premises will allow a range of commercial tenants to occupy the units.
- Visual interest is provided to flank walls through a textured concrete finish, of which further information is to be required by condition.
- Rooftop servicing is located and screened so as not to be visible from nearby residential properties or the public realm.

- Whilst not ideal, it is considered acceptable for site services, such as fire service boosters and substation, to be provided on the High Street frontage as required by the relevant utility providers. There is little avenue to relocate these services due to the location, size, shape and context of the site and the inability to locate them towards the rear of the site.

**Complies subject to condition**Building Height

The building height, of 12 storeys, is in accordance with the requirements of the proposed Design and Development Overlay – Schedule 3. The 12 storey height is consistent with nearby recent approvals and existing mixed use development within The Junction Area.

**Complies**Dwelling Diversity

The development provides diversity with both one (1) and two (2) bedroom dwellings proposed. A range of dwelling layouts are proposed and a number of alternative private open space options included.

**Complies**Public and Vehicle Access

Vehicle parking and access for cars, bicycles, motorcycles and loading/unloading of vehicles is discussed in detail elsewhere in the assessment section of this report, with particular focus upon Clauses 52.06, 52.07 and 52.34 of The scheme.

**Complies subject to condition**Street Address – Mixed Use Developments

- The proposal provides a sense of address to the residential portion of the development with a generous entry and lobby area in the centre of the High Street frontage.
- The ground level frontage of the building is designated as retail premises and can therefore provide an active frontage to the street.
- Where not affected by the 2 metre wide drainage and sewerage easement, a pedestrian canopy is provided for weather protection.
- A condition of any approval will require indicative signage locations to be shown to ensure that they can be integrated and visually cohesive elements of the building design.
- Mail boxes can be provided within the dedicated mail room near the residential entry.

**Complies subject to condition**Amenity Impacts, Including Overshadowing and Overlooking

- Conditions of any approval should require a relatively minor amount of privacy screening and so the development is able to strike a balance between preventing overlooking of existing secluded private open spaces whilst providing a high level of internal amenity for new dwellings.
- External surfaces are of low reflectivity.
- The application includes an Acoustic Assessment and recommendations contained within are to be included on the plans as a condition of any approval.
- Overshadowing of any private open space areas to the south and east is confined to limited hours of the day between 9am and 3pm and is considered acceptable.

**Complies subject to condition**

On-Site Amenity and Facilities, including Private Open Space

- Development should meet the objectives of Clauses 55.05-1 to 55.05-4, 55.05-6 and 55.06-4 of the scheme.
- Clause 55.05-1 B25 Accessibility - the proposal includes lift access to all floors and so can be accessed by those with limited mobility.

**Complies**Clause 55.05-4 B28 Private Open Space

- The development generally provides adequate private open space (pos) for the reasonable recreation and service needs of residents.
- Most balconies are of a size and dimension that greatly exceed the minimum requirement of 8 square metres with a minimum dimension of 1.6 metres, with balconies generally ranging in area from approximately 10 metres to 41 square metres.
- A condition of any approval will require those balconies that do not comply to have a minimum area of 8 square metres, as a minor percentage of those proposed are undersized.
- All secluded private open space areas have direct access to a living room.

**Complies subject to condition**Clause 55.05-6 B30 Storage

Adequate storage facilities are provided for the dwellings on the lower levels of the development. A condition of any approval will require each dwelling to be allocated a storage shed with a minimum volume of 3 cubic metres.

**Complies subject to condition**Clause 55.06-4 B34 Site Services

Sufficient area is provided to allow for the installation and the maintenance of site services.

**Complies**Waste Management

Space for the storage of garbage is provided within the garage area. The collection of garbage is to be addressed by an appropriate Waste Management Plan that requires private pick up and will be secured by way of a condition of any approval.

**Complies subject to condition**Equitable Access

The proposal includes lift access to all floors and so can be accessed by those with limited mobility.

**Complies****Clause 34.01 Commercial 1 Zone**

The site is located in a Commercial 1 Zone and the proposal is in accordance with the purposes of the zone listed below:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

As the site is in a Commercial 1 Zone, less weight is placed on amenity considerations than in a Residential Zone in terms of uses on the site and those on adjoining sites within the zone, as there must be an expectation for more substantial developments in a Commercial 1 Zone. However, development must acknowledge the adjoining uses and buildings in a site analysis and therefore design accordingly, i.e. a balance should be reached which maintains an acceptable level of amenity, if residential uses are to be encouraged in and around commercial zones.

The zoning controls include decision guidelines when assessing planning permit applications for use and buildings and works. The following is an assessment against the decision guidelines:

- Importantly, the retail premises use does not require a permit under the zone provisions. Nevertheless, it is noted that the proposal is appropriate and provides an active frontage and canopy to the street.
- The use as dwellings does require a permit given that the frontage to the street exceeds 2 metres. The use is considered appropriate for the site and area, given the location of the site proximate to shops, community services and public transport, and is supported by urban consolidation policies as set out in this report. The residential frontage to High Street is less dominant than the commercial frontages and so is considered acceptable in this zone.
- The site is located in an activity centre and adjacent to public transport, where policy encourages redevelopment for retail/commercial and higher density residential purposes. The proposal provides additional housing in an area capable of supporting a higher density (given the location close to services and public transport). It provides an appropriate retail use of the site to the frontage and an appropriate design. In this respect the proposal complies with the SPPF and the LPPF, in that the development provides appropriate use of the site.
- As noted elsewhere, the zone purposes and policies encourage more intense use and development, which is seen with the redevelopment of similar sites for higher scale buildings. In this respect, it is considered that the proposal is appropriate in terms of the existing and future character of the area.
- The overall appearance of the building is generally acceptable for a commercial zone in that:
  - The active façades is appropriate to the street frontage.
  - The proposal is constructed to the street frontage, where not affected by the 2 metre wide drainage and sewerage easement, as per existing buildings on adjoining buildings within the activity centre.
  - The access to the dwellings occupies a secondary proportion of the façade and the entrance is appropriate.
  - The elevations of the development provide appropriate articulation through setbacks, openings and materials.
  - Vehicle access via a double crossover maintains an active frontage for most of the High Street frontage.
- The design provides adequate movement for pedestrians from the street frontage, as well as vehicle access via the crossover to High Street. Movement of waste will be generally in accordance with the submitted Waste Management Plan, via private pick up and secured by way of condition.



- The proposal will not lead to an excessive increase in traffic in the area, given that the local streets are able to absorb the level of traffic proposed, without significant adverse effects.
- Car parking provision is considered under the Clause 52.06 assessment and is considered to be adequate, subject to condition.
- The design provides space for the storage of garbage and recyclables.
- The adjoining sites are in a Commercial 1 Zone however contain residential uses at upper floors which are considered sensitive to this development. Conditions of any approval will require overlooking of private balconies to be addressed.
- The site has access to drainage and services, subject to condition.
- The site provides adequate solar access, subject to condition.
- The relevant objectives, standards and decision guidelines of Clause 55 are addressed in this report as part of the Clause 22.06 assessment.

The buildings and works are generally acceptable and the proposal is considered to comply with the decision guidelines.

### **Clause 43.02 Design and Development Overlay – Schedule 3**

As discussed earlier in this report, the proposed Design and Development Overlay – Schedule 3 (DDO3), which is set to replace the existing DDO3 is a seriously entertained document, has been adopted by Council and submitted to the Minister for approval. Given that status of the proposed DDO3, it has been utilised in the assessment of the proposal instead of the existing DDO3 as set out below.

#### General Building Envelope Requirements

The site has a frontage width of 39.45 metres, which is over the minimum lot frontage requirements of 15 metres.

#### Building Height

The proposed building height is at the maximum 12 storeys (38 metres) taking into account that rooftop plant and equipment can exceed the specified height where not visible from the public realm and adjoining properties.

#### **Complies**

#### Building Setbacks

In a Commercial 1 Zone the front setback should be zero for the first four storeys (inclusive).

The ability to include a podium with zero boundary setback has been partially affected by an existing 2 metre wide drainage and sewerage easement that runs along a section of the western property boundary, however the northern part of the High Street frontage projects a strong form to the street and contributes to the pedestrian scale and enclosure of the street.

#### **Complies with objective**

#### Building Design Requirements

- The building mass is directed towards High Street.
- The floor to ceiling heights and retail mezzanine ensure that the ground floor retail premises can be used for a variety of commercial spaces.

- The development provides residential diversity with both one (1) and two (2) bedroom dwellings proposed. A range of dwelling layouts are proposed and a number of alternative private open space options included.
- The proposal is accompanied by SMP and WSUD reports, and has been designed in order to achieve a high level of environmentally sustainable design. South facing habitable room windows have been minimised, habitable rooms will enjoy uninterrupted access to natural daylight and a condition of any approval will require operable shading devices to the west.
- Visual interest is promoted to the High Street frontage with the use of articulation, a mix of materials, varied setbacks at all levels, a green wall, operable screens and with the introduction of both vertical and horizontal building elements. The material palette is restrained, with the development relying on quality materials rather than a proliferation of materials and colours.
- The development proposes to activate the public realm and to provide passive surveillance.
- The proposal includes landscaping to the ground level High Street frontage, which will soften the street edge around the residential entry. The green wall will introduce further softening to the area.
- Whilst not ideal, it is considered acceptable for site services, such as fire service boosters and substation, to be provided on the High Street frontage as required by the relevant utility providers. There is little avenue to relocate these services due to the location, size, shape and context of the site and the inability to locate them towards the rear of the site. A condition of any approval will require services such as air conditioners and the like, to be appropriately located so as not to be visible from the public realm.

**Complies subject to condition**Building Design Requirements Relating to Commercial Components

- A continuous street edge has been created where not affected by the 2 metre drainage and sewerage easement. The proposal includes boundary to boundary construction.
- Weather protection, in the form of a pedestrian canopy, has been provided where not prevented by the 2 metre wide drainage and sewerage easement.
- The building form provides for an active retail frontage to high Street through shop window openings and clear glazing to allow direct visual interaction with the public realm.
- The residential entry to the building is identifiable but does not dominate the frontage.

**Complies**Building Design Requirements Relating to Residential Components

- Development is sited, designed and treated to mitigate impacts from noise sources such as vehicle access ways, roads and commercial uses. The application has been accompanied by an Acoustic Assessment.
- Privacy screening will be required only to a small portion of the building, in the south eastern corner, and will have no bearing on the design of the development.
- Storage units are provided to dwellings and will require allocation by way of a condition of any approval.

**Complies subject to condition**

Strategic Sites

- The total retail floor area is relatively low at 190.2 square metres; however this is largely due to the location, context, shape and area of the subject site and is therefore considered acceptable.
- The applicant has included a mezzanine level to one (1) of the retail premises which has increased the floor area and therefore the flexibility of the unit in terms of the uses it can support.
- The development provides diversity with both one (1) and two (2) bedroom dwellings proposed. A range of dwelling layouts are proposed and a number of alternative private open space options included.

**Complies**Access and Car Parking

- Pedestrian access is achieved via High Street and is clearly visible, secure and portrays a sense of address to the street.
- The lobby and hallway areas of the building reflect the quantity of apartments serviced, whilst being mindful of the need for a retail presence at ground floor level.
- Car parking, motorcycle parking, bicycle parking and loading/unloading is further discussed elsewhere in the assessment section of this report with particular focus upon Clause 52.06, 52.07 and 52.34 of the scheme.

**Complies subject to condition****Clause 45.03 Environmental Audit Overlay**

The following requirement is set out in the Environmental Audit Overlay:

- Before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:
  - A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*, or
  - An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

A condition of any approval will secure the required document(s) in accordance with the above requirement.

**Clause 52.06 Car Parking**

Number of Parking Spaces Required

The required provision of car parking is set out in Table 1 of Clause 52.06-5 of the scheme.

Use	Rate	Number/ Area	Requirement
Dwelling	1 to each 1 and 2 bedroom dwelling	90*	90
Dwelling Visitor	1 space to each 5 dwellings	90	18
Retail	4 spaces to each 100m <sup>2</sup> net floor area	190.2	7
<b>Total Requirement</b>			<b>115</b>

*\*Inclusive of 48 one bedroom and 42 two bedroom apartments.*

The applicant has proposed to provide 91 car parking spaces, and is therefore seeking a total waiver of 24 car spaces, including 1 residential, 18 visitor and 5 shop spaces. As per Clause 52.06-6 of the scheme:

*An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.*

The applicant has submitted an assessment of the car parking demand and concludes that the proposed provision of car parking is satisfactory based on the following:

- The site is located within an emerging activity centre and proximate to a number of other activity centres and public transport options as well as supermarkets, shops and community facilities.
- Australian Bureau of Statistics (ABS) Census data for the area shows that 33%-40% of one (1) bedroom dwellings within the area do not have a car.
- All onsite parking is to be accessed through the car lifts. It would therefore not be appropriate for visitors to access onsite parking.
- Parking surveys of the area surrounding the subject site indicate that there is adequate parking available within the surrounding street network to accommodate the shortfall as generated by the proposed development.

On consideration of the above and the decision guidelines contained within Clause 52.06-6 of the scheme, the proposed car parking waiver is considered satisfactory in this instance, noting the following:

- The provision of one (1) dwelling without an on-site car space represents a total provision of 0.98 spaces per dwelling on the site. ABS data for the area suggests that it is likely that the occupant of the dwelling will not own a vehicle. Future occupants will not be eligible for on-street parking permits pursuant to the Darebin Residential Parking Permit Scheme.
- Customers to the retail tenancies are also likely to visit other tenancies within the area, thereby not generating any additional parking demand.

In order to help justify the proposed car parking waiver, the applicant has provided nine (9) visitor/shopper bicycle parking spaces near the main entrance to the building within the subject site and 95 on-site resident/ employee bicycle parking spaces.

Traffic Impact

The applicant has submitted a Traffic Impact assessment report which estimates that the site is likely to generate in the order of 38 vehicle movements during a peak hour (equating to a vehicle movement every 1-2 minutes), and that the additional traffic generated by the proposed development can be accommodated in the surrounding network.

Given the connectivity of the surrounding street network it is agreed that this traffic would be able to satisfactorily disperse without resulting in any significant deterioration in the operation or safety of the surrounding road network.

Design Standards for Car parking

- The car parking spaces generally have appropriate dimension to enable efficient use and management, however spaces 18, 38 and 58 are undersized and must be increased to a length of 4.9 metres in accordance with Clause 52.06 of The scheme.
- All parking bays are to be widened by 300mm where they are bounded by a wall or fence as per 2.4.2(c) of Australian Standard AS2890.1:2004. Conditions of any approval will require spaces 11, 71, 84, 85, and 91 to include an additional 300mm.
- Parking aisles must be extended 1.0 metre beyond the last parking space in a parking aisle as per 2.4.2(c) of Australian Standard AS2890.1:2004. An aisle extension is required beyond car space 72.
- No pedestrian doors are to open into parking areas, parking aisles, or circulation roadways. The doors associated with the substation on the ground level must be reversed so that they do not open into the access way.
- All motorcycle parking spaces must be dimensioned to be a minimum of 2.5 metres by 1.2 metres wide in accordance with Australian Standard AS2890.1993.
- A car parking management plan is required to ensure that the operation of the car lifts is appropriate, this can be secured by way of condition.
- Columns associated with spaces 18, 19, 38, 39, 58, 59, 90 are all situated within the clearance envelope at Clause 52.06-8 of the scheme, thus potentially restricting access to/ from a vehicle parked in these spaces. A condition of any approval will require columns to be located outside the required clearance envelope.

**Clause 52.07 Loading and Unloading of Vehicles**

The purpose of the Clause is to set aside land for loading and unloading commercial vehicles to prevent loss of amenity and adverse effect on traffic flow and road safety. There is sufficient on-street opportunity for loading and unloading of goods for the site. The site has sufficient access to the building from the front. The floor area of the retail units is limited due to the size and constraints of the site and loading and unloading via the front entrance or from within the vehicle storage areas can be accommodated. It is considered that adequate on-street provision is acceptable for loading and unloading vehicles.

**Clause 52.34 Bicycle Parking**

Bicycle parking is required as follows:

Use	Rate	Number	Required
Retail	Employee 1 to each 300sqm Customer 1 to each 500sqm	190.2 square metres	-
Dwelling	Resident 1 to each 5 dwellings Visitor 1 to each 10 dwellings	90 dwellings	27
<b>Total</b>			<b>27</b>

- The plans show 95 bicycle parking spaces (86 resident and 9 visitor/ customer) which greatly exceeds the bicycle parking requirement.
- The excess bicycle parking spaces support the reduction in car parking as discussed in the assessment against Clause 52.06 of the scheme and promote active transportation options.
- The resident bicycle parking spaces are proposed to be provided in the form of wall-mounted bicycle racks. In accordance with Australian Standard 2890.3:2015, bicycle parking facilities shall be designed to include a minimum of 20% of ground level (horizontal) bicycle parking devices in any bicycle parking facility. This is to provide for those riders unable to lift a bicycle to a hanging device, and for parking of non-standard bicycles. Consequently the applicant must provide 17 ground level bicycle parking devices.

**Clause 52.36 Integrated Public Transport Planning**

The application was referred to Public Transport Victoria in accordance with Clause 52.36-1 of the scheme as a residential development comprising 60 or more dwellings. Public Transport Victoria has no objection to the proposal, subject to condition.

**REFERRAL SUMMARY**

Department/Authority	Response
Capital Works	No objection, subject to a condition included in the recommendation
Transport Management and Planning	No objection, subject to conditions included in the recommendation, including the requirement for a Car Parking Management Plan.
Strategic Planning	Provided comments relating to policy, access, High Street interface, retail use, form, residential layout and materials and appearance.
City Works	No objection.
ESD Officer	No objection subject to conditions included in the recommendation.
Public Realm	No objection subject to conditions included in the recommendation.
Public Transport Victoria	No objection, subject to condition included in recommendation.

**PLANNING SCHEME SUMMARY****Darebin Planning Scheme clauses under which a permit is required**

- Clause 43.02-2 (Design and Development Overlay – Schedule 3) – construct a building or carry out works.
- Clause 34.01-4 (Commercial 1 Zone) – construct a building or carry out works.
- Clause 34.01-1 (Commercial 1 Zone) – use for accommodation with a frontage in excess of 2 metres.
- Clause 52.06-3 (Car Parking) – a reduction in the car parking requirement under Clause 52.06-5.
- Clause 52.07 (Loading and Unloading of Vehicles) – waive the loading/ unloading requirements.

**Applicable provisions of the Darebin Planning Scheme**

Section of Scheme	Relevant Clauses
SPPF	11.01, 11.02, 13.03, 15.01, 15.01-1, 15.01-2, 15.02, 16.01, 16.01-3, 16.01-4, 16.01-5, 17.01-1, 18.01.
LPPF	21.03, 21.04, 21.05, 22.01, 22.06.
Zone	34.01
Overlay	43.02, 45.03, 45.06.
Particular provisions	52.06, 52.07, 52.34, 52.36, 55.
General provisions	65.01, 66.
Neighbourhood Character Precinct	N/A

**POLICY IMPLICATIONS****Environmental Sustainability**

All new dwellings are required to achieve a minimum six (6) star energy rating under the relevant building controls.

**Social Inclusion and Diversity**

Nil

**Other**

Nil

**FINANCIAL AND RESOURCE IMPLICATIONS**

There are no financial or resource implications as a result of the determination of this application.

**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 Manager authorising 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
- *Planning and Environment Act* (1987) as amended.
- Junction Integrated Development Plan (December 2001)
- Darebin Housing Strategy (2013)
- Retail Activity Centres Strategy (March 2005)
- Safer Design Guidelines for Victoria – Department of Sustainability and Environment (June 2005)
- Guidelines for Higher Density Residential Development – Department of Sustainability and Environment (October 2004)



**16. CLOSE OF MEETING**